GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET

Meeting Date	02/07/2024	**Department**	Planning/Economic Dev
Agenda Item	4i. Awarding of the Brownsfields RFP.		
Est. Cost	N/A		

Background Information

The Brownfields RFP Review committee reviewed two proposals from Sevee Mahar and West & Sampson. Economic Development Director Lindley will present their recommended selection as the qualified environmental professional (QEP) for the City's Brownfields Assessment grant.

Requested Action	I move to award _____ as the the Brownfields Assessment QEP and direct the City Manager to enter into a contract.
City Manager and/or Finance Review	City Manager approves this action.
Council Vote/ Action Taken	
Departmental Follow-Up	

City Clerk Use Only

1st Reading _____ **Advertised** _____

2nd Reading _____ **Advertised** _____ **w/in 15 Days**

EFFECTIVE DATE

_____

Final to Dept _____ **Updated Book** _____ **Online** _____

February 2, 2022

Mayor Hart & City Council Members:

Two proposals were received for a Qualified Environmental Professional to perform Brownfields Assessments utilizing the grant funds the city received from the Environmental Protection Agency (EPA) in 2022.

The City had previously contracted with Ransom Consulting for this work as approved by the City Council on October 5, 2022. In the fall of 2023, the EPA conducted an internal audit of their programs, and found that Gardiner's procurement methods to select a QEP did not adhere to the federal standards of the Bipartisan Infrastructure Bill, which funds the City's Brownfields grant. Because of this, the EPA nullified our contract with Ransom, and required new request for proposals (RFP) would need to occur. Consulting with our EPA representatives, a new RFP document was created which also included a clear scoring rubric for selection, to ensure our new QEP selection process adhered to the federal standards. The RFP was posted December 11, 2023 and proposals were due January 11, 2024

We received proposals from Sevee & Maher Engineers (Cumberland, ME) and Westin & Sampson Engineers (Portsmouth, NH). The Brownfields RFP review team consisted of Economic Development Director Melissa Lindley, City Manager Andrew Carlton, Gardiner Main Street Executive Director Tamara Whitmore, and Economic & Community Development Committee member Doug Baston. The proposals were evaluated based on:

- Clarity of the proposal, understanding of project objectives, and responsiveness to the work program (10%)
- Experience and qualifications to perform the requested service (25%)
- Ability to communicate findings to the (15%)
- Demonstrating ability to work effectively and coordinate activities with the City of Gardiner, and other interested parties including US EPA, Maine DEP, and property owners (15%)
- Reasonableness of the proposed costs, and indicated level of effort (25%)
- References (10%)

Generally, the review team was pleased with both proposals and found they both had impressive qualifications on comparable projects. Upon further discussion and scoring review, Sevee & Maher was the top scoring and preferred QEP for Gardiner by the review team. Sevee & Maher's proposal was presented clearly and aligned well with the RFP to demonstrate that they understand the requirements of the Brownfields program and had a clear understanding of what the City hopes to accomplish under this program. Sevee & Maher also selected members for their team which have extensive experience working in Gardiner and directly with the City on past projects. These individuals had previously been employed by Ransom Consulting (the former QEP) and were under Ransom's employment at the time of the original QEP selection in 2022. Sevee & Maher presented a smaller, locally based team to work

Melissa Lindley- Economic Development Director + Public Information Officer
6 Church Street, Gardiner, ME 04345 | 207-582-6888 | 207-582-6895 (fax)|mlindley@gardinermaine.com
www.GardinerMaine.com

directly with the city, allowing for consistency and continued understanding of the project objectives. Westin & Sampson presented a large, well-qualified team with diverse skillsets for this project, but the RFP review team preferred a smaller, individualized approach, emphasizing quality over quantity. Additionally, although each proposal presented estimated costs quite differently making direct comparisons more difficult, Sevee & Mahar's costs where overall below those of Westin & Sampson's

The Brownfields RFP review team recommends the City Council award the Brownfields Assessment Qualified Environmental Professional contract to Sevee & Maher Engineers.

I will be available for further information or questions regarding this selection at the City Council meeting on February 7, 2024.

Melissa Lindley,

Economic Development Director,
City of Gardiner

Proposal for

Qualified Environmental Professional Services to Perform Brownfields Assessments

January 11, 2024

Prepared for

CITY OF Gardiner
Moving Forward

CITY OF GARDINER, MAINE

Prepared by

SME
SEVEE & MAHER ENGINEERS

SEVEE & MAHER ENGINEERS, INC.

smemaine.com

with subcontractors:

Ransom Consulting, LLC
Richardson & Associates, LLC
Alpha Analytical, Inc.
Environmental Projects, Inc.
Optimum Analytical & Consulting, LLC

SEVEE & MAHER ENGINEERS, INC.
Primary Contact: Nicholas Sabatine, P.G.

4 Blanchard Road, P.O. Box 85A
Cumberland, Maine 04021

Tel: 207.829.5016
Mobile: 207.712.9223
Fax: 207.829.5692
Email: nick.sabatine@smemaine.com

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January 11, 2024

Melissa Lindley
Economic Development Director
City of Gardiner
6 Church Street
Gardiner, ME 04345

Subject: Proposal for Qualified Environmental Professional (QEP) Services to Perform Brownfields Assessments

Dear Melissa:

Sevee & Maher Engineers, Inc. (SME) is excited to submit our firm's qualifications to provide the City of Gardiner (the City) with QEP Services to perform Brownfields Assessments (the project). SME congratulates the City on securing a $500,000 U.S. Environmental Protection Agency (U.S.EPA) Brownfields Grant to inventory and assess Brownfields sites in the City! We understand that this program's areas of focus are the downtown Water Street area and the Cobbossee Stream Corridor. The attached statement summarizes SME's unparalleled qualifications to assist the City in these important Projects. SME's statement was prepared in accordance with the City's Request for Qualifications dated December 11, 2024.

Founded in 1985 and headquartered in Cumberland, Maine, SME is an 85+ member firm with extensive expertise in environmental and civil engineering for public and private clients, including dozens of Maine municipalities of all sizes. SME personnel have performed hundreds of Brownfields assessment, cleanup, and revolving loan fund (RLF) projects across Maine and New England. The firm has decades of relevant project experience and enjoys excellent long-term relationships with U.S.EPA Region 1 and Maine Department of Environmental Protection (MEDEP) Brownfields Project Managers/Officers.

From SME's deep bench of professionals, we have assembled an exceptional Project Team for this Project:

Team Member	Role
Erik M. Clapp, Ph.D., L.G.	Principal in Charge
Nicholas O. Sabatine, P.G.	Primary Contact / Program & Project Manager
Stephen J. Dyer, P.E.	QA/QC
Jaime L. Madore, P.E.	Lead Engineer / Senior Technical Review
Aaron R. Martin, L.G.	Senior Geologist (Licensed Geologist)

Nick Sabatine will serve as the primary contact between the City and the Project Team. He can be reached by mail at SME's headquarters at 4 Blanchard Road, P.O. Box 85A, Cumberland, Maine 04021; by phone at 207.829.5016 (office) or 207.712.9223 (cell); or by email at nick.sabatine@smemaine.com.

While previously employed elsewhere, Nick worked with the City to write and secure their first Brownfields Assessment Grant (FY2013). Since that time, the City has secured multiple assessment and cleanup grants and have built a highly regarded program by U.S.EPA Region 1 and other communities

SME
SEVEE & MAHER
ENGINEERS

communities throughout the state and region. Nick is very proud of the City's accomplishments and that he has worked side-by-side with the City since day one.

SME President Erik Clapp has over 30 years of experience in complex geologic investigations and hazardous building materials remediation, specializing in hydrogeology, geochemistry, sediment transport, and geotechnical issues. He currently serves as Principal in Charge on ongoing U.S.EPA-funded Brownfields Cleanup programs in Cutler, Maine and at the Former Great Northern Paper Mill in Millinocket, Maine.

The proposed Project Team brings over 125 years of combined experience in environmental consulting, remediation, Brownfields assessment/cleanup, and the intricacies and nuances of state and federal Brownfields requirements and regulations. While employed elsewhere, SME's staff have extensive experience working on assessment projects with scopes similar to Gardiner's, including projects in Hallowell, Bath, Belfast, South Portland, Old Town, and Lincoln.

SME's combined experience and expertise prepare us to hit the ground running, immediately kicking off the City's Brownfields program with the goal of finishing all assessment activities by September 2026.

As specified in the RFP, a proposed fee statement is provided in a separate PDF file.

We are excited by this opportunity to support the City and to work closely with the City's Brownfields Advisory Committee in supporting the City's Brownfields program. SME will assist the City in developing an effective Brownfields cleanup program that:

- Meets the community's economic and redevelopment goals;
- Creates high-value deliverables and remediated Sites that promote and spur development; and
- Leverages additional Brownfields and private funds as necessary to ensure a successful and productive cleanup and redevelopment project.

SME certifies that to the best of our knowledge, all information provided in our response to this RFP is accurate and complete. If any additional information would be helpful, please contact Nick Sabatine at 207.829.5016 or by email at nick.sabatine@smemaine.com.

Sincerely,

SEVEE & MAHER ENGINEERS, INC.

Erik M. Clapp, Ph.D., L.G.
President and Principal

Nicholas O. Sabatine, P.G.
Program Manager

Signed in my presence
Matthew W. Muzzy, P.E.
SME Corporate Secretary

SEVEE & MAHER ENGINEERS, INC. CORPORATE SEAL 1986 MAINE

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SECTION 1: FIRM PROFILE AND QUALIFICATIONS

1.1 SME Firm Description

Sevee & Maher Engineers, Inc.
4 Blanchard Road, P.O. Box 85A, Cumberland, Maine 04021
Tel: 207.829.5016 Website: smemaine.com

Sevee & Maher Engineers, Inc. (SME) is an 85+ member, Maine-based, multidisciplinary consulting firm that specializes in environmental and civil engineering services, including Brownfields assessment, cleanup, and redevelopment. SME's professional staff of 20 licensed professional engineers, 7 licensed geologists, 11 industrial hygienists, plus a team of environmental scientists, construction engineers, and technicians support governmental, commercial, industrial, and residential clients throughout the United States. SME was founded in 1985 to provide superior civil, hydrogeologic, and environmental services, as well as the investigation and remediation of RCRA and CERCLA ("Superfund") sites. SME has become known for integrity and excellence in these service offerings, and our success led to an expansion of capabilities and services to support diverse markets and industries. Today, SME's highly qualified experts provide a broad range of professional services in the following areas:

- Brownfields Assessment, Cleanup, and Redevelopment
- Environmental Compliance
- Civil Engineering and Permitting
- Geotechnical Engineering and Soils Testing
- Solid Waste Engineering
- Site Investigation and Remediation Design
- Hazardous Building Materials, Indoor Environmental Quality, and Industrial Hygiene
- Water Resources
- PCB Delineation and Cleanup under TSCA
- Vapor Intrusion/ Soil Vapor Extraction

1.2 Firm Qualifications

1.2.1 Brownfields and Site Assessment and Redevelopment Assistance

For over 38 years, SME has earned and maintained a reputation as a skilled and responsive consulting firm that builds trusted, long-term relationships with clients, regulatory agencies, and other stakeholders. SME provides comprehensive services to lead and manage publicly and privately funded Brownfields Assessment, Cleanup, Revolving Loan Fund (RLF), and site redevelopment projects. SME's multidisciplinary team of qualified Brownfields professionals has more than 125 years of direct experience in all aspects of Brownfields projects. Our staff includes environmental, civil, and geotechnical engineers; geologists and hydrogeologists; industrial hygienists and building science professionals; database managers; and CAD/GIS technicians.

In 2023, SME expanded the firm's professional Brownfields capabilities through the hiring of Nick Sabatine, P.G., Jaime Madore, P.E., Steve Dyer, P.E., Aaron Martin, L.G., and Sarah Mazerolle, providing

an unmatched team of experts to provide Brownfields consulting services as a complement to our long-standing and trusted environmental and civil engineering practice.

SME personnel have provided Brownfields Qualified Environmental Professional (QEP) services since the U.S. Environmental Protection Agency (U.S. EPA) implemented the first pilot Brownfields programs in the late-1990s. Our staff's expertise is demonstrated in hundreds of successful Brownfields redevelopment projects throughout multiple states.

SME assists diverse Brownfields funding Grantees, from small municipalities that have just received their first Brownfields Assessment Grant, to regional planning commissions with multiple Brownfields Assessment and/or RLF grants, to not-for-profit entities that are embarking on Brownfields redevelopment of large industrial mills.

A key to SME's success is our high level of engagement in the communities we serve. At the project onset, SME facilitates comprehensive kickoff meetings with the Grantee, community stakeholders, U.S. EPA Project Officers, and State-Level project management staff to gain a detailed and comprehensive understanding of the Grantee's goals and priorities. For the duration of the project, we promote frequent, clear, and effective communication across the project team to ensure that the program is on schedule and on budget, that the goals of the Grantee are being met, and that the completed project results in a successful Brownfields redevelopment. Our goal is to be a resource for your program and assist with site identification and interpreting programmatic strategies. We engage as an active member of the client's Brownfields team, and this approach has led to SME having one of the premier Brownfields consulting teams in the country.

A summary of Brownfields and Remediation services provided by SME includes:

- Qualified Environmental Professional (QEP) Services for Brownfields Assessment and Cleanup Grants
- Grantwriting support
- Program requirements, including Quarterly Reports and ACRES updates
- Community and project stakeholder outreach and education
- Phase I and Phase II Environmental Site Assessments
- Brownfields site inventories
- Hazardous Building Materials Inventories
- Analysis of Brownfields Cleanup Alternatives and Remedial Action Plans
- Remediation engineering, cleanup observation, and closure reporting
- Reuse and redevelopment planning
- Brownfields Revolving Loan Fund (RLF) management

1.2.2 Site Investigation, Remediation, and Contaminated Site Cleanup

SME is experienced in planning and managing small- and large-scale remedial investigation projects. This work has been performed for commercial and industrial clients throughout the United States and has included detailed subsurface investigations and characterizations; remediation feasibility analyses; design, construction, and operation of groundwater treatment systems, as well as in situ and ex situ treatment of contaminated soil and vapor phase contaminants.

SME manages large projects involving lagoon and impoundment closures, wood waste reclamation, clean-up of in-river/stream sediments, sediment capping, on-site soil remediation, and replacement of treated soils. SME designs and provides construction oversight services for groundwater extraction and treatment systems ranging from 10 to over 100 gallons per minute to address organic chemicals and dissolved metals contamination.

SME assists multi-national corporations with acquisitions and divestitures of industrial facilities and has provided due-diligence assessments for multiple industrial sites and for single clients. SME's Phase I Environmental Site Assessments follow the most recent ASTM standards to ensure innocent landowner liability protection is obtained where necessary.

SME maintains a versatile data management system for efficient evaluation and presentation of hydrogeologic and environmental data and has extensive experience in two- and three-dimensional modeling for evaluation of groundwater flow and contaminant transport.

A summary of the services SME provides includes:

- Delineation of pollutant plumes
- Vapor intrusion assessments
- Vapor phase and liquid phase contamination treatment
- Design of soil vapor extraction systems
- PCB delineation and cleanup
- Phase I and Phase II Environmental Site Assessments
- Vapor phase and liquid phase contamination treatment
- Design of soil vapor extraction systems
- PCB delineation and cleanup
- Phase I and Phase II Environmental Site Assessments
- Development of institutional controls
- Mercury delineation and cleanup
- Professional testimony and expert witness
- Enhancement of bioremediation of chlorinated solvents with emulsified vegetable oil
- Development of Activity and Use Limitation

1.2.3 Hazardous Building Materials Assessments

SME personnel employ an extensive understanding of building science/technology, construction, architecture, and environmental remediation to identify hazardous content in building materials and are knowledgeable about complex local, state, and federal regulations that govern safety standards. This background is essential to correctly performing site-specific assessments and delivering cost-effective, common-sense solutions.

- Asbestos surveys
- Asbestos testing and remediation
- Asbestos awareness training
- Asbestos Hazard Emergency Response Act (AHERA) compliance
- Polychlorinated biphenyls (PCBs), lead, mercury, and silica testing and remediation
- Universal waste assessments
- Demolition/renovation/maintenance studies
- Property liability assessments

1.3 Subcontractors

With the City's authorization, SME may utilize **Ransom Consulting, LLC (Ransom)** located in Portland, as a subcontractor on this project. In addition to SME staff, Ransom Senior Geologist Erik Phenix, L.G., has been involved with some of the historic successful Brownfields assessments conducted on behalf of the City. If reuse planning is desired as part of remediation planning, SME may work with **Richardson & Associates, LLC (R&A)**, a landscape architect and planning firm located in Saco. SME team members and R&A have been working together on Brownfields projects for over two decades. Other subcontractors who have potential to be utilized on this project include **Alpha Analytical, Inc. (Alpha)** (laboratory), **Environmental Projects, Inc.** (drilling, test pitting, waste management), and **Optimum Analytical & Consulting, LLC (Optimum)** (WBE laboratory for asbestos testing). SME always strives to uililize Maine-based contractors whenever possible and during larger cleanup projects larger contractors (earth work as an example) are contracted directly to the City to avoid markup. As an example, the City contracted the services McGee Construction for the earth work associated with the TW Dick Brownfields Cleanup.

SME understands that the City, as a Cooperative Agreement Recipient through the U.S. EPA, will exercise appropriate measures to ensure good faith efforts are made to utilize the services of Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs). As part of SME's commitment to ensuring good faith efforts, we have included Optimum (a WBE) and will strive to utilize the services of other MBEs/WBEs as part of the City's Assessment Progam.

SECTION 2: ASSESSMENT TEAM DESCRIPTION

2.1 Key Personnel

SME has assembled an exceptional Project Team for the City's Brownfields Assessments consisting of:

Erik M. Clapp, Ph.D., L.G.
Principal in Charge
emc@smemaine.com

Jaime L. Madore, P.E.
Lead Engineer
jaime.madore@smemaine.com

Nicholas O. Sabatine. P.G.
Primary Contact with City / Program and Project Manager
nick.sabatine@smemaine.com

Aaron R. Martin, L.G.
Lead Geologist
aaron.martin@smemaine.com

Stephen J. Dyer, P.E.
QA/QC Officer
stephen.dyer@smemaine.com

All Protect Team members are based at SME's Cumberland, Maine, office.

Sevee & Maher Engineers, Inc.
4 Blanchard Road
P.O. Box 85A
Cumberland, Maine 04021

Tel: 207.829.5016
Fax: 207.829.5692

The team members have developed excellent, longstanding working relationships with federal, state, and local regulators and agencies, which facilitates strong stakeholder relations that lead to streamlined processes and successful project outcomes. Brief biographies of the key Project Team personnel are provided here. Full resumes are provided in Attachment A – Resumes.

Role: Principal in Charge
Erik M. Clapp, Ph.D., L.G.
President, Principal, and Senior Geologist

B.A., M.S., and Ph.D. – Geology, University of Vermont

Erik Clapp, president of SME, leads the firm's Site Investigation and Remediation team. He is a Maine Licensed Geologist with more than 30 years of experience in complex geologic investigations and hazardous building materials remediation, specializing in hydrogeology, geochemistry, sediment transport, and geotechnical issues. He has designed and implemented remediation of PCB contaminated materials, and soil and groundwater contaminated with chlorinated solvents, heavy metals, and other complex chemicals. He is a leading expert on RCRA Facility Assessments, Investigations and Cleanup and has worked on numerous sites in the RCRA 2020 Program. Erik currently serves as Principal in Charge on ongoing U.S. EPA-funded Brownfields Cleanup programs in Cutler, Maine and at the Former Great Northern Paper Mill in Millinocket, Maine.

Role: Primary Contact with City / Program and Project Manager

Nicholas O. Sabatine, P.G.

Brownfields Program Lead

M.S. in Environmental Law, Vermont Law School, 1992
B.A. in Geology, University of Maine at Farmington, 1991

SME's Nick Sabatine moderating a panel at a recent MEDEP meeting of Brownfields grantees

Nick Sabatine, a licensed Professional Geologist, leads SME's Brownfields Program and has over 30 years of professional consulting experience in environmental assessment, remediation, and project management for private- and public-sector projects throughout the Northeast. Nick's expertise includes diverse projects for Brownfields assessment/cleanup/redevelopment, water quality and hydrogeologic investigations for contaminated sites, landfills, and clean water work associated with spring and drinking water supplies. He has worked on numerous U.S. EPA-funded Brownfields Assessment, Cleanup, and Redevelopment Programs and offers clients high-value, cost-effective solutions that meet their schedules. While employed elsewhere, Nick and his team fulfilled the role of Brownfields QEP on all of the City of Gardiner's prior Assessment and Cleanup Brownfields grants. Nick is the Program Manager for the City of Millinocket's current Brownfield Assessment program and Our Katahdin's Tank Farm and Rail Corridor Brownfield Cleanup Grant.

Role: QA/QC Officer

Stephen J. Dyer, P.E.

Environmental Engineering Lead

B.S. in Chemical Engineering, Rensselaer Polytechnic Institute, 1989

Steve Dyer is a Maine licensed Professional Engineer with more than 30 years of engineering, construction oversight, and project management experience related to Brownfields assessment, cleanup, and redevelopment; hazardous substance and petroleum site investigation and remediation; industrial waste related assessments and treatment system design; and water, stormwater, and wastewater infrastructure projects. He has conducted and managed Brownfields redevelopment assessments for over 200 sites in New England and completed over 600 environmental assessments, audits, and Phase II investigations for private and municipal sites. Steve has been the QEP for over 30 EPA Assessment, Cleanup and RLF Brownfield programs representing nearly 100 grants and Senior QA/QC for an additional 40 Brownfield Grants. Steve was the QA/QC officer for Gardiner's previous successful Assessment and Cleanup Brownfield grants. Steve is currently the Program Manager and QEP for the City of Bath's Brownfield Assessment program, the City of Rockland's Shafter's Junkyard Brownfield Cleanup grant, the City of Portland's Front Street Brownfield Cleanup grant, and the Town of Wiscasset's Northpoint Brownfields Cleanup grant.

Role: Lead Engineer
Jaime L. Madore, P.E.
Senior Project Manager and Environmental Engineer

B.S. – Civil Engineering, University of Maine, 2002

Jaime Madore is a Maine licensed Professional Engineer with over 20 years of experience providing engineering and consulting services for industrial, commercial, governmental, and environmental projects. Ms. Madore specializes in Brownfield assessments and cleanups, remedial system designs, and construction-phase engineering services. Jaime has been the Project Manager or lead engineer for the following recent Brownfields cleanup projects: the former TW Dick and Bailey Auto Sites in Gardiner; Administration Building, Wastewater Treatment Building, Engineering Building, and Pilot Plant at the Former Great Northern Paper Mill in Millinocket; the Front Street and Boyd Street residential redevelopment Sites on behalf of Portland Housing Authority in Portland; the Yard South/Liberty Shipyard Site in South Portland;; and the Forster Mill and former Tannery in Wilton, among others. Jaime is currently the program manager for the City of South Portland's Brownfield Assessment Program and lead engineer for Our Katahdin's Wastewater Lagoon Brownfield Cleanup.

Role: Lead Geologist
Aaron R. Martin, L.G.
Senior Geologist

B.S. in Environmental Science, University of Iowa, 2001

Aaron Martin is a Maine Licensed Geologist with 20 years of experience managing hydrogeologic investigations, Brownfields assessment and cleanup programs, landfill monitoring, environmental due diligence, and overseeing various types of subsurface investigations, geotechnical investigations, tank removals, fate and transport analysis and remedial activities throughout New England and the Mid-Atlantic states. Throughout his career, Aaron has maintained excellent professional relationships with clients including private sector, local municipalities, and various governmental agencies.

Additional SME Staff and Subconsultants

The SME team is also supported by additional in-house staff, including EPA-certified and MEDEP-licensed asbestos and lead-based paint inspectors as well as engineers (environmental, civil, and geotechnical), geologists and hydrogeologists, environmental scientists, industrial hygienists, CAD/GIS specialists, soils scientist, soils laboratory technicians, database managers, word processing personnel, and administrative staff. All SME technical and field staff who will be working on this project have completed and maintain Occupational Safety and Health Administration (OSHA) 40-hour Hazardous Waste Operator (HAZWOPER) training. These Health and Safety certificates can be provided, if requested.

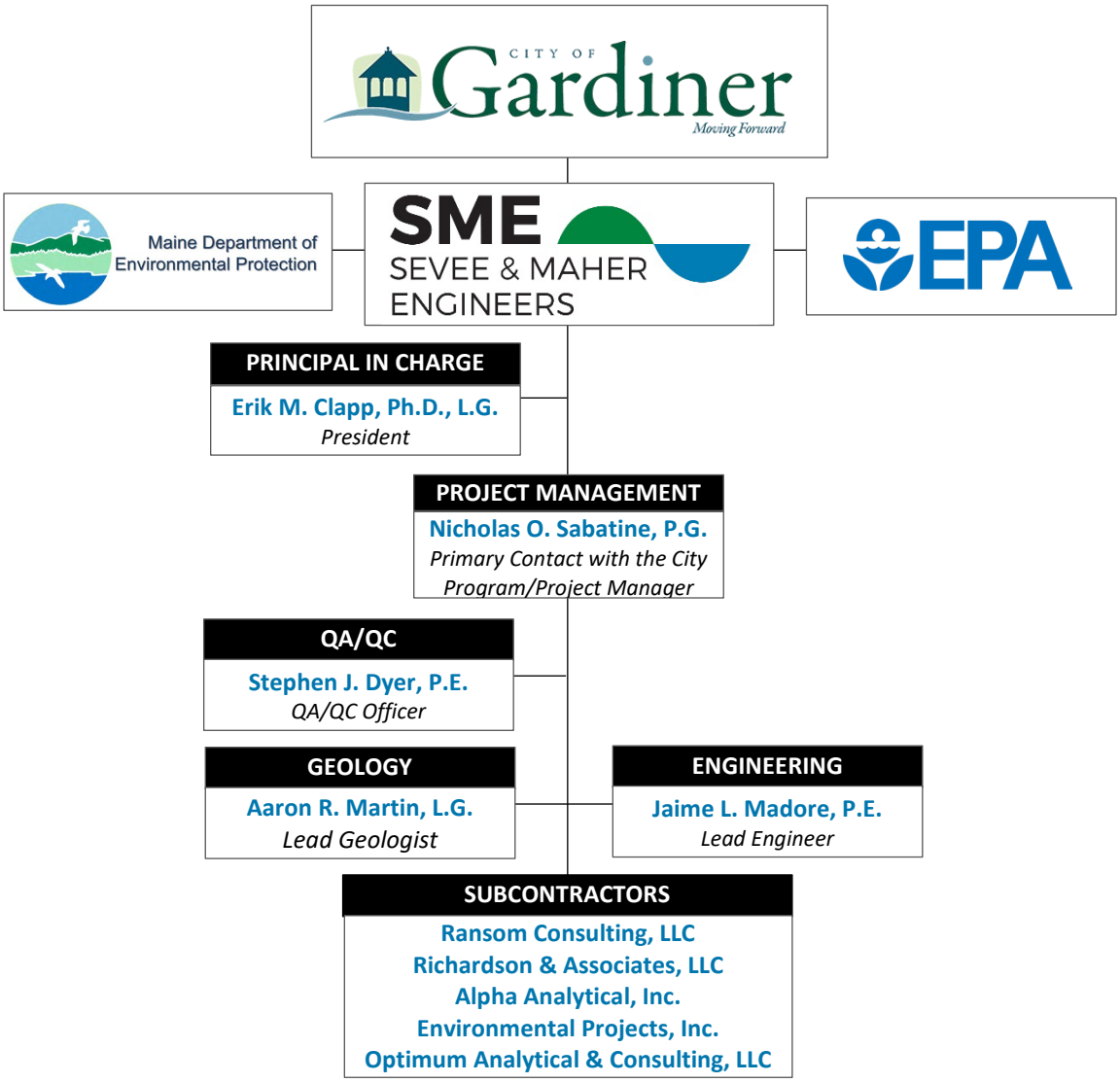
Erik Phenix of **Ransom** may provide additional field services upon request. Erik previously provided geologist and hazardous building material inventory services as part of assessment on multiple sites with the City's prior Assessment Grants.

2.2 Staffing and Resource Availability

Because SME has a staff of 85+ personnel and a deep bench of professional expertise and experience, we can readily serve the needs of new projects. SME routinely balances the workload of dozens of active projects at any given time and has the ongoing capacity to be fully attentive and responsive to the City's service requirements. SME commits to the City our readiness and ability to serve your unique project needs, whenever they may arise. We see no impediment to completing this project within (or ahead of) the timeline outlined by the U.S. EPA in your Cooperative Agreement. SME is excited to apply our staff's institutional knowledge of the City and the City's Brownfields program to "hit the ground running" on you Assessment Program.

2.3 Organization Chart

An organization chart is provided here.



SECTION 3: RELEVANT EXPERIENCE AND REFERENCES

The SME Project Team (Erik Clapp, Nick Sabatine, Stephen Dyer, Jaime Madore, and Aaron Martin) provides over 125 years of combined experience in environmental consulting, assessment, and U.S. EPA-funded Brownfields cleanup. Members of the SME Brownfields Team have collectively worked on hundreds of U.S.EPA and privately funded Brownfields Projects in Maine and throughout New England. We are well respected by MEDEP and U.S.EPA, and well versed in the intricacies and nuances of State and Federal Brownfields requirements and regulations.

Nick Sabatine grew up in Whitefield, Maine, and spent considerable time in Gardiner as his parents maintained a membership at the Gardiner Library for over 40 years. During Nick's time spent in Gardiner, he first-hand witnessed the decline of businesses like TW Dick and the waning of Water Street businesses with the construction of the City of Augusta malls. Given this history, Nick has an in-depth understanding of Gardiner and looks forward to the potential of contributing to the City's important program and building on your prior successes.

While employed elsewhere, Nick was instrumental with the inception and development of Gardiner's Brownfields Program beginning in 2012 with the creation of the City's first Assessment Grant (FY2013 Assessment Grant). The Assessment Program was launched in 2013 with a series of well-attended charette meetings (businesspeople, property owners, municipal staff, MEDEP/EPA, interested citizens) to prioritize sites and create the vision of the Program. The Assessment Grant was utilized to complete work at priority sites like TW Dick and ultimately led to the redevelopment of much of the site with needed work force housing and the dialysis clinic. The first Assessment Grant gained the recognition of EPA and set the foundation for what has become one of the most successful municipal Brownfields Programs in the state.

SME's proposed project team members have extensive experience working on comparable projects in communities across Maine, including projects in every county of the state. While employed elsewhere, Steve Dyer and Aaron Martin were instrumental in prior Gardiner Assessment Grants fulfilling the exact roles proposed for this project. Similarly, Jaime Madore was the Lead Engineer on the TW Dick Cleanup project and completed the cleanup design, led the cleanup bidding process, made recommendation to the city on the selected cleanup contractors, and observed the cleanup and site construction.

Some of the notable EPA-funded Brownfields Assessment and Cleanups (associated with those projects) that have been completed by SME staff and team members include the following:

- **$400,000 City of Gardiner FY2013 Assessment Grant**
- **$400,000 City of Gardiner FY2016 Assessment Grant**
- **$500,000 City of Gardiner FY2022 Assessment Grant**
- **$605,000 City of Gardiner Cleanup of the Former TW Dick Site**
- **$120,000 City of Gardiner Cleanup of the Former Bailey Garage Site**
- $300,000 City of Hallowell FY2017 Assessment Grant
- $500,000 Town of Millinocket FY2023 Assessment Grant
- $500,000 City of Bath FY2022 Assessment Grant (the City of Bath has received over $3.1M in Brownfields Grants over time)
- $300,000 City of Old Town FY2019 Assessment Grant (the City of Old Town has received over $1.3M in Brownfield Grants over time)
- $350,000 Our Katahdin, Millinocket FY2020 Site Specific Assessment Grant
- $350,000 Our Katahdin, Millinocket FY2022 Site Specific Assessment Grant
- +$6,000,000 Our Katahdin, Millinocket FY2020-FY2023 Cleanup Grants/Loans
- $500,000 City of Belfast FY2022 Assessment Grant (the City of Belfast has received over $1M in Brownfield Grants over time)
- $400,000 City of South Portland FY2019 Assessment Grant
- $500,000 City of South Portland FY2022 Assessment Grant

As described throughout this proposal, SME staff and team members have significant U.S. EPA Brownfields Assessment and Cleanup experience. While employed elsewhere, our staff have completed projects with the same scope of services on behalf of the City of Gardiner and for municipalities throughout Maine. Some of those municipalities who have executed Brownfield Assessment Programs include Bath, Belfast, Gardiner, Hallowell, Millinocket, Old Town, Portland, Rockland, South Portland. SME's team has the institutional knowledge of your City and the Brownfields consulting knowledge to ensure that Gardiner's Brownfields Program continues to be recognized as one of the most successful municipal programs in the state and New England.

On behalf of the City, SME will strive to see that sites assessed and in need of cleanup gain access to cleanup funding. More so than any other team in the State, SME understands how to obtain Brownfields Cleanup funds. We have accessed cleanup funds by assisting with grant preparation assistance for U.S. EPA direct-funded Cleanup Grants and the various Revolving Loan Fund (RLF) programs throughout the state. RLF's available to the City of Gardiner include the Maine Department of Economic and Community Development (DECD), the Kennebec Valley Council of Governments (KVCOG), and MEDEP's 128A funds can sometimes be utilized for smaller cleanup projects. SME staff assisted in obtaining U.S. EPA, DECD, and KVCOG RLF funds as part of the capital stack that funded the cleanup of the former TW Dick site. In addition, SME staff also have recent experience securing CDBG Grants for cleanup project that benefit low- and moderate-income residents.

Our team members have conducted hundreds of Brownfield remediation and abatement planning and design, redevelopment and reuse planning, local and state permitting, feasibility studies, cost estimates, and public education and outreach programs. All SME personnel identified on this project team exceed the definition of an Environmental Professional as defined in the All-Appropriate Inquiry (AAI) Standards (40 CFR 312), and have the expertise and experience to identify, assess, evaluate, plan, and conduct assessment and cleanup actions on typical Brownfields sites.

SME team members, while employed elsewhere, previously assisted the City with the programmatic requirements of prior U.S. EPA Brownfield grants as we propose to continue to provide those services to the city. SME will provide programmatic assistance and communication necessary to ensure that the City's Brownfields program complies with federal and state regulations. This may include meetings with the project team/program stakeholders; forms and submissions (MBE/WBE forms; Federal Financial Report forms, etc.); grant closeout materials; maintaining the U.S. Environmental Protection Agency's (U.S. EPA's) ACRES on-line database; and preparing quarterly reports. SME will prepare all necessary reports, maintain duplicate files, and make recommendation on reimbursements to the U.S. EPA.

3.1 Phase I and Phase II Assessments

SME has prepared and conducted numerous Phase I ESAs in accordance with American Society of Testing Materials (ASTM E 1527-21), and federal standards and practices for conducting All Appropriate Inquiries (AAI), as required under sections 101(35) (B) (ii) and (iii) of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 40 CFR Part 312. We have also performed Phase II Environmental Site Assessments (ESAs) for clients throughout Maine and the U.S. We have completed ESAs for Brownfields sites, farmland, commercial properties, and industrial sites. Site assessments by SME are conducted in the ASTM Standard Practice for Environmental Site Assessments and the Phase II Environmental Site Assessment Process.

The SME personnel identified as members of this project team meet the definition of an Environmental Professional as defined in the AAI Standards (40 CFR 312) and have the expertise and experience to confidently identify recognized environmental (RECs). Prior to distribution, each Phase I/II ESA will be reviewed and approved by a Professional Engineer or Certified Geologist. Draft versions of the report will be submitted to the city and the MEDEP for review; and final versions of the ESA report will be submitted to MEDEP and U.S.EPA.

3.2 Surface Geophysical Investigations

SME often conducts surface geophysical investigations (to locate tanks and subsurface infrastructure) on

Brownfields sites utilizing Assessment funds. As previously discussed in this proposal, SME has a team of geologists and hydrogeologist who scope and execute this work to help our Brownfield clients better understand what is occurring in the surface and subsurface geology at their sites. In doing so, we can target our Phase II assessments/investigations thereby reducing drilling costs and limit the numbering of boring required.

SME team members while employed elsewhere, conducted multiple surface geophysical investigations to target a northern Maine bedrock aquifer to locate high-yielding groundwater fractures. This information was used to determine the potential for the bedrock to be a conduit for overburden soil impacts and its ability to produce groundwater. The project also included drilling several wells to intersect the bedrock anomalies identified in the surface geophysical investigation.

3.3 Quality Assurance Project Plan

SME has and maintains a Generic Brownfields Quality Assurance Project Plan (QAPP) that has been reviewed and approved by U.S. EPA Region 1 and MEDEP. SME routinely creates Site Specific QAPP (SSQAPP) which functions as the "blueprint" for the Phase II ESAs and provides the chain of command for the project as well as information regarding the type and quantity of environmental media proposed to be sampled, the laboratory tests conducted on those samples, and the QA/QC performed on the laboratory test results. For each site that requires a Phase II, SME will create a SSQAPP. As required by the program, the SSQAPP will be submitted to the U.S. EPA and MEDEP for review and signoff prior to conducting any field work.

Given the volume of QAPPs that SME creates on behalf of Brownfields programs like Gardiner's throughout the State, we have a strong understanding of U.S. EPA and MEDEP requirements. As such, our QAPPs tend to receive minimal comments thereby increasing the efficiency of the City's program.

3.4 Soil, Groundwater, and Waste Sampling

The SME Brownfields team routinely collects samples of all environmental media including soil, groundwater, waste, soil vapor, pour water, and air as part of our Brownfields site assessments. These samples are submitted under chain-of-custody protocol to a Maine-certified laboratory for testing. SME's foundation was built on the collection, testing, and evaluating/interpreting laboratory data and comparing it to regulatory standards/guidelines In our written reports.

3.5 Groundwater Impact Investigations

SME evaluates impacts to groundwater on an estimated 95% of our Brownfield Phase II ESAs. As part of our Phase II investigations SME often evaluates impacts of potential impacts to overburden (soil) and bedrock groundwater. These investigations are often conducted utilizing the services of a drilling subcontractor to obtain groundwater samples. As is the case with all samples collected during Brownfields Phase IIs, samples are submitted under chain-of-custody protocol to a Maine-certified laboratory for testing.

3.6 Community Relations Brownfield Inventory

SME will work with the city to develop a public outreach program that will best suit the needs of the community. This may include press releases, notices on the City's website and social media accounts, or development of written marketing materials such as "Brownfields 101" brochures, Site nomination forms, or owner-specific handouts.

If requested, SME can develop and facilitate Brownfields workshops or informational sessions to be held at City Council meetings, public meetings, or at internal meetings for specific municipal departments. SME can also attend meetings with community and neighborhood organizations, property owners and/or project stakeholders (commercial real estate agents, developers, etc.). SME staff have previously utilized the services of the University of Connecticut (UConn) Technical Assistance for Brownfields (TAB) Program which provides free technical assistance to U.S. EPA Brownfields Grantees, and, with the City's authorization, will engage them to assist with Community Engagement and Outreach.

On prior City of Gardiner Assessment grants, SME team members kicked off programs with a Brownfields 101 public meeting session. Prior to the 101 sessions, we reached out to City staff, the chamber of commerce, realtors, bankers, developers, and members of the business community to get the word out. These meetings were well attended and have benefited the programs by educating those who have potential to utilize assessment funds.

The City has the benefit of being a "mature" Brownfields grantee. As such, the City previously created a Brownfields Inventory of potential sites to be entered into your program. The City has maintained and added to that inventory over time and has a good understanding of potential sites within the City. That said, SME will work with the City to keep the inventory up to date and current and at the same time add to it as properties/sites develop that meet the Brownfields definition.

3.7 Geographic Information Systems (GIS)

SME maintains a talented staff of GIS and computer-aided design (CAD) professionals that are available to assist on all work conducted under this program. We utilize these services on all our reports (Phase

I/II/SSQAPPs) to create site figures as well as to create figures/plans that are utilized during public meetings. Upon the City's request, we can develop/build the City's site inventory in GIS and integrate it with the City's GIS.

3.8 Project Experience and References

TW Dick, Gardiner, Maine

The approximately 3-acre TW Dick site had a long industrial history and was most recently utilized as a steel fabrication facility. The site's prominent location as one of the gateways to the city situated in a commercial/residential area of the city. SME staff and team members, lead the Brownfields Assessments including a Phase I, a SSQAPP, a Phase II ESA, Hazardous Building Materials Inventories, and an Analysis of Brownfields Cleanup Alternative (ABCA) as part of Gardiner's Brownfields Assessment Program. The information obtained during the assessment phase of the project was utilized to create a developer's Request for Qualifications to select a qualified developer to repurpose site. SME team members supported the City in securing U.S. EPA Cleanup and Revolving Loan Fund grants for a total of $605,000 (funding sources included funding from U.S. EPA, Maine Department of Economic and Community Development, and the Kennebec Valley Council of Governments). SME team members were able to dovetail the required engineered Brownfields Cleanup design with the proposed development which resulted in cost savings to the housing project and the medical office building that were constructed and are currently in operation.

The TW Dick site was highlighted as a priority site as part of a series (4 meetings) of public meetings/charets held as part of the Assessment Grant. Participants included local business owners, municipal staff, interested stakeholders and U.S. EPA and MEDEP staff.

Team Members: Nick Sabatine (Program Manager), Steve Dyer (QA/QC), Jaime Madore (Lead Engineer/ Construction Observation), Aaron Martin (Geologist), Erik Phenix of Ransom (Geologist)

The City's former **Economic Development Director Tracey Desjardins** and current **Finance Director Denise Brown** were involved with this project. Then-City Manager Scott Morelli and Economic Development Director Nate Rudy were also involved with this exciting and important project. **This project was featured by the U.S.EPA as a noteworthy Success Story.**

Reference: **Tracey Desjardins**
Economic Development Director
CITY OF SACO
300 Main Street, Saco, Maine 04072
207-282-3487 (reception)
EconomicDevelopment@sacomaine.org

ND Paper, Old Town, Maine

The approximately 200-acre ND Paper Mill site lies directly adjacent to the Penobscot River in Old Town and was developed as a mill site in the early 1900s. Like many of Maine's paper mills, the site had gone through multiple shutdowns until the City of Old Town (City) decided to take ownership to conduct Brownfields assessments with the hope that quantifying environmental risk would facilitate redevelopment.

SME team members while employed elsewhere, lead the Brownfields Assessments including the creation of an SSQAPP, a Phase II ESA, a Hazardous Building Materials Inventories, and an Analysis of Brownfields Cleanup Alternative (ABCA) as part of the City's Brownfields Assessment Program. This information was utilized by the City and prospective purchasers to understand the environmental risk associated with re-stating the pulp mill. The City of Old Town held public meetings to discuss this and other sites in their Brownfields program. **The ND Paper Site was written up as a U.S.EPA noteworthy Success Story.**

Team Members: Nick Sabatine (Program Manager), Steve Dyer (QA/QC), Jaime Madore (Lead Engineer), Aaron Martin (Geologist), Erik Phenix of Ransom (Geologist)

City Manager **Bill Mayo** and Assistant City Manager, **Travis Roy** are the contacts for this project.

Reference: **Bill Mayo**
City Manager
CITY OF OLD TOWN
265 Main Street, Old Town, Maine 04468
207-827-3965
bmayo@old-town.org

Our Katahdin, former Great Northern Paper Mill site, Millinocket, Maine

Our Katahdin a volunteer-driven non-profit organization took ownership of the 1400-acre former Great Northern Paper (GNP) mill site to promote community and economic development in the Katahdin region by creating a multi-purpose use site that utilizes infrastructure left behind by the mill and its proximity to Maine's woodlands. SME team members, while employed elsewhere, assisted Our Katahdin with the management of two Site Specific Assessment Grants and multiple cleanup grants and loans. Our Katahdin and SME are currently preparing to conduct the sites largest cleanup to date which includes the removal and consolidation of paper waste in the former 27-acre wastewater treatment lagoons.

Our Katahdin has hosted numerous public meetings as part of their Brownfield Program. Many of their meetings are scheduled at times when MEDEP and U.S. EPA staff are in the area and available to attend. Meetings inform the public as to the recent occurrences/project status as well as provide detail on upcoming and potential future projects. On one cleanup, Our Katahdin went door-to-door in a neighborhood that was located in close proximity of a proposed cleanup to ensure that residents were aware of the proposed construction activities and work being completed.

Team Members: Nick Sabatine (Program Manager), Steve Dyer (QA/QC), Jaime Madore (Lead Engineer), Aaron Martin (Geologist)

Director of Mill Site Development **Steve Sanders's** contact information is provided here.

Reference: **Steve Sanders**
Director of Mill Site Redevelopment
OUR KATAHDIN/ONE NORTH
245 Aroostook Ave., Millinocket, Maine 04462
207-618-9187
steve@onenorth.net

SECTION 4: FEE STRUCTURE AND COST PROPOSAL

Per requirements of the RFP, the Fee Structure and Cost Proposal are provided in a separate PDF file.

SECTION 5: SCOPE OF WORK AND PROJECT APPROACH

SME will comply with applicable Federal and State regulations, including the terms and conditions outlined in the City's Cooperative Agreement with the U.S.EPA.

5.1 Task 1: General

In SME's opinion, our team is best positioned to provide the City with QEP services because members of our team while employed elsewhere have been doing just that since the inception of your Brownfields Program. Having team members who not only know your sites and the issues and opportunities associated with each of them is a significant benefit to the City. SME team members know and have worked with your Brownfields Advisory Committee and your City Council and your Department heads. SME will leverage all of this to the benefit and growth of your Brownfields Program.

Gardiner has a comprehensive City-wide Brownfields inventory (MS Excel database) of sites that has been developed and maintained over the past decade. SME will build on the work created to date.
As a recent example of SME's ability to leverage our 38-year state-wide presence, Nick Sabatine recently received a call from a project team member who SME is working with on Brownfields projects in the northern part of the state. This individual has a personal connection with a developer completing small residential projects in Gardiner who has interest in the corner lot of the TW Dick site. This is just one example of SME's ability to assist the city in moving projects forward.

SME will work with the city to develop a public outreach program that will best suit the needs of the community. This may include press releases, notices on the City's website and social media accounts, or development of written marketing materials such as "Brownfields 101" brochures, Site nomination forms, or owner-specific handouts. If requested, SME will develop and facilitate Brownfields workshops or informational sessions to be held at City Council meetings, public meetings, or at internal meetings for specific municipal departments. SME can also attend meetings with community and neighborhood organizations, property owners and/or project stakeholders (commercial real estate agents, developers, etc.). SME has previously utilized the services of the University of Connecticut (UConn) Technical Assistance for Brownfields (TAB) Program which provides free technical assistance to U.S. EPA Brownfields Grantees, and, with the City's authorization, will engage them to assist with Community Engagement and Outreach.

On similar projects on behalf of grantees, SME team members have kicked off Assessment grant programs with a Brownfields 101 public meeting session. Prior to the 101 sessions, we reach out to City staff, the chamber of commerce, realtors, bankers, developers, and members of the business community to get the word out. These meetings have been well attended and have benefited the programs by educating those who have potential to utilize assessment funds.

SME understands how to make technical information understandable to lay persons and are frequently in the position of doing so on all our Brownfields projects. We prepare for public meetings by attempting to

put ourselves in the audience's position and through discussions with our client's vet what issues are important to project stakeholders. We appreciate that there are environmental justice communities in the city, and we will ensure that the public process engages those stakeholders.

5.2 Task 2: Phase I Assessments

SME will perform ASTM and AAI-compliant Phase I Environmental Site Assessments (ESAs). We anticipate completing 5-11 Phase I's a part of this program in accordance with your cooperative agreement with the U.S. EPA. Reports will be reviewed by a Professional Engineer and/or Licensed Geologist and will undergo Quality Control Review by our QA Officer. Digital copies of our draft reports will be submitted to the city, MEDEP, U.S. EPA, and site owners for review. Once finalized, reports will be electronically distributed to all project stakeholders.

SME's Phase I ESAs are thorough and comprehensive, as they are the cornerstone to every Brownfield Assessment Program. The SME Phase I ESA provides a complete history of the site as well as potential sources of contamination and the impacts it may present to the on-site environmental media (soil, surface water, groundwater, soil vapor, etc.). SME's staff who will complete this work meet the definition of an Environmental Professional as defined in the AAI Standards (40 CFR 312) and have the expertise and experience to confidently identify recognized environmental (RECs).

At the City's request all of our work can be presented to City staff, at the regularly scheduled Brownfields Advisory Committee meetings, site owners and project stakeholders. SME is well versed in presenting technical information to non-technical project stakeholders. As an example, a prospective developer may not have interest in the work that needs to occur to support decisions on how a site get redevelops but rather can they construction the site and what information is important to their architects and engineers. Because SME often works on behalf of development teams, we have an appreciation of the information that is important to them and how best to convey that information. The same holds true with project stakeholders that may abut proposed developments and city staff.

5.3 Task 3: Phase II Assessments and Project Report

Similar to the Phase I Assessments, SME anticipates completing 5 to 11 ASTM Phase II ESAs on sites determined by the City and U.S. EPA. We expect that the City and EPA request SME to complete an Analysis of Brownfields Cleanup Alternative (ABCA) for some of these sites to support site reuse planning and estimate cleanup costs. The Phase IIs will determine if the findings and recommendations in the Phase I have been investigation have been investigated adequately or if additional assessment is required to full characterize and quantify impacts to the site. The Phase IIs will determine if remediation/cleanup is necessary to support the redevelopment goals. SME reports will be in compliance with ASTM guidance and standard industry practices.

Prior to the initiation of every Phase II SME will create a SSQAPP that proposes the areas of the site that will be investigated, the number and type (environmental media) of samples collected and required sampling

procedures, the laboratory tests that will be conducted on the samples, QA/QC and data management protocols and requirements to ensure that the data can be relied on for our evaluation/analysis and in comparison to MEDEP Remedial Action Guidelines (RAGs). While preparing the SSQAPP, we will create a budget estimate to be shared with the city such that you can make funding decisions. As mentioned in other areas of our proposal, SME has a current generic QAPP that has been reviewed and approved by U.S. EPA and MEDEP.

SME's project team will ensure that all our environmental assessments and sampling procedures are appropriate for the site. SME has a full staff of Industrial Hygienists who routinely collect samples of building materials suspected to contain asbestos, lead and other hazardous materials that may require special management during building renovation or demolition. As presented in this proposal, SME conducts geophysical surveys, and soil and groundwater sampling and testing on a very routine basis. SME and our subcontractors will obtain all required permits to conduct the work at each site.

With the City's authorization, SME will determine the need to undertake additional site assessment by identifying and recommending remediation strategies based on adopted risk management/assessment strategies particular to each site. At times, we have found that additional assessment is required to further delineate an area of the site to estimate the cost of remediation (if required). With that information, we are sometimes able to save the site end users significant development costs. As an example, site features (a building foundation footprint, paved parking, landscaped area) can often act as a cover system that prevents future site users from contacted impacted environmental media beneath the cover systems. Brownfields cleanup funds can pay for cover systems thereby saving a developer those costs.

As provided above, SME will provide draft reports for review to the city, site owners, MEDEP, U.S. EPA and other project stakeholders before finalizing reports. Final reports will be distributed electronically to the project team. At the City's request all our work can be presented to City staff, at the regularly scheduled Brownfields Advisory Committee meetings, site owners, and project stakeholders.

5.4 Task 4: Cleanup Planning and Area Wide Planning

On all Brownfields Sites, SME will work with the city to determine Site reuse and redevelopment options and will develop an Analysis of Brownfields Cleanup Alternatives (ABCA)/Remedial Action Plans (RAPs) with remediation/cleanup plans that dovetail with proposed Site redevelopment and include engineering-based cleanup cost estimates. For planning purposes, we understand the city has assumed that 5-8 sites will require ABCA/RAPs. These reports become tools that developers and contractors can use in their redevelopment planning and budgets. Additionally, for Brownfields Sites which hold significant redevelopment value, such as the former Paper Board Site, SME will work with the city to perform additional reuse planning tasks. Sites that require an ABCA will be submitted to MEDEP's Voluntary Response Action Program (VRAP).

If desired by the City, SME will work with **Richardson & Associates, LLC** (landscape architect) and reuse planning firm to conduct public reuse charettes, master planning, site asset analysis, site visioning, and to

prepare a developer Requests for Proposals. SME has close working relationships with a number of site developers across the state and will connect them to the city as appropriate development opportunities arise.

With the City's authorization, SME will facilitate Site Reuse Planning and or Market Studies for priority sites, if applicable, utilizing the **UConn TAB Program services.** One of the resources provided by UConn is planning for site reuses, particularly tasks such as market analyses, equitable development, and climate resiliency. SME personnel spoke with UCONN TAB staff at the recent National Brownfields Conference in Detroit and met with them again in September 2023 to discuss teaming opportunities, including the potential to collaborate with them in Gardiner, should SME be selected.

SME team members have a thorough understanding of the various neighbors along with their opportunities and challenges within the city. With project stakeholder input, we will develop strategies for reuse of existing infrastructure and at the city's request produce area wide plans for the impacted areas. SME will identify future uses of at least 5-8 properties included in the area-wide strategies for assessment, cleanup and reuse measures may be complete in coordination with support from the UConn TAB. Our work will evaluate next steps for plan implementation.

Some of this work is underway in Gardiner. As an example, Gardiner's trail network utilizes infrastructure (bridges/sidewalks) along the Cobbossee Stream and Kennebec River. Our work on this project will consider future opportunities to tie the use of Brownfields sites to other projects occurring in the city that comply with the city's Master Plan.

SECTION 6: PROPOSED PROJECT SCHEDULE/SEQUENCING

The SME team members committed to this project are available to start this project immediately upon notice to proceed; our experience will allow us to hit the ground running, with the goal of project completion by September 2026.

The following proposed timeline is based on our knowledge of the U.S.EPA's Brownfield program requirements. This schedule may be modified or negotiated based on changing project conditions, City requests or requirements, unforeseen conditions, or new Site redevelopment goals/plans. SME will work closely with the City during all stages of work and is willing to expedite or modify schedules as necessary for a successful assessment program.

Work Element	Specific Tasks	Proposed Completion
Community Participation	• Press Releases (City) • Attend City Council meetings (City) • Two initial public meetings (City w/SME Assistance) • Mid-project public meetings (City w/SME Assistance) • Survey residents/neighbors (City w/SME Assistance) • Final public meetings (City w/SME Assistance)	Some of this work has been initiated and is proposed to be on-going throughout the program. SME recommends a public meeting in the 1st or 2nd Quarter of 2024.
Site Identification	• Research potential Brownfields (City w/SME Assistance) • Prepare maps and database (City w/SME Assistance) • Meet with Brownfields Advisory Committee (City w/SME Assistance)	Sites have been identified and brought into the program. Propose BAC meeting during 1st Quarter 2024.
Site Selection	• Establish process and criteria for site selection (City w/SME Assistance) • Evaluate and rank sites (City w/SME Assistance)	Sites have been selected and ranked – SME will utilize the process previously created by the City for the duration of the program.
Phase I Assessments	• Review documentation, records, plans, etc. (SME) • Site visits (SME) • Phase I Assessment Report (SME)	Two Phase I's have been completed as part of the current grant with more anticipated to occur in the 1st Quarter of 2024.
Quality Assurance Plan (for Phase II Assessments)	• Develop Assessment Protocol (QEP) Submit Draft QAPP (SME) • Submit Final QAPP (SME)	SME has an approved Generic QAPP and will create SSQAPPs for each site (on-going for the duration of the program) that requires Phase II Assessment.

Work Element	Specific Tasks	Proposed Completion
Phase II Assessments	• Additional research and site visits (SME) • Soil/water/building material sampling and testing (SME) • Geophysical testing if necessary (SME) • Final Report production/review/revision (SME)	Phase II's will occur throughout the program and will be on-going.
Planning Activities	• Identification of Brownfields eligible sites (City and SME) • Cleanup Planning (SME) • Area wide and site-specific reuse study (SME) • Create area wide strategies for assessment, cleanup, and reuse measures (City and SME)	The City has identified sites during their inventory. Cleanup Planning will occur and ABCAs will be created. Area wide and site-specific reuse/strategies will be completed potentially with the assistance of UConn TAB/Richardson & Associates.

SME will perform programmatic tasks, attend meetings, update the U.S.EPA ACRES database, and prepare quarterly reports, communicate with MEDEP and U.S.EPA project officers, and provide general QEP services to the City as needed and throughout the duration of the project. We will be in frequent contact with the City to discuss project status and ensure appropriate milestones are being met. SME's proposed overall project timeline is provided below:

Task	Approximate Schedule
QEP Selection (City) and establish Contract	February 8, 2024
Meet with City to discuss December 2023 flood impacted sites	February 12, 2024
Meet with flood impacted site owners	February 13, 2024
Prioritize flood impacted sites and seek U.S. EPA eligibility	February 14, 2024
Resume Program - 279 Water Street draft SSQAPP (City, MEDEP, EPA review)	February 15, 2024
Brownfields Advisory Committee Meeting – present project status/updates	February 2024
City Council Meeting – present project status/updates	February 2024
Establish monthly check-in meetings with U.S. EPA Project Officer	February 2024
Establish quarterly Brownfields Advisory Committee Meeting schedule	March 2024
Review city-wide inventory and establish site owner meetings	March-April 2024
City/SME brings additional sites into program (Phase I/SSQAPPs/Phase II, ABCAs, planning)	March 2024-September 2026
City/SME complete Quarterly Reporting and ACRES update	Each quarter
Attend Region 1 – New England Brownfields Conference, Portland	May 29-30, 2024
City/SME complete grant closeout report and U.S. EPA required reporting	September 2026

ATTACHMENT A: RESUMES

SME
SEVEE & MAHER
ENGINEERS
4 Blanchard Road, PO Box 85A, Cumberland, ME 04021
Tel: 207.829.5016 • Fax: 207.829.5692 •smemaine.com

ERIK M. CLAPP, PH.D., L.G.

EDUCATION

University of Vermont – Ph.D. in Geology, 2003
University of Vermont – M.S. in Geology-Hydrology, 1994
University of Vermont – B.A. in Geology, 1989

PROFESSIONAL REGISTRATION

Licensed Geologist – Maine (GE595)

AFFILIATIONS

National Groundwater Association, since 2000
Geological Society of America, since 1991
American Geophysical Union, since 1994
Maine Geological Society, since 2000

EMPLOYMENT HISTORY

2019 to present – Sevee & Maher Engineers, Inc., President / Principal / Senior Geologist
2018 to 2019 – Sevee & Maher Engineers, Inc., Vice President / Principal / Senior Geologist
2010 to 2018 – Sevee & Maher Engineers, Inc., Principal / Senior Geologist
1998 to 2010 – Sevee & Maher Engineers, Inc., Hydrogeologist
1994 to 1998 – University of Vermont, Department of Geology, Senior Researcher/Lecturer
1992 to 1994 – University of Vermont, School of Natural Resources, Research Assistant
1991 to 1992 – University of Vermont, Department of Geology, Teaching Assistant
1990 to 1991 – U.S. Geological Survey, Field Assistant

EXPERIENCE

Dr. Clapp, president of SME, is a licensed geologist with over 32 years of experience in geologic investigations specializing in hydrogeology, geochemistry, sediment transport, and geotechnical issues. He has supervised and conducted regional and international research projects for the U.S. Department of Defense and the U.S. Geological Survey in New England, the Southwestern U.S., and the Middle East and has instructed university courses in Hydrogeology, Geomorphology, Field Geology, and Computer Simulation of Hydrogeologic Systems.

Since joining SME, Dr. Clapp has managed and conducted numerous environmental and hydrogeologic investigations involving groundwater chemical characterization, isotopic tracing of groundwater source areas, and hydrogeologic and contaminant transport modeling, for various clients including Lockheed Martin, Nestle Waters North America, Texas Instruments, National Semiconductor, Fairchild Semiconductor, Bath Iron Works, SAPPI Fine Paper, Eaton Corporation, and many solid waste facilities throughout Maine. Dr. Clapp has designed and implemented the remediation of PCB contaminated materials, and soil and groundwater contaminated with chlorinated solvents, heavy metals, and other complex chemicals. Dr. Clapp is a leading expert on RCRA Facility Assessments, Investigations and Cleanup and has worked on numerous Sites in the RCRA 2020 Program.

SPECIAL SKILLS

- Geologic and Hydrogeologic Site Characterization
- Geochemistry
- Stable Isotopic Tracers
- Hydrogeology and Contaminant Transport Modeling
- Data Evaluation, Quality Control, and Statistical Analyses
- Environmental Regulations (TSCA, CERCLA, RCRA)
- Regulatory Negotiations

SME
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NICHOLAS O. SABATINE, P.G.

EDUCATION

M.S. – Environmental Law, Vermont Law School, 1992
B.A. – Geology/Political Science, University of Maine at Farmington, 1991

PROFESSIONAL REGISTRATIONS AND CERTIFICATIONS

Professional Geologist – New Hampshire, New York

ASSOCIATIONS

Economic Development Council of Maine (EDCM) – current board director, member since 2007

EMPLOYMENT HISTORY

2023 to Present – Sevee & Maher Engineers, Inc., Cumberland, Maine, Brownfields Program Lead
2004 to 2023 – Ransom Consultants, LLC, Portland, ME, Principal/Vice President/Sr. Geologist/Office Lead
1995 to 2004 – Jacques Whitford, Nova Scotia, Canada, Area Manager
1993 to 1995 – Robert G. Gerber Inc, Portland, Maine, Geologist

PROFESSIONAL EXPERIENCE

Nick Sabatine, SME's Brownfields Program Lead, has over 30 years of environmental consulting experience in Northern New England. He has worked on numerous U.S.EPA-funded Brownfields Assessment and Cleanup Programs and offers clients high-value, cost-effective solutions that meet their schedules. He often presents at Brownfields sessions and conferences throughout Maine and New England and has presented at U.S.EPA's National Brownfields conferences. He recently presented his work on behalf of the City of Old Town at an annual Maine Municipal Association conference and lead a panel in 2023 at a Maine Department of Environmental Protect Brownfields summit. Projects in his various areas of expertise include:

- **City of Gardiner, Community-Wide U.S.EPA Brownfields Assessment and TW Dick Cleanup, Gardiner, Maine** – Currently serves as the City's Program Manager for its 2022 Assessment Grant. He served as the City's Program Manager on its 2013 $400,000 EPA Assessment Program. In 2016, the U.S.EPA awarded an additional $200,000 of Hazardous Assessment funds to the City. During the Assessment Program kickoff in 2013, Nick worked with the City to plan and create four charrettes to help create a vision for a trail system around and through the Cobbossee Stream area. This project received strong support and participation from Gardiner's citizens, businesses, and the municipality. Grant funds were utilized to assess sites throughout the City, including the TW Dick site. Following the Site Assessment, Nick assisted the city in writing multiple successful grants: $100,000 through the Kennebec Valley Council of Governments (KVCOG); $305,000 through the Maine Department of Economic and Community Development (DECD); and $200,000 directly from the U.S.EPA. A medical office building and two workforce housing units were constructed on the site.

  Gardiner's Assessments and Cleanup Programs have been recognized by U.S.EPA Region 1 including the write up of the TW Dick Assessment and Cleanup as a U.S.EPA success story. One of the many sites assessed during the term of their program was the Bailey Auto Site located on Water Street. Nick assisted the City retain cleanup funds for that site through a $120,000 grant provided by DECD.

- **City of Hallowell, Community-Wide U.S.EPA Brownfields Assessment, Hallowell, Maine** – Served as the City's Program/Project Manager for its 2017 $300,000 Assessment Grant. In this capacity, Nick assisted the city in launching its first Brownfields Assessment Grant. At the onset of the grant Nick coordinated the services (pro bono to Hallowell) of the New Jersey Institute of Technology's

(NJIT's) New Jersey Technical Assistance Program for Brownfields (NJTAB) to assist in presenting a public meeting and Brownfields 101 session. This meeting was very well attended by project stakeholders including property owners, businesspeople, state and federal agencies, and municipal staff. Nick spoke about Brownfield assessment and cleanup projects and successes throughout the state of Maine and highlighted his prior work in the neighboring city of Gardiner while NJIT staff discussed Brownfields on a more regional U.S.EPA Region 1 and national scale.

- **Our Katahdin, Brownfield Assessment and Cleanup Program, Millinocket, Maine** – Program manager on multiple U.S.EPA Brownfields Assessment and Cleanup projects. Since 2019, Nick has helped Our Katahdin secure over $3.7M in U.S.EPA Brownfields funding and over $2M in DECD Brownfields RLF funding. Recent projects include the abatement and U.S.EPA-funded cleanup of the Administration Building, and the Engineering and Research (Pilot) Building. DECD's Revolving Loan Fund (loan/grant) funded the cleanup of the former Wastewater Treatment Plant and Clarifier. Site Specific Assessment grants have been utilized to assess much of the site including all areas that have received cleanup funding as well as the former Steam Plant, the Tank Farm and Railroad Corridor, Paper Machines 1-10, Paper Machine 11, the former Wastewater Treatment Lagoons, the Woodyard, and former Laydown Area of the site south of Paper Machine 11. All the U.S.EPA-funded Brownfields grants are leveraging significant site redevelopment including an aquaculture project at the lagoons, a data center, and a wood pellet manufacturer, among others.
- **City of Old Town, Multiple Brownfields Assessments and the Cleanup of the former Old Town Canoe Site, Old Town, Maine** – Nick has been the City of Old Town's Brownfields Assessment and Cleanup Program/Project Manager since 2009 when he began working in Old Town through a MEDEP Brownfields contract. At that time, MEDEP was assisting the City in assessing their potential environmental liabilities associated with the former Old Town Canoe Factory Site in the center of the city. Old Town Canoe was in the process of relocating their operations to the business park and the City was considering taking ownership of the site. Following the completion of MEDEP's assessment work which included a Phase I, SSQAPP, Phase II, and extensive Hazardous Building Materials Inventory, the City took the site. Nick assisted the city in writing and submitting three winning U.S.EPA Cleanup Grants. At that time, Cleanup Grants had a maximum budget of $200,000 per grant. Nick and his team were selected as the QEP for the project and executed the cleanup in 2012/13. Work included hazardous building materials abatement as well as building demolition and site restoration.

  Following the successful cleanup of the former Old Town Canoe Factory Site, Nick worked with the city in writing several Community-wide Assessment Grants. Assessment grant funding has been utilized to assess sites throughout the city including the ND Paper Mill site. The ND Paper Mill Site Brownfields Assessment was written up as a U.S.EPA Region 1 Success Story.
- **Town of Wilton, Wilton Tannery, and former Forster Mill U.S.EPA Cleanups** – Nick served as Program/Project Manager for the Wilton Tannery and the former Forster Mill Site in Wilton. Both sites received U.S.EPA Cleanup funding and the Forster Site cleanup funding was supplemented with AVCOG and DECD Cleanup grants and loans. The Tannery Site Cleanup was $300,000 while the Forster Mill was $1,000,000.
- **Senior Technical Reviewer and Brownfield Strategist** – Nick serves as a senior resource on many of SME's Brownfields projects. He supports the firm's clients and staff in successfully navigating the complex Brownfields process and he provides technical document reviews. Some representative projects include work on behalf of the following Maine municipalities: Bath, Belfast, Camden, Lincoln, Portland, Rockland, South Portland, and Wiscasset.

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STEPHEN J. DYER, P.E.

EDUCATION

Rensselaer Polytechnic institute, Troy, NY - B.S. in Chemical Engineering, 1989

PROFESSIONAL REGISTRATIONS AND CERTIFICATIONS

Professional Engineer – Maine

EMPLOYMENT HISTORY

2023 to Present – Sevee & Maher Engineers, Inc., Cumberland, ME, Environmental Engineering Lead
2007 to 2023 – Ransom Consulting, Portland, ME, Environmental Engineering Program Mgr., Principal
1990 to 2007 – Jacobs Engineering (formerly Edwards & Kelcey; Aquarion Engineering Services; and Environmental Engineering & Remediation), Portland, ME, Senior Project Manager, Principal

PROFESSIONAL EXPERIENCE

Stephen Dyer has over 30 years of engineering, construction oversight, and project management experience related to Brownfields assessment, cleanup, and redevelopment; site investigation and remediation; industrial waste related assessments and treatment system design; and water, stormwater, and wastewater infrastructure projects. He has conducted and managed Brownfields projects for over 200 U.S. EPA-funded Brownfield sites representing over 30 different municipal and regional planning commission grantees in New England. Steve has managed and/or provided environmental consulting services for over 100 EPA Brownfields assessment, cleanup, and revolving loan fund (RLF) grants representing over $22 million in U.S. EPA Brownfield funding since 2000. Project experience in his various areas of expertise include:

- **Brownfields Program, City of Bath, ME** – Qualified Environmental Professional (QEP) and Program Manager for all of the City's U.S.EPA Brownfield Programs. Managed all aspects of the programs and completed site inventories; coordinated and facilitated public outreach; oversaw the completion of Phase I and Phase II assessments, SSQAPPs, HASPs, ABCA/RAPs, and Reuse Planning including design charrettes; communicated with regulatory agencies on behalf of the City; and performed U.S.EPA reporting and ACRES management. Sites included commercial city blocks; four former schools; a sardine cannery; industrial properties; a former coal gasification plant; a former National Guard armory; three gas stations; three former shipyards; a vacant property adjacent to an uncontrolled waste disposal site; a bulk oil distribution site; a former YMCA facility; and a former rail yard. He assisted the City in obtaining over $3.2 million in Brownfields Assessment, Cleanup and RLF funds.
- **Brownfields Assessment Program, Lincoln County Regional Planning Commission, Wiscasset, ME** – QEP and Program Manager for both of LCRPC's Brownfield Assessment Programs. Helped develop this first-time grantee's Brownfield Program. Completed a county-wide inventory of Brownfield sites, prepared outreach materials, met with municipal officials, property owners and other stakeholders. Completed ESAs on the former Mason Station Power Plant in Wiscasset; a former middle school, a former elementary school, a former elder care facility and a former felt manufacturer in Waldoboro; a fishing wharf in Bristol; a former town dump in Newcastle; a former town dump in Westport Island; and a former grist mill in Damariscotta. Each of these projects included interfacing with property owners, preparing eligibility requests, completing Phase I ESAs, designing SSQAPPs, and completing Phase II ESAs.
- **Brownfield Assessments and Cleanups, Developers Collaborative, Various Locations, ME** – Completed a number of Brownfields redevelopment, due diligence, and remedial engineering projects. Sites have included: Hodgkin's School in Augusta; Riverside Homeless Shelter, Grand Trunk Railroad, Reed School, Rosa True School, McAuley School, Nathan Clifford School, Catholic

Charities of Maine, Motherhouse Convent and Nunnery, and Osprey Circle in Portland; Emory School and Saint Ignatius Nunnery and School in Biddeford; Healy Asylum in Lewiston; Hyacinth Place in Westbrook; Wight Street Senior Housing and Congress Street Senior Housing in Belfast; Oriole Way in Ellsworth; Sanford Bank and Trust in Sanford; Webster Point in Orono; Plummer School in Falmouth; Schooner Head in Bar Harbor; and Brunswick Landing in Brunswick.

- **Portland Housing Authority Brownfield Clean-ups, City of Portland, ME** – Program Manager and QEP for U.S. EPA-funded remediation programs at two residential housing redevelopment Sites in Portland. The two Sites are located on Boyd Street and Front Street and are providing much needed safe and renovated housing in Portland. Both projects entail, contaminated soil removal and capping, and asbestos and other hazardous building material abatement. Tasks completed included development of Community Relations Plan, Analysis of Brownfield Cleanup Alternatives (ABCA), SSQAPP, HASP, facilitating public outreach, design the cleanup plan, developing bidding documents, interfacing with regulatory and municipal staff, providing construction observation services and completing a closure report. Steve also completed regulatory programmatic requirements such as ACRES and quarterly reports.
- **Rockland Brownfield Assessment Program, City of Rockland, ME –** As Program Manager and QEP, Steve worked closely with the City of Rockland on their two U.S. EPA-funded petroleum and hazardous substance Brownfield assessment programs. Steve has overseen the completion of ESAs at a former junkyard, medical facility, two former schools, a stone cutting manufacturer, a former motor freight distributor, a marina and boat repair facility, a former dry cleaner, two repair garages, and a hotel. He has also coordinated and facilitated community outreach and public presentations; and programmatic assistance including eligibility requests, quarterly reports and ACRES.
- **Southwest Region Planning Commission Brownfield Assessment Program, Keene, NH –** Program Manager and QEP for two U.S. EPA-funded petroleum and hazardous substance Brownfield assessment grants, and Senior QA/QC Reviewer for two additional U.S. EPA-funded Assessment grants. Conducted assessments at two former tissue-paper mills and a former shearling tannery with associated landfill in Winchester, a former electronics manufacturer site and gasoline retailer in Chesterfield, and a gasoline retailer in Millford. Additional activities completed also included public presentations to the commission's advisory board on the results of the completed assessments, assisting with U.S. EPA reporting, and interfacing with the NHDES for additional funding.
- **Shafter's Junkyard Brownfield Clean-up, City of Rockland, ME –** Program Manager and QEP for the U.S. EPA-funded remediation program the former Shafter's Junkyard site in Rockland (originally assessed through Rockland's Brownfield Assessment program). Remediation at this former unlicensed junkyard in a downtown residential neighborhood of Rockland will include the excavation and offsite disposal of contaminated soils, stormwater and erosion control design, and grading and design of a capping system. As part of this project, Steve has participated in public outreach, assisted the City in grant-specific requirements, and prepared the engineering plans and documents. Cleanup is scheduled to occur Summer 2024.
- **Former A.D. Gray School, Town of Waldoboro, ME –** Program Manager and lead engineer for the CDBG-funded cleanup and demolition of the former A.D. Gray School in Waldoboro (previously assessed through the LCRPC Brownfield Assessment program). Remediation at this middle school included excavation and offsite disposal of contaminated soils, removal of hazardous building materials, and demolition. As part of this project, Stephen completed public outreach, prepared engineering plans and specifications, completed bidding and contractor selection, provided field engineering, and assisted the Town and Volunteers of America (the Developer) in grant-specific requirements.

JAIME L. MADORE, P.E.

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EDUCATION

University of Maine – B.S. in Civil Engineering, 2002

PROFESSIONAL REGISTRATIONS AND CERTIFICATIONS

Professional Engineer – Maine, Massachusetts, New Hampshire, and New York

EMPLOYMENT HISTORY

2023 to Present – Sevee & Maher Engineers, Inc., Senior Environmental Engineer/Project Manager
2007 to 2023 – Ransom Consulting, LLC., Environmental Engineer/Project Manager

PROFESSIONAL EXPERIENCE

Jaime Madore is a senior project manager and environmental engineer with over 20 years of experience providing engineering and consulting services for industrial, commercial, governmental, and environmental projects. Jaime specializes in Brownfields assessments and cleanups, remedial system designs, construction-phase engineering services, and exposure monitoring/indoor air quality assessments for environmental and occupational contaminants. Project experience in her various areas of expertise include:

- **Community-Wide Brownfields Assessment, City of South Portland, Maine** – Program Manager and senior engineer for the City's FY2019 and FY2022 Brownfields Assessment Programs. She assisted the City in writing grant applications; performed programmatic tasks; conducted extensive outreach with the public, municipal officials, and property owners; coordinated and managed Phase I and Phase II ESAs, SSQAPPs, and HBMIs; and facilitated the completion of a Brownfields Inventory and Petroleum Corridor Study that identified 35 "Priority Petroleum/ Brownfield Sites" in the City's Target Areas. Jaime has been integral in remedial/cleanup planning through the completion of ABCAs and the development of engineering-based cleanup cost estimates and plans. She helped the City leverage funds, including nearly $40,000 from Greater Portland Council of Governments (GPCOG) for assessment tasks, over $10,000 in municipal TIF Funds, approximately $12,000 in assessment from the MEDEP 128A Brownfields program; and $1.2M from the Maine DECD and GPCOG RLF programs for cleanup activities at the Liberty Shipyard.

- **Our Katahdin, Brownfields Assessment and Cleanup Program, Millinocket, Maine** – Lead Engineer on multiple U.S.EPA Brownfields Assessment and Cleanup projects on the 1,400-acre former Great Northern Paper Site in Millinocket, Maine. Recent projects include the U.S. EPA and Maine DECD-funded Brownfields cleanup of the Administration Building, the Engineering Building, the Pilot Plant, the Purchasing Building, former Wastewater Treatment Plant and Clarifier, the Tank Farm and Railroad Corridor, and the former Wastewater Treatment Lagoons. Jaime has performed cleanup design, cleanup oversight, and Brownfields programmatic tasks such as reporting, grant writing, community outreach, and coordination with MEDEP and U.S. EPA Brownfields personnel.

- **Brownfields Assessment and Cleanup of the TW Dick Site, City of Gardiner, Maine --** Through the City's Brownfields Assessment Program, Jaime oversaw assessment activities at the TW Dick Site, including Phase I and Phase II ESAs, SSQAPPs, and HBMIs, as well as comprehensive cleanup/reuse planning. The reuse planning activities (which included ABCAs and Remedial Action Plans, development of a Request for Proposal to solicit interest from Site developers,

public outreach, and area-wide reuse charrettes to engage the public) were used to help the City obtain $605,000 in cleanup funds. Jaime completed an engineering/cleanup design which dovetailed with the civil site/redevelopment design, and cover systems ultimately became paved parking lots, structural sub-slab building pads, and landscaped beds.

- **U.S EPA-Funded Brownfields Cleanup Projects, Mason Station Site, Wiscasset, Maine** – Jaime has served as project manager/lead engineer for two separate Brownfields Cleanup Projects in Wiscasset: the decommissioning and cleanup of the former Mason Station Ash Ponds, and the cleanup and shoreland stabilization of an asbestos fill area along the northern bank of the Mason Station peninsula. For these cleanups, she has assisted the town obtain $1.1M in cleanup funds from the U.S. EPA, and has performed engineering cleanup design, construction oversight, community outreach, and QEP/programmatic services.

- **U.S. EPA-Funded Brownfields Assessment and Cleanup Programs, Various Locations, Maine** – Jaime served as the senior engineer and/or project manager for Brownfields Assessment and Cleanup programs in Saco, Old Town, Gardiner, Bath, Rockland, Hallowell, Wiscasset, Cutler, and Wilton, and on behalf of the Mills at Pepperell LLC, Portland Housing Authority, South Portland Housing Authority, and the Southern Maine Planning and Development Corporation, among others. She has a strong excellent working relationship with MEDEP and U.S. EPA Brownfields personnel and has extensive experience in all aspects of the Brownfields Program, including site investigation, site inventory, quality assurance project plans, community outreach and engagement, remedial planning and cleanup cost estimations, grant writing, and programmatic QEP tasks as required by state and federal guidelines and U.S. EPA Cooperative Agreements. Jaime has also had measurable success assisting her clients obtain supplemental Brownfields assessment and cleanup funding, including MEDEP 128A funds and Maine DECD and local Brownfields RLF Cleanup Programs.

- **Brownfields Cleanup of the Former Bailey Auto Site, Gardiner, Maine** – Lead engineer for the Brownfields cleanup of the former Bailey's Auto Site on Water Street in Gardiner. Historic automotive repair and petroleum storage left site soils impacted with heavy metals and petroleum contamination. This cleanup included Site re-grading and construction of engineered soil cover systems in the form of a much-needed gravel parking area in the City's downtown. Jaime performed cleanup design and construction phase services including contractor observation, Davis-Bacon compliance and interviews, review of contractor submittals and pay requisitions, and project reporting.

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AARON R. MARTIN, L.G.

EDUCATION

B.S. – Environmental Science, University of Iowa, 2001

PROFESSIONAL REGISTRATIONS AND CERTIFICATIONS

Licensed Geologist – Maine

EMPLOYMENT HISTORY

2023 to Present – Sevee & Maher Engineers, Inc., Cumberland, ME, Senior Geologist/Project Manager
2004 to 2023 – Ransom Consulting, LLC, Portland, ME, Geologist/Senior Project Manager

PROFESSIONAL EXPERIENCE

Aaron Martin is a Maine Licensed Geologist with 20 years of experience managing hydrogeologic investigations, Brownfields assessment and cleanup programs, landfill monitoring, environmental due diligence, and overseeing various types of subsurface investigations, geotechnical investigations, tank removals, fate and transport analysis and remedial activities throughout New England and the Mid-Atlantic states. Throughout his career, Aaron has maintained excellent professional relationships with clients including private sector, local municipalities, and various governmental agencies. Project experience in his various areas of expertise include:

- **Maine Department of Environmental Protection (MEDEP), Brownfield Assessment, Cleanup and Revolving Loan Fund (RLF) Programs --** Project geologist and project manager responsible for preparation of remedial design plans and specifications, bidding phase services, contract preparation, contractor selection, submittal and managed construction phase services, construction observation, and assistance with MEDEP and/or U.S. Environmental Protection Agency (U.S.EPA) regulatory closure. Aaron has also completed site inventories and managed Phase I Environmental Site Assessments (ESAs), Phase II investigations, remedial planning and implementation, remedial oversight, regulatory interfacing, community outreach and education, and other Brownfield tasks.

- **Southern Maine Planning and Development Commission; Biddeford, Kennebunk, Old Orchard Beach, Parsonsfield, Saco, Sanford, and South Berwick, Maine.** Conducted numerous Phase I and II ESAs and cleanup activities at the former gasoline service stations, former schools, and former mill properties in southern Maine.

- **Our Katahdin, Former Great Northern Paper (GNP) Millinocket Mill, Brownfields Assessment Program, Millinocket, Maine** – Managing geologist responsible for completion of a Phase I ESA for the approximately 1,400-acre, former GNP mill complex in 2019. Aaron has also managed Phase II ESAs at the former Steam Plant, Oil Tank Farm, Wastewater Treatment Plant (WWTP), Paper Mill 11 Area, Woodyard & Maintenance Garage, and Brown Dump areas at the former mill. He prepared Conceptual Site Models (CSMs), Site-Specific Quality Assurance Project Plans (SSQAPPs), Analysis of Brownfields Cleanup Alternatives (ABCA), and remedial action plans (RAPs); conducted regulatory interfacing; and performed other Brownfield tasks for Our Katahdin's redevelopment of the site.

- **City of Belfast, Brownfields Program, Belfast, Maine** – Currently serves as the City's project manager for its 2022 Assessment Grant. Previously served as project geologist for the City's prior Assessment Grants from 2012 to 2021. Conducted Phase I and Phase II ESAs and remedial activities at hydroelectric power plants, former gas stations, boatyards, and a former manufactured gas plant property.

- **City of South Portland, Brownfield Assessment Program, South Portland, Maine**. Project Geologist for the City-wide U.S. EPA-funded Brownfields Assessment Program, including completion of a Brownfields Inventory and an assessment of the 30-acre Liberty Shipyard Site.

- **Piscataquis County Economic Development Council, Brownfields Assessment Program, Dover-Foxcroft, Monson, Guilford, Maine.** Project Geologist responsible for completing Phase I and II ESAs, hazardous waste inventories/removals and remediation planning for former wood furniture manufacturing facilities and tannery lagoons. Environmental investigations included soil and groundwater evaluations, geophysical surveys, and delineation of contaminated soils.

- **Lincoln County Regional Planning Commission, Brownfields Assessment Program**. Conducted Phase I and II ESAs at a former coal and oil-fired power plant and various other sites in Mid-Coast Maine. Environmental investigations included oversight of soil boring programs, groundwater monitoring well installation, collection of soil vapor samples and cleanup planning.

- **City of Bath Brownfields Program, Bath, Maine**. Conducted Phase I and II ESA and hazardous waste inventory at the oil distribution office building and former oil storage warehouse. Environmental investigations included oversight of soil boring program, groundwater monitoring well installations, floor drain investigation, and collection of soil vapor samples.

- **City of Hallowell, Brownfield Assessment Program, Hallowell, Maine**. Project Geologist for the City-wide U.S.EPA-funded Brownfields Assessment Program, including completion of a Brownfields Petroleum Inventory. Managed the assessment of a former tar-coating culvert manufacturing facility and remedial planning for environmental cleanup.

- **City of Rockland, Brownfield Assessment Program, Rockland, Maine**. Project Geologist for the City-wide U.S.EPA-funded Brownfields Assessment Program, including completion of Phase I and Phase II ESAs for former manufacturing and working waterfront properties. Responsible for environmental investigations and remedial planning. Subsequent environmental activities included the management and oversight of petroleum underground storage tanks that were abandoned at a former truck maintenance facility.

- **City of Gardiner, Brownfield Assessment Program, Gardiner, Maine**. Project Geologist responsible for completing Phase I and Phase II ESAs, hazardous waste inventories/removals and remediation planning for former T.W. Dick steel manufacturing facility that was redeveloped as medical facility campus and residential housing. Environmental investigations included soil and groundwater evaluations, geophysical surveys, delineation of contaminated soils and cleanup planning for regulatory closure.

ATTACHMENT B: PROJECT SUMMARIES

U.S. EPA BROWNFIELDS ASSESSMENT AND CLEANUP PROGRAMS

CITY OF GARDINER, MAINE

SERVICES: Qualified Environmental Professional (QEP) Brownfield services, grant writing, Phase I and Phase II Environmental Site Assessments (ESAs), Hazardous Building Materials Inventories (HBMIs), Site Specific Quality Assurance Plans (SSQAPP), Analysis of Brownfield Cleanup Alternatives (ABCAs) with Remedial Action Plans (RAPs), reuse and redevelopment planning, Brownfields inventories, Community Outreach and Education, Cooperative Agreement and programmatic assistance including quarterly reporting and Assessment, Cleanup and Redevelopment Exchange System (ACRES) updates, and reporting.

PROJECT DURATION: 2013 - Present

SME staff, while employed elsewhere, assisted the City of Gardiner (the City) to obtain, implement, and successfully manage FY2019 and FY2022 U.S. EPA Brownfield Assessment programs. Since 2023, when SME expanded the firm's professional Brownfields capabilities through the hiring of a team of Brownfields experts, SME has been under contract for the Project Management of the current assessment grant.

CHALLENGES

The City is fortunate to have a highly recognized and successful Brownfields program which has received the recognition of U.S. EPA Region 1 as evidenced in the Brownfields Success Story that was prepared for the Brownfields Cleanup of the TW Dick Site. The City's challenge, as with every long-running program, will be to keep the momentum by identifying new Sites which have the potential to be entered into the program. As part of the City's most-recent FY2022 Assessment Grant, the Brownfield Site inventory was updated, and new "Priority Sites" have been identified. SME and the City will leverage prior program successes to bring these new sites into the program.

PROJECT OUTCOME AND VALUE ADDED

SME staff have worked with the City to create, and continually update the Brownfields Site Inventory (list of potential Brownfields sites). We have also attended and presented at multiple Brownfields Advisory Committee, City Council, and public meetings. During the Assessment Program kickoff in 2013, SME personnel, while employed elsewhere, worked with the City to plan and create four charrettes to help create a vision for a trail system around and through the Cobbossee Stream area. SME staff's involvement and history in the City have resulted in significant program successes over time, including the assessment, cleanup and redevelopment of the City's first Priority Site – the TW Dick Site. SME personnel assisted the city in writing multiple cleanup grants: $100,000 through Kennebec Valley Council of Governments; $305,000 through the Maine Department of Economic and Community Development; and $200,000 directly from the U.S.EPA. These sites have been successfully repurposed as workforce housing and a medical office building.

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BROWNFIELDS ASSESSMENT, CLEANUP, AND REVOLVING LOAN FUND PROGRAMS

CITY OF BATH, MAINE

SERVICES: Qualified Environmental Professional (QEP) Brownfield services, grant writing, Phase I and Phase II Environmental Site Assessments (ESAs), Hazardous Building Materials Inventories (HBMIs), Site Specific Quality Assurance Plans (SSQAPP), Analysis of Brownfield Cleanup Alternatives (ABCAs) with Remedial Action Plans (RAPs), reuse and redevelopment planning, Brownfields inventories, Community Outreach and Education, Site Reuse Design Charettes, Cooperative Agreement and programmatic assistance including quarterly reporting and Assessment, Cleanup and Redevelopment Exchange System (ACRES) updates, and reporting.

PROJECT DURATION: 2002 – Present

SME staff, while employed elsewhere, assisted the City of Bath (the City) to obtain, implement, and successfully manage FY2003, FY2004, FY2005, FY2008, FY2009, FY2014, and FY2022 U.S. EPA Brownfield Assessment and RLF programs. Since 2023, when SME expanded the firm's professional Brownfields capabilities through the hiring of a team of Brownfields experts, SME has been under contract for the Project Management of the current grant.

CHALLENGES

The City is the only significantly urban area in Sagadahoc County, Maine. The "City of Ships" has a proud heritage of shipbuilding with large-scale shipbuilding becoming a continuous source of employment and potential environmental issues starting in the 1740s. Within the next 100 years, shipbuilding expanded until over 22 different shipyards were operating in Bath. These former shipyards along with their support industries, worker housing and outdated schools, had largely become underutilized, and the U.S. Environmental Protection Agency (U.S.EPA) Brownfield program was identified as the tool for transforming these potential liabilities into known assets.

PROJECT OUTCOME AND VALUE ADDED

Since 2002, SME personnel have successfully supported the City in securing multiple grants for the assessment, cleanup, and redevelopment of environmentally stigmatized sites, including five assessment grants totaling $1.5 M and three revolving loan fund grants totaling $1.61 M in U.S. EPA funding.

SME staff have performed Brownfields Assessments and remediation services at multiple sites throughout the City, including five different former shipyard sites, the Prawer Block, the former YMCA, a coal-gasification plant, the former Bath Armory, three different former schools, a former sardine canning facility, the Latium Properties, M.W. Sewall Office Building, M.W. Sewall Bulk Oil Storage Facility, the Moses-Columbia Block, and others.

At more than 20 site petroleum and hazardous substance Brownfields sites, staff have performed extensive due diligence services that included Phase I and Phase II Environmental Site Assessments (ESAs), Hazardous Building Materials Inventories (HBMIs), underground storage tank assessment, and planning for remediation and reuse.

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CITY OF BELFAST U.S. EPA BROWNFIELDS ASSESSMENT PROGRAM

CITY OF BELFAST, MAINE

SERVICES: Qualified Environmental Professional (QEP) Brownfield services, grant writing, Phase I and Phase II Environmental Site Assessments (ESAs), Hazardous Building Materials Inventories (HBMIs), Site Specific Quality Assurance Plans (SSQAPP), Analysis of Brownfield Cleanup Alternatives (ABCAs) with Remedial Action Plans (RAPs), reuse and redevelopment planning, Brownfields inventories, Community Outreach and Education, Cooperative Agreement and programmatic assistance including quarterly reporting and Assessment, Cleanup and Redevelopment Exchange System (ACRES) updates, and reporting.

PROJECT DURATION: SME staff, while employed elsewhere, 2011-Present

SME staff, while employed elsewhere, assisted the City of Belfast (the City) to obtain, implement, and successfully manage FY2019 and FY2022 U.S. EPA Brownfield Assessment programs. Since 2023, when SME expanded the firm's professional Brownfields capabilities through the hiring of a team of Brownfields experts, SME has been under contract for the Project Management of the current assessment grant.

PROJECT OUTCOME AND VALUE ADDED

SME staff have successfully entered and assessed over 25 of Belfast's priority sites. Many of the sites have been remediated following completion of environmental due diligence, assessment, and regulatory approval of various cleanup strategies with state and federal regulatory approval.

The City, with support from SME's team, has realized multiple program successes over time including the assessment and cleanup of priority sites, such as the Former Exxon Station, Old Waldo County Jail, Waterfall Arts, Home Supply Center (former Manufactured Gas Plant), Embee Cleaners, Masker's Theater, and the former Public Works facility. These sites have been successfully repurposed as a soup kitchen, workforce housing, community arts building, and much needed city parking.

SME staff also assisted with the creation of the City's Brownfields site inventory (list of potential Brownfields sites), and attended, and presented at, multiple Brownfields Advisory Committee, City Council, and public meetings.

To facilitate redevelopment in Belfast, SME staff also assisted the City with successfully applying for and receiving two U.S. EPA Brownfields Site-Specific Cleanup Grants ($200,000 each).

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TOWN OF MILLINOCKET U.S. EPA BROWNFIELDS ASSESSMENT PROGRAM

TOWN OF MILLINOCKET, MAINE

SME SERVICES: Qualified Environmental Professional (QEP) services, Phase I and Phase II Environmental Site Assessments (ESAs), Site Specific Quality Assurance Plans (SSQAPP), and Brownfields Cleanup Alternatives (ABCAs)

PROJECT DURATION: 2023 to present (through 2028)

The economy of the Town of Millinocket (Town) and the Katahdin region was devastated by the closure of the former Great Northern Paper Mill (GNP) which, while in operation, employed a significant portion of Millinocket's population. Since the mill's closure, the town has suffered from a lack of jobs which has led to an out migration of its population.

The Town selected Sevee & Maher Engineers, Inc. (SME) to provide Qualified Environmental Professional services for their first ever U.S. EPA-funded Brownfields Assessment Grant. SME's role includes performing Phase I and Phase II ESAs, writing SSQAPPs, and preparing ABCAs. SME assists with the management of grant programmatic requirements including quarterly reporting and Assessment, Cleanup and Redevelopment Exchange System (ACRES) updates.

CHALLENGES

As is the case with any new Brownfields program, the initial phase of work is to get the word out and educate the community as to how best to utilize Millinocket's Assessment funds to maximize benefit. Initial education and outreach has been successful as SME personnel, working with the not-for-profit organization Our Katahdin, have led several successful U.S. EPA funded Assessment and Cleanup programs at the former GNP site.

PROJECT OUTCOME AND VALUE ADDED

The Town and SME are currently in discussions with a prospective purchaser of a high-profile site that was identified in the Town's preliminary inventory of potential Brownfields sites. This particular site is located at one of the "gateways" to Millinocket's downtown and its planned reuse would fill a significant void in local business and development communities.

The Town and SME are planning several informational sessions for the Town Council and the Brownfields Advisory Committee with a public meeting to follow in the spring of 2024.

SME
SEVEE & MAHER ENGINEERS

4 Blanchard Road, PO Box 85A, Cumberland, ME 04021
Tel: 207.829.5016 • Fax: 207.829.5692 • sme-engineers.com

U.S. EPA BROWNFIELDS ASSESSMENT PROGRAM

CITY OF SOUTH PORTLAND, MAINE

SERVICES: Qualified Environmental Professional (QEP) Brownfield services, grant writing, Phase I and Phase II Environmental Site Assessments (ESAs), Hazardous Building Materials Inventories (HBMIs), Site Specific Quality Assurance Plans (SSQAPP), Analysis of Brownfield Cleanup Alternatives (ABCAs) with Remedial Action Plans (RAPs), reuse and redevelopment planning, Brownfields inventories, Community Outreach and Education, Cooperative Agreement and programmatic assistance including quarterly reporting and Assessment, Cleanup and Redevelopment Exchange System (ACRES) updates, and reporting.

PROJECT DURATION: 2019 - Present

SME staff, while employed elsewhere, assisted the City of South Portland (the City) to obtain, implement, and successfully manage FY2019 and FY2022 U.S. EPA Brownfield Assessment programs. Since 2023, when SME expanded the firm's professional Brownfields capabilities through the hiring of a team of Brownfields experts, SME has been under contract for the Project Management of the current assessment grant.

CHALLENGES

South Portland is Maine's fourth largest City, and due to its proximity to air, marine, rail, and highway transportation, it has been a center for industry for nearly 200 years. Historic shipyards, rail yards, and automotive development, especially along the Fore River, has left our neighborhoods in a state of blighted, contaminated disrepair, greatly in need of Brownfield assessment, cleanup, and redevelopment.

PROJECT OUTCOME AND VALUE ADDED

SME staff have assisted the City obtain $800,000 in Brownfield Assessment grants; as part of the initial FY2019 Assessment Grant, we conducted extensive public outreach, facilitated the completion of a Brownfields Inventory and Petroleum Corridor Study that identified 35 "Priority Petroleum/ Brownfield Sites" in the City's Target Areas, and performed large scale site investigation and remedial planning at the 30-acre Liberty Shipyard property, located in the heart of the Fore River Target Area, and identified as one of the highest priority Sites for redevelopment in the City. For this Site, SME staff performed remedial/cleanup planning through the completion of ABCAs and the development of engineering-based cleanup cost estimates and plans. SME staff also helped the City leverage funds, including nearly $40,000 from Greater Portland Council of Governments (GPCOG) for assessment tasks, over $10,000 in municipal TIF Funds, approximately $12,000 in assessment from the MEDEP 128A Brownfield program; and $1.2M from the Maine DECD and GPCOG RLF programs for cleanup activities at the Liberty Shipyard. This Site is in the process of being redeveloped for residential and commercial reuse in a partnership with the South Portland Housing Authority.

As part of the FY2022 Assessment Grant, with SME personnel's assistance, four additional Sites have been entered into the program, and to support the update of their Comprehensive Plan, the City has performed reuse and planning activities which included a Targeted Infrastructure and Economic Analysis of key Brownfield sites and an Economic Development Market Analysis for the Fore River Waterfront and Cash Corner Neighborhoods (Brownfield Target Areas).

4 Blanchard Road, PO Box 85A, Cumberland, ME 04021
Tel: 207.829.5016 • Fax: 207.829.5692 • sme-engineers.com

FORMER GREAT NORTHERN PAPER BROWNFIELDS CLEANUP

OUR KATAHDIN, MILLINOCKET, MAINE

SME SERVICES: Brownfields Qualified Environmental Professional (QEP) services, community outreach, remediation cleanup design, bidding phase support, and construction phase services

PROJECT DURATION: 2020 – present

CHALLENGES

The former Great Northern Paper (GNP) mill in Millinocket produced its first roll of newsprint in 1900, soon becoming the world's largest paper mill and the first paper mill to have an electrical generation and distribution facility built into the plant. The mill operated until 2008 and has remained vacant and underutilized since that time. Our Katahdin (OK) is a nonprofit organization that was formed to help the Town of Millinocket with reuse and revitalization planning, especially for those areas on and surrounding the former GNP Site. OK is currently redeveloping the 1,400-acre GNP Site, with assistance from governmental and non-governmental agencies to clean up and remediate the legacy environmental issues present at the GNP site.

PROJECT OUTCOME AND VALUE ADDED

SME personnel, while employed elsewhere, successfully assisted Our Katahdin (OK) in the creation and submission of multiple U.S. Environmental Protection Agency (U.S. EPA) Brownfields cleanup grants, as well as other federal and state funded cleanup grants and low-interest loans. Since 2020, OK has received four U.S. EPA Brownfields Cleanup Grants totaling $3,000,000; Maine Department of Economic and Community Development (DECD) Brownfield Revolving Loan Fund (RLF) grants and loans totaling $2,650,000; and Maine Department of Environmental Protection (MEDEP) 128A funding totaling $57,000. SME team members also assisted the client in obtaining an approximately $650,000 grant funded by the U.S. Department of Housing and Urban Development (HUD). For all of these cleanup projects, our team members provided Brownfields Qualified Environmental Professional (QEP) services, project management, engineering cleanup design and construction observation services, and strategic planning.

SME personnel, while employed elsewhere, have been involved with a number of environmental engineering projects at the GNP Mill since the mid-1970s. Recent cleanup projects which SME staff have conducted at the Site include:

- U.S. EPA Brownfields Cleanup of the Administration Building
- U.S. EPA and Maine DECD Brownfields Cleanup of the Pilot Plant/Research Building
- U.S. EPA and Maine DECD Brownfields Cleanup of the Engineering Building
- U.S. EPA Cleanup of the #6 Fuel Oil Tank Farm & Rail Corridor
- Maine DECD Brownfields Cleanup of the Wastewater Treatment Plant and Clarifier

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Proposal for Qualified Environmental Professional Services to Perform Brownfields Assessments

City of Gardiner Brownfields Assessment Program

January 11, 2024

Fee Structure and Cost Proposal

A budget table, broken down by each of the four major tasks included in Gardiner's Brownfields Assessment Request for Proposals (RFP), is presented in the attached ***Table 1***. The budget table includes an estimation of hours to be spent by each Sevee & Maher Engineers (SME) employee for each task, their hourly rates, subcontractors, along with a breakdown of other anticipated expenses and fees (travel, administrative, equipment, laboratory analysis, etc.) and percent time for SME personnel.

The exact scope and level of investigation will vary depending on the total number of investigations performed, the size of the project site, as well as site-specific conditions and the level of environmental uncertainty requiring investigation at the selected sites. For example, the exact scope and level of a Phase II Environmental Site Assessment (ESA) cannot be finalized until the recognized environmental conditions (RECs) associated with a site have been identified through the Phase I ESA. Likewise, the frequency of project meetings between SME and Gardiner will likely be variable and dependent upon the level and complexity of active sites in the program, as well as the needs of the community and site owners. As such, the associated budget presented on ***Table 1*** is based on our prior experience with the City of Gardiner's Brownfields Assessment Program and other Brownfield projects; and on the assumptions presented below.

According to Gardiner's Assessment RFP, SME has assumed that 11 Phase I and Phase II ESAs will be completed for this Assessment Grant. We have assumed that a typical Phase II ESA will include one day of drilling with monitoring well installations, field screening soils and collection and laboratory analysis of soil and groundwater samples for typical contaminants of concern for Brownfields sites. The field work for the Phase II ESA is anticipated to last two days; however, subcontractors will be onsite for one day per investigation with the second day utilized for the collection of groundwater samples and site surveying/measurements. Subcontractors will include analytical laboratories, drilling subcontractors, and backhoe operators. Local and Women's Business Enterprise/Minority Business Enterprise (WBE/MBE) subcontractors will be used whenever possible and cost effective. Geophysical surveys to assess for the presence of abandoned underground storage tanks, as an example, and utility clearance surveys were also included in the Budget Table.

According to Gardiner's Assessment RFP, SME has also assumed that 8 Analysis of Brownfields Cleanup Alternatives (ABCAs) and Remedial Action Plans (RAPs) can be prepared for this Assessment Grant and SME can assist in coordination of one area-wide planning activity document for Gardiner's Target Area for your Brownfields Assessment Program. Every effort will be made by the project team to control costs and

use project funds in an effective manner. We are confident that our costs provide the highest value and are extremely cost competitive with firms having less experienced staff. In order to be cost-effective and reduce unnecessary work tasks, we often will complete field investigations and sampling programs in a phased approach, with data review and evaluations being conducted in the field to allow real-time decisions for the efficient use of project resources. Using this triad approach on Brownfields Projects is strongly encouraged by the U.S. EPA.

SME's project team members also have intimate knowledge of additional funding sources, such as the Maine Department of Economic and Community Development's Revolving Long Funds, and how those resources may be applied to project investigation and remediation costs for sites entered into the Gardiner's Brownfields Program. As sites are identified and incorporated into the Brownfields Program, SME will assess each site to determine its eligibility to receive additional funding.

With Brownfield programs such as this, additional tasks may also be necessary (such as additional owner education and meetings, updating site inventory, additional sites that require Phase II ESAs, additional environmental testing for sites larger and more complex than our "typical" Brownfield site, asbestos and lead paint inspections, geophysical surveys, etc.).

As requested in the City of Gardiner's RFP, a schedule of fees providing an hourly basis for each of the key personnel, as well as a schedule of other basic costs, should additional services be necessary is presented here.

SME
SEVEE & MAHER
ENGINEERS

2024 FEE SCHEDULE

PRINCIPAL	$200/hr
SR. CHEMIST/SR. TOXICOLOGIST	$225/hr
PROGRAM MANAGER	$180/hr
PROJECT MANAGER/SR. ENGINEER/SR. GEOLOGIST/SR. SCIENTIST	$170/hr
ENGINEER/GEOLOGIST/SCIENTIST	$145/hr
SENIOR FIELD ENGINEER	$145/hr
FIELD ENGINEER/FIELD GEOLOGIST	$115/hr
SENIOR TECHNICIAN	$115/hr
SENIOR CADD	$105/hr
CADD	$95/hr
TECHNICIAN	$95/hr
JUNIOR TECHNICIAN	$65/hr
ADMINISTRATIVE SUPPORT	$65/hr
COMMUNICATIONS	3% of labor
COMPANY VEHICLE USE	$0.75/mi
PERSONAL VEHICLE USE	IRS Prevailing Rate
SUBCONTRACTORS	Cost + 10%
PERMIT/APPLICATION FEES	Cost + 10%
DIRECT EXPENSES	Cost + 10%

Invoices will be submitted every 30 days. Payment shall be made to Sevee & Maher Engineers within 30 days of receipt of invoice. A 1.5% finance charge will be assessed on all past due invoices.

SME
SEVEE & MAHER
ENGINEERS

Table 1 – Estimated Budget
Request for Proposals- QEP Services to Perform Brownfields Assessments
City of Gardiner Brownfields Assessment Program

		Rate	Unit	Task 1 General QEP Services (Site Inventory, Community Outreach and Engagement & Cooperative Agreement Activities)	Task 2 Phase I Environmental Site Assessments (per Site)	Task 3 SSQAPPs & Phase II Environmental Site Assessments (per Site)	Task 4a Cleanup Planning ABCA/RAPs (per Site) & Area-Wide Planning	Task 4b Site Reuse & Redevelopment and Area-Wide Planning Activities	Estimated Total Project Hours	Estimated Percent Time
LABOR (hours)										
Principal In-Charge	Erik Clapp, L.G., Ph.D.	$200.00	Hr	1		1	1		20	1%
Program Manager/Project Manager	Nicholas Sabatine, P.G.	$170.00	Hr	50	2	6	1		146	8%
QA Officer	Stephen Dyer, P.E.	$170.00	Hr			4	2		60	3%
Lead Geologist	Aaron Martin, L.G.	$145.00	Hr		2	9	2		137	7%
Lead Engineer	Jaime Madore, P.E.	$145.00	Hr	8	2	9	4		161	8%
Field Engineer	Sarah Mazerolle	$115.00	Hr	2	16	42	16		768	40%
Hazardous Materials Specialist	SME Industrial Hygienists	$115.00	Hr			40	3		464	24%
Drafting	SME GIS/CADD Specialist	$95.00	Hr	1	2	5	1		86	5%
Administrative	SME Admin Staff	$65.00	Hr	1	1	4	1		64	3%
			Labor Subtotals	$10,250.00	$3,015.00	$14,675.00	$3,925.00		1,906	100%
EXPENSES										
Travel		$50.00	lump	4	1	3				
Field Consumables		$25.00	lump			3	1			
Misc/Copies/Postage/Advertising		$50.00	lump	2	1	1	1			
			Expense Subtotals	$300.00		$275.00	$75.00			
EQUIPMENT										
Sampling Equipment		$500.00	site			1				
			Equipment Subtotals			$500.00				
SUBCONTRACTORS (10% Markup)										
Sub: Utility Clearance/Geophysical Evaluation		$1,000.00	site			1				
Sub: Drilling Services		$3,500.00	site			1				
Sub: Laboratory (Soil, Groundwater, Soil Vapor, Asbestos, etc.)		$5,000.00	site			1				
Sub: Environmental Data Resources (EDR)		$485.00	site		1					
Cleanup & Area-Wide Planning		$100,000.00	ea				1	1		
			Subcontractor Subtotals		$485.00	$9,500.00				
			Subtotal per Site/Task	$10,550.00	$3,500.00	$24,950.00	$4,000.00			
			Number of Sites/Task	1	11	11	8			
			SUBTOTAL	$10,550.00	$38,500.00	$274,450.00	$32,000.00	$100,000.00		
								TOTAL ESTIMATED BUDGET:		**$455,500.00**

100 International Drive, Suite 152, Portsmouth, NH 03801
Tel: 603.431.3937

January 11, 2024

Ms. Melissa Lindley, Economic development director
City of Gardiner, Maine
Via Email: mlindley@gardinermaine.com

Re: **Brownfields Qualified Environmental Consultant**

Dear Ms. Lindley:

Having performed Brownfields assessments under the EPA program for over 25 years, Weston & Sampson is excited to support the City of Gardiner with its Brownfields Assessment program. We are passionate about Brownfields redevelopment and care deeply about helping our clients achieve success. Our mission states that "**we protect, improve, and sustain the natural and built environment to enhance the quality of life.** This philosophy dovetails perfectly with helping cities and towns revitalize and thrive. **As your partner in this program, we offer you the following benefits:**

- **Unparalleled Brownfields Assessment Program experience** – With Weston & Sampson, the City of Gardiner has the benefit of over 25 years of Brownfields experience throughout New England coupled with local support and knowledge. Having competed projects for Kennebec Valley Council of Governments in Farmingdale, Jackman, Madison, Manchester, North Anson, Oakland, Pittsfield, Waterville, and Winslow, plus multiple projects in Auburn, North Berwick, and Sanford we bring a wealth of experience working with EPA and Maine DEP on this program. Coupled with our **current engineering work in Gardiner**, and similar projects in Biddeford and Westbrook, we bring Gardiner a Region 1-wide perspective to the city's Brownfields program, specifically our experience with paper product manufacturing facilities, tanneries, and industrial/commercial usage like at 19 Maine Street. We want to help Gardiner develop a successful and sustainable program and attract developer interest.
- **All-Inclusive, Full-Service Firm –** We have helped clients obtain over $23.65M in Brownfields funding and we bring our experience of taking projects **"beyond assessment"** through redevelopment. We are currently working with Winn Development on the Stenton Trust Mill in Sanford where we are providing site/civil engineering services, landscape architect and geotechnical support to this brownfield's redevelopment project. As a multi-disciplined firm, with environmental professionals, engineers, hazardous materials specialists, construction specialists, urban planners, landscape architects, and support staff, we offer a distinct "**one stop shop**" advantage over our competitors. We will work with the city to prioritize and assess sites, conduct cleanup/reuse and area-wide planning (AWP) activities as appropriate, and set up a pipeline of projects to support future funding opportunities.
- **Strong Project Management** – Our project manager, **Sarah DeStefano**, has worked on Brownfields programs her entire career. Sarah is an expert on site eligibility and the financial, procedural, and technical requirements that EPA requires. As a former EPA employee, she will give Gardiner access to Region 1 personnel and insight that none of our competitors can offer. **Todd Bridgeo, PE** is our lead Maine engineer and will manage the assessment and remediation planning phases of your program. Todd is well known and respected by Maine DEP and brings experience from throughout the region. This team has successfully helped our clients showcase their successes, including **13 EPA Success Stories and 3 Phoenix Awards** and presentations at the last BCONE Northeast Sustainable Communities Workshop and at the upcoming NEWMOA Brownfields Summit in Portland in May.

Weston & Sampson understands the importance of returning environmentally challenged sites to productive use and looks forward to supporting the City of Gardiner with this opportunity. Please contact me at 800-SAMPSON or naslasg@wseinc.com if you have any questions or to discuss how we can assist you with your program goals.

Sincerely,

WESTON & SAMPSON ENGINEERS, INC.

George D. Naslas

George D. Naslas, PG, LSP
Vice President / Authorized Signatory / Primary Contact

Christopher M. Perkins, PE
Clerk

CONTENTS

SECTION 1 – RESPONSE TO QUALIFICATIONS & CRITERIA

Weston & Sampson has carefully reviewed the qualifications of the applicant and evaluation criteria outlined in the City of Gardiner's RFP, and we have taken care to address these items throughout our submittal, thereby demonstrating our understanding of and ability to complete your project. To assist you in evaluating our qualifications and abilities, we have provided responses to your criteria below.

We are confident that the City of Gardiner will find Weston & Sampson compliant and fully responsive to the RFP qualifications and criteria and that our submission successfully reinforces the depth and breadth of our credentials.

Qualifications of the Applicant

✓ Shall not have defaulted on any contract within three years prior to the date of this proposal

Weston & Sampson has not defaulted on any contract within the three years prior to the date of this proposal.

✓ Shall maintain a permanent place of business

Established in 1899 and Incorporated in 1976, Weston & Sampson is a privately held, employee-owned firm, headquartered in Reading, Massachusetts. In November 2023, we became a **100% Employee Stock Ownership Plan (ESOP) company**. This is an important step to empower our employees and provide a firm foundation for the next 125 years. Weston & Sampson maintains regional offices throughout the Northeast and along the East Coast. With a diverse staff of multidisciplinary professionals, we provide high-quality, specialized services, even on demanding, concurrent projects.

Weston & Sampson has provided services to Maine municipalities and regional Planning Commissions (RPCs) since the firm's inception in 1899. With many employees residing in Maine, we still maintain multiple offices as we believe that an office environment provides a location for collaboration, mentoring and transfer of knowledge. Despite COVID 19, we have maintained our strong company culture and currently offer a hybrid work environment as a benefit to our employees. Our office in Portsmouth will support this program, however, several of our team members are Maine residents and live closer to Gardiner. Our address is:

Weston & Sampson Engineers, Inc.
100 International Drive, Suite 152
Portsmouth, NH 03801
603-431-3937 | info@westonandsampson.com

✓ Shall have adequate personnel and equipment to perform the work expeditiously

Our team is ready and committed to perform work on this contract. We have assigned key staff members whose fields of expertise and project work experience best match your project needs, **see team chart in Section 2**. These individuals are degreed professionals and offer specialized experience in the areas of environmental science and engineering; hydrogeology; Environmental Protection Agency (EPA) and Maine Department of Environmental Protection (Maine DEP) regulatory frameworks; Quality Assurance Project Plans (QAPPs) and work plans; risk assessment; evaluation and cost estimating for cleanup alternatives; and reuse plans in support of Brownfields remediation and redevelopment.

We have structured our team to demonstrate our capacity to conduct multiple projects simultaneously, as well as provide the full range of technical services needed in a Brownfields Program. With a staff of over 800 professionals to draw upon, Weston & Sampson can ensure the assignment of highly qualified personnel for all your project tasks. Given our firm's depth of staff and breadth of expertise, we can readily meet the needs of your project. All the team members will be immediately available to begin work on this project. During critical points, these personnel will devote up to 100% of their time, as needed to complete projects within the city's timeframe.

We carry some field equipment in-house and rent other equipment on an as needed basis. We have found this approach to be reliable and ensures the equipment is in good working order. We subcontract specific services such as geophysical survey, drilling, test pit excavation and laboratory services. Given the depth of our team and our strategy for equipment, we have always been able to cover our project commitments.

✓ **Shall have suitable financial status to meet obligations incidental to work**

Weston & Sampson is a financially stable, privately held corporation. Weston & Sampson was established in 1899, and since that time we have never filed for bankruptcy under any provision of the Federal Bankruptcy Laws. As a privately held corporation, Weston & Sampson generally does not publish our financial information. However, upon further request, we may be able to provide additional information.

✓ **Shall have appropriate technical experience in the class of work involved**

To provide comprehensive services, our team includes professionals licensed in the State of Maine, as well as technical specialists, who have successfully worked together on similar projects over the past several years. Weston & Sampson will commit to your project technical staff in all the required classes with specific, demonstrated experience in municipalities throughout the Northeast. This depth of staff will allow us to provide multi-disciplinary expertise to complete your project on schedule and without delays. Information regarding our team is included in Section 2.

✓ **Shall be registered with the Secretary of the State of Maine to do business in Maine**

Licensed to provide engineering services in the State of Maine, Weston & Sampson has both Maine Professional Engineers and Certified Geologists to work on this project. They are supported by the resources of our firm with more than 800 staff and our robust environmental practice that covers the range of environmental services under this contract for the City of Gardiner. We have provided a copy of our Certificate of Good Standing, issued by the state's Department of the Secretary of State, at the end of this section.

✓ **Shall not have failed to perform satisfactorily on contracts of a similar nature**

Weston & Sampson has been recognized for exceeding clients' expectations by providing attentive personal service, superior technical quality, and adherence to cost and schedule requirements. We invite you to contact the references provided in Section 3 to discuss our environmental capabilities, past performance, and commitment to client services. Our repeat business makes up over 90% of our projects which is testament to the quality of our work and the great relationships and partnerships we have built with our clients.

✓ **Shall have a Maine Registered Professional Geologist on staff or identify a subcontractor that meets that requirement**

In support of the City of Gardiner and this important project, Weston & Sampson proposes to use two (2) Maine registered Professional Geologists on our team. Kevin Mackinnon is our lead geologist, with Frank Getchell providing senior technical review.

Frank Getchell, PG, CG, PH-GW (PG ME #GE474) - Frank is a professional geologist with over 35 years of experience in the management, design, and implementation of subsurface investigations related to groundwater resource development and planning; aquifer hydraulics; groundwater recharge and storage and ASR; construction, foundation, and quarry dewatering; land use impacts related to building development and extractable resource activities; and delineation and remediation of contaminated vapor, soil, and water.

Kevin MacKinnon, PG, PH-GW (PG ME #GE477) - Kevin is a professional geologist, hydrogeologist, and hydrologist with more than 20 years of experience focused on water resource studies and groundwater contaminant transport for governmental agencies, private industry, and municipal clients.

✓ **Shall have on staff or identify a subcontractor certified to conduct lead-based paint and asbestos analysis and remediation plans**

Weston & Sampson routinely conducts asbestos and hazardous building materials assessments for our clients with active or abandoned facilities slated for demolition or renovation, as well as utility removal/replacement contracts. Our asbestos and hazardous materials specialist, Craig Miner, LEED AP, will manage our hazardous building materials tasks with local subconsultants, as needed. We have identified RPF Environmental out of Portland to provide additional support as needed.

✓ **Shall have a minimum of four (4) years experience as a business**

Weston & Sampson has provided public agencies, municipalities, and private sector clients with cost effective and innovative solutions to their infrastructure and environmental challenges since its founding in 1899. Our brownfields team has 25 year of EPA Brownfields Program experience.

✓ **Shall have completed a minimum of three (3) Brownfields projects**

Our brownfields team has 25 years of EPA Brownfields Program experience and over 35 years of environmental assessment and cleanup experience. We have managed and coordinated more than 1,500 site assessments, hazardous building material (HBM) surveys, and hundreds of remediation projects. Weston & Sampson's experience with Phase I and Phase II ESAs extends over 20 years before the first ASTM E1527 guidance standard was published in 2000.

We have worked on EPA-funded brownfields assessment projects since the late 1990s, including more than 30 programs, hundreds of individual sites, 13 EPA Success Stories and 3 Phoenix Award Winning Projects, specifically Modern Electroplating, Boston, MA; the Sanford Millyard, ME; and Bartlett Station, Roxbury, MA – the 2022 winner at the National Brownfields Conference in Oklahoma City. **This experience is highlighted in Section 3**, where we also highlight Maine specific projects.

✓	Shall not have failed to comply with any requirements from the State of Maine

Weston & Sampson has not failed to comply with any requirements from the State of Maine. We have worked closely with Maine DEP on many brownfield projects, such as our work with Kennebec Valley Council of Governments (KVCOG) and our current slope stability work in Gardiner and Biddeford.

Evaluation Criteria

Requirement	Meets Criterion?	Location Where Criterion is Addressed
1. Clarity of the proposal, understanding of the project objectives, and responsiveness to the work program.	✓	• Section 4
2. The respondent's experience and qualifications to perform the requested service.	✓	• Section 3
3. Ability to communicate findings to the general public and in particular environmental justice communities.	✓	• Sections 3 and 4
4. The degree to which the respondent demonstrates an ability to work effectively and coordinate activities with the City of Gardiner, City Brownfields program staff and other interested parties including US EPA, Maine DEP, and property owners.	✓	• Section 3
5. Reasonableness of the proposed costs, and indicated level of effort, are supported by the activity associated with each work task, based on a comparison of prices among competing offerors and other available information on market rates for consulting services (if applicable)	✓	• Cost Proposal
6. References	✓	• Section 3

State of Maine

Department of the Secretary of State

I, the Secretary of State of Maine, certify *that according to the provisions of the Constitution and Laws of the State of Maine, the Department of the Secretary of State is the legal custodian of the Great Seal of the State of Maine which is hereunto affixed and of the records of qualification of foreign business corporations in this State and annual reports filed by the same.*

I further certify *that WESTON & SAMPSON ENGINEERS, INC., a MASSACHUSETTS corporation, is a duly qualified foreign business corporation under the laws of the State of Maine and that the application for authority to transact business in this State was filed on December 6, 2000.*

I further certify *that said foreign business corporation has filed annual reports due to this Department, and that no action is now pending by or on behalf of the State of Maine to forfeit the authority to transact business in this State and that according to the records in the Department of the Secretary of State, said foreign business corporation is a legally existing corporation in good standing under the laws of the State of Maine at the present time.*

In testimony whereof, *I have caused the Great Seal of the State of Maine to be hereunto affixed, given under my hand at Augusta, Maine, this twenty-second day of December 2023.*

Shenna Bellows

Shenna Bellows
Secretary of State

Authentication: 8000268

SECTION 2 – ASSESSMENT TEAM

Our Company

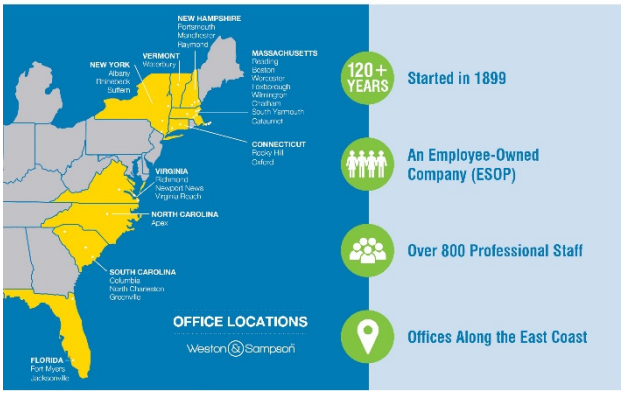
Established in 1899, Weston & Sampson has been providing our clients with cost-effective, innovative solutions to their infrastructure and environmental challenges for well over a century. A privately held, 800+ person employee-owned (ESOP) corporation, Weston & Sampson has been a financially stable firm for over 125 years, and most recently voted to become an Employee Stock Ownership Plan (ESOP) company, meaning that the company is 100% owned by its employees.

Our mission is to protect, improve, and sustain the natural and built environment to enhance quality of life. Our clients are our partners; in our municipal work, we remain sensitive to community concerns and understand the need to minimize impacts to residents and neighbors.

Weston & Sampson specializes in providing multi-disciplined support, Brownfields site assessment, reuse planning, remediation, resiliency design and climate mitigation. *Nationally ranked among the top 150 design firms and top 110 environmental firms in the United States*, according to Engineering News Record (ENR), Weston & Sampson is proud of our ability to understand our clients' needs, develop appropriate solutions, and provide comprehensive engineering services on time and on budget.

PHILOSOPHY STATEMENT & BUSINESS FOCUS

Weston & Sampson maintains a business philosophy that dictates the delivery of conscientious consulting services with professionalism and accountability. We tailor our scope of services to meet the needs and expectations of our clients in accordance with the established industry standards of care. We provide these services at a fair price while upholding the highest ethical values of the profession. Adherence to these principles has served us well since Weston & Sampson's inception 125 years ago.



We focus on developing quality planning and design products, and dependable, thorough services that provide and retain value for our clients. We pride ourselves as a marketplace leader and innovator in our field. As a municipally focused firm, our job is to anticipate our clients' needs and partner with our clients to develop creative solutions that work for all stakeholders.

We take pride in celebrating our clients' successes. For example, a recent signature project, the redevelopment of Bartlett Yard, a former rail and bus maintenance facility, was transformed into a vibrant multi-use, affordable housing development in the heart of an environmental justice neighborhood and was an enormous success. The project received five EPA Cleanup grants, but we also assisted in leveraging additional funds from state agency and helping the developer obtain applicable tax credits. The client, *Nuestra Comunidad*, a neighborhood community development corporation, in conjunction with a local minority-owned developer, received EPA's prestigious Phoenix Award at Brownfields 2022 and Project of the Year at the recent Brownfields Coalition of the Northeast's (BCONE) Sustainability Workshop. Weston & Sampson is proud to have been involved in the project and to help celebrate Nuestra Comunidad's success.

OUR EXPERTISE

Weston & Sampson offers extensive in-house capabilities in dozens of areas, including many areas that are crucial to brownfields and industrial legacy sites, as well as assessment and redevelopment efforts. Our team works collaboratively with communities to build realistic visions with clear action steps for implementation. We focus our planning efforts on **inclusive in-person and online/virtual community engagement**, so that we can build consensus from a diversity of perspectives. Our services include:

- **Brownfields Grant Writing**
- **Brownfields Planning, Assessment & Remediation**
- **Brownfields Redevelopment**
- Landscape Architecture/Urban Design
- Resiliency Planning and Design
- **Public Engagement / Visioning**
- Green Infrastructure Design
- Community & Master Planning
- Transportation & Traffic
- Site/Civil Engineering
- Utility Design & Construction Support
- Environmental Compliance/Permitting
- **Hazardous Materials Assessments**
- Regulatory & Enforcement Assistance
- GIS & Mapping
- Drone Services
- Reuse Planning / Visioning
- **Site Assessment**
- Wetlands Replication & Restoration
- Geotechnical & Structural
- Hydrogeological
- Facilities Planning/Design
- Renewable (Solar) Energy
- Solid Waste Management
- Permitting

DIVERSITY, EQUALITY & INCLUSION

Weston & Sampson is an Equal Opportunity Employer. We embrace the rich perspectives and experiences that arise from people of different races, ethnicities, cultures, sexual orientations, gender identities, ages, socio-economic statuses, abilities, and religions, as well as valuable insight from other untapped groups, within our Weston & Sampson family and the communities we serve.

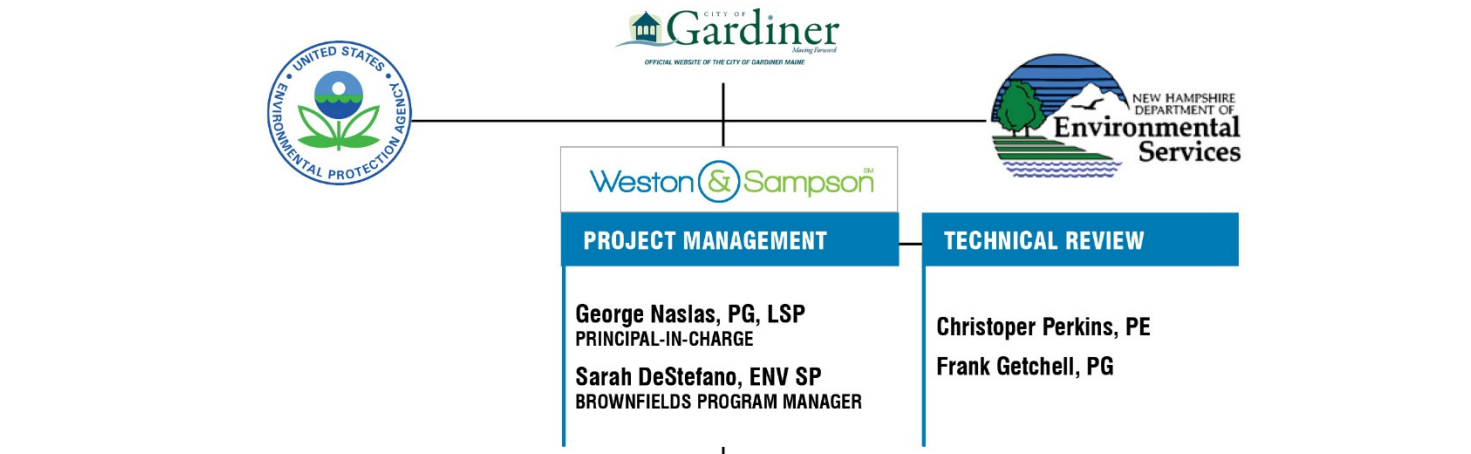
idea
inclusion · diversity · equity · access

Our firm has a dedicated Inclusion Diversity Equity Access (IDEA) committee. As part of this important initiative, our primary goal is to foster a true sense of belonging, equitable representation across our organization, and the empowerment of employees to incorporate IDEA values into the work they perform. Another goal of our initiative from a project perspective is enhancing our firm's commitment to utilizing diverse vendors in all aspects of our corporate endeavors. We empower all our employees to incorporate directed spending through disadvantaged business enterprises as well as diverse vendors and partners in their project efforts, where available and appropriate.

We encourage everyone to take a leadership role in IDEA today and always. To ensure IDEA remains a priority and to illustrate our commitment, our IDEA efforts, progress, and initiatives are a **standing agenda** item at Weston & Sampson's Quarterly Board of Director's meetings. As a measure of our success, both the New England Wastewater Association and Connecticut American Wastewater Association recently awarded Weston & Sampson this year's **Diversity Award**.

OUR TEAM AND KEY STAFF

Weston & Sampson has assembled a team with extensive experience related to the project scope. The organizational chart below identifies our team members, subconsultants and subcontractors, and their respective roles and responsibilities. Where possible we will hire minority- and women-owned businesses (MBE/WBE) to provide specialty services as appropriate in order to meet Fair Share Goals outlined in EPA's Cooperative Agreement. Following the team chart, we highlight the qualifications of our project management team below.



ENVIRONMENTAL SITE ASSESSMENT

PHASE I/II SITE ASSESSMENTS
Todd Bridgeo, PE, LSP - Task Manager
Kevin MacKinnon, PG, CG, PH-GW
Elizabeth Earley
Isabelle Dolcino

HAZARDOUS BUILDING MATERIALS
Craig Miner, LEED AP

COOPERATIVE AGREEMENT OVERSIGHT
Sarah DeStefano, ENV SP

QA/QC OFFICER
Loren McGrath

RISK ASSESSMENT
Marie Rudiman

PFAS
Blake Martin

CLEANUP & REUSE PLANNING

REMEDIATION
Todd Bridgeo, PE, LSP - Task Manager
Paul Uzgiris, PE
Alexandria Hidrovo, EIT

AREA-WIDE / REUSE PLANNING
Susan Mara, AICP

RESILIENT DESIGN
Indrani Ghosh, Ph.D
Joanna Nadeau, AICP

COMMUNITY OUTREACH / VISIONING

OUTREACH
Cassandra Bethoney, RLA
Joanna Nadeau, AICP

GRAPHICS
Christine O'Brien

PROJECT SUPPORT SERVICES / SUBCONSULTANTS

GEOTECHNICAL/STRUCTURAL
Thomas Strike, PE
Scott Bruso, PE

RENEWABLE ENERGY/SOLAR
Robert Bukowski, PE, LEED AP, CPESC

DRONES / AERIAL SERVICES
Andrew Bakinowski

PERMITTING
Devin Herrick, CWS

SAFETY
Michael "Mick" Brown

LABORATORY
Absolute Resource Associates, LLC (WBE)
Pace Analytical

REMEDIATION WASTE SERVICES
Strategic Environmental Services (WBE)
Mill City Environmental (MBE)

REUSE PLANNING
Gamble Associates

MARKET STUDY
RKG Associates

TRANSLATION SERVICES
House of Languages
(2022 Minority Owned Small Business of the Year - Maine)

DRILLING/GEOPHYSICAL
Geologic-Earth Exploration (WBE)
Hager Geoscience, Inc. (SDVOSB)
Soil X Corp. (DBE)
New England Geotech, LLC

HAZARDOUS BUILDING MATERIALS SUPPORT
RPF Environmental

SURVEY
Holden Engineering and Surveying, Inc. (WBE)

Management Team

GEORGE NASLAS, PG, LSP | PRINCIPAL-IN-CHARGE

George will have overall responsibility and accountability to the City of Gardiner. George is a PG with over 35 years of professional experience. George has completed over 200 Phase I, II, and III assessments throughout New England and New York, including all our EPA funded Brownfields Assessment, Cleanup and RLF Grant Projects, dating back to 2000. He has worked on projects with KVCOG, City of Auburn and Sanford, including our current work with the developers of the Stenton Trust Mill.

George has presented at numerous national conferences and has helped showcase many of our clients' Brownfields programs, several which have received national recognition, including the 2015 Phoenix Award winning Sanford Millyard project, the former Modern Electroplating facility project, which received the Phoenix Award from EPA at Brownfields 2013 in Atlanta, and most recently Bartlett Station which received the Phoenix Award at Brownfields 2022 in Oklahoma City. He also worked on all our EPA Success stories, and in 2018 presented at a Brownfields conference in Xian, China.

SARAH DESTEFANO | BROWNFIELDS PROGRAM MANAGER

Sarah will be responsible for the day-to-day progress of your program. Sarah will be the primary contact with the City of Gardiner and will monitor the performance of the project team, review budgets, ensure technical quality, and monitor personnel assignments and allocations. Sarah has spent her entire 25-year career in Brownfields, first as a regulator with RIDEM and EPA, and now as a consultant. Sarah offers your program an extensive knowledge base of the financial, procedural, and regulatory requirements for federally funded Brownfields sites. Sarah is an accomplished environmental project manager with more than 20 years of experience in the areas of environmental assessment, investigation, remediation, and Brownfields redevelopment. Since 2015, Sarah has managed more than $3,300,000 of EPA funded Brownfields projects in Region 1.

Sarah will lead all EPA Brownfields-related programmatic requirements for this project, including site eligibility determinations, development, and review of QAPPs, Analysis of Brownfields Cleanup Alternatives (ABCAs), community engagement activities, as well as Phase I/II Environmental Site Assessments. Sarah's expertise also includes grant administration, ACRES database and EPA quarterly reporting requirements. Sarah makes it her mission to help grantees navigate their cooperative agreement requirements easily. Sarah has an excellent working relationship with EPA Region 1 Brownfields staff and was personally asked to beta test recent updates to the ACRES reporting system. She brings regional experience and has the unique perspective of a regulator that serves her well in our project management and work plan development, that also provides our clients with a distinct advantage - factors that set Weston & Sampson apart among our competition.

Todd Bridgeo will serve as Assessment and Remediation Planning Task Manager. A resident of Kennebunk, Todd is a Professional Engineer (ME#13378), currently involved in projects throughout Maine, including sites in Biddeford, Cutler, Gardiner, and Kittery. He is also helping manage multiple projects for NHDES's Brownfields Program. Todd is a remediation engineer and is an expert in brownfields, demolition, complex remediation, demolition, and micro-scale mobility at petroleum sites. Todd worked on projects at the Sanford Millyard, and a recent award-winning cleanup for a site in Rochester, New Hampshire.

Todd will be assisted by our assessment and remediation team including **Loren McGrath.** Loren is our **Quality Assurance / Quality Control** (QA/QC) Manager. She will prepare Quality Assurance Project Plans (QAPP) for review by EPA. She has worked in this role for several years and has developed an excellent working relationship with EPA. Normally, EPA takes 30 days to review a Site-Specific QAPP. **Loren's last submittal was returned without comment in two days**. Her experience will be a benefit to Gardiner in this project.

"I've had the pleasure of working with George and Sarah for over 10 years on various brownfield projects and Peabody's Brownfield program. Besides the strong knowledge base that their Brownfield team brings, what particularly stands out is their ability to see the big picture and work creatively on unique projects to ensure all needs are met for the City and property owners. They exceed my expectations in all aspects of our brownfield projects and on numerous occasions have overcome challenges that have arisen by the nature of these often-complicated brownfield sites."
- Brendan Callahan, Assistant Director of Planning, Community Development, Peabody, Massachusetts

Assessment Team

Supporting George and Sarah will be the following key team members. We have highlighted the key staff members who will be working on your program. We have also highlighted or noted key staff who are Maine Residents. **For all staff, we will not be charging any travel time for them to support your program. We want you to consider them your local resource:**

Name	Office Location & Contact Information
George Naslas	Reading, MA | t. 978-523-1900 | f. 978-977-0100 | naslasg@wseinc.com
Sarah DeStefano	Portsmouth, NH | t. 603-431-3937 | f. 978-977-0100 | destefanos@wseinc.com
Christopher Perkins - ME Resident	Portsmouth, NH | t. 603-431-3937 | f. 978-977-0100 | perkinsc@wseinc.com
Frank Getchell	Portsmouth, NH | t. 603-431-3937 |f. 978-977-0100 | getchell.frank@wseinc.com
Todd Bridgeo – ME Resident	Portsmouth, NH | t. 603-431-3937 |f. 978-977-0100 | bridgeot@wseinc.com
Kevin MacKinnon – ME Resident	Portsmouth, NH | t. 603-431-3937 | f. 978-977-0100 | mackinnk@wseinc.com
Isabelle Dolcino – **ME Resident**	Portsmouth, NH|t. 603-431-3937 |f. 978-977-0100 | dolcino.isabelle@wseinc.com
Tom Strike	Portsmouth, NH | t. 603-431-3937 | f. 978-977-0100 | striket@wseinc.com
Elizabeth Earley	Portsmouth, NH|t. 603-431-3937 |f. 978-977-0100 | earley.elizabeth@wseinc.com
Loren McGrath	Portsmouth, NH | t. 603-431-3937 | f. 978-977-0100 | mcgrathl@wseinc.com
Alexandra Hidrovo	Portsmouth, NH | t. 603-431-3937 | f. 978-977-0100 | hidrovol@wseinc.com
Additional Support Staff	
Craig Miner **(Asbestos Designer)**	Reading, MA | t. 978-523-1900 | f. 978-977-0100 | minerc@wseinc.com
Marie Rudiman **(Risk Assessment)**	Reading, MA | t. 978-532-1900 | f. 978-977-0100 | rudimanm@wseinc.com
Blake Martin – ME Resident	Portsmouth, NH | t. 978-532-1900 | f. 978-977-0100 | martinb@wseinc.com
Paul Uzgiris **(Demolition design)**	Reading, MA | t. 978-532-1900 | f. 978-977-0100 | uzgirisp@wseinc.com
Susan Mara **(Planner)**	Foxborough, MA | t. 508-698-3034 | f. 978-977-0100 | mara.susan@wseinc.com
Joanna Nadeau **(Sustainability)**	Reading, MA | t. 978-532-1900 | f. 978-977-0100 | nadeau.joanna@wseinc.com
Indrani Ghosh **(Resilience)**	Boston, MA | t. 617-412-4480| f. 978-977-0100 | ghosh.indrani@wseinc.com
Cassandra Bethoney **(Landscape)**	Boston, MA | t. 617-412-4480 | f. 978-977-0100 | bethoneyc@wseinc.com
Christine O'Brien **(Graphics)**	Reading, MA | t. 978-532-1900 |f. 978-977-0100 | obrienc@wseinc.com
Robert Bukowski **(Renewable Energy)**	Reading, MA | t. 978-532-1900 | f. 978-977-0100 | Bukowski.rob@wseinc.com
Scott Bruso **(Structural)**	Foxborough, MA | t. 508-698-3034 | f. 978-977-0100 | brusos@wseinc.com
Andrew Bakinowski **(Drones)**	Foxborough, MA | t. 508-698-3034 | f. 978-977-0100 | bakinowskia@wseinc.com
Devin Herrick **(Permitting)**	Portsmouth, NH | t. 978-532-1900 | f. 978-977-0100 | Herrickd@wseinc.com

Subconsultant and Subcontractor Support

In addition to fostering a diverse and inclusive work environment, we are working to enhance our firm's commitment to utilizing diverse vendors in all aspects of our corporate endeavors. Weston & Sampson has identified numerous subconsultants, many of whom are WBE/MBE firms, to provide specific services under this contract in order to meet your MBE/DBE Fair Share Goals in accordance with your cooperative agreement with EPA. Additionally, because individual task order scopes vary, we may have flexibility to utilize the vendor with the best pricing and availability, if needed.

Firm Name	Designation	Services Provided	Location
Geologic-Earth Exploration, Inc.	WBE	Drilling	Norfolk, MA
Soil X, Corporation	DBE	Drilling	Leominster, MA
NE Geotech		Drilling	Jamestown, RI
Absolute Resource Associates	WBE	Laboratory	Portsmouth, NH
Pace Analytical Services, LLC		Laboratory	Brewer, ME/Portsmouth, NH
Strategic Environmental Services	WBE	Excavation / Investigation Waste	Nottingham, NH
Mill City environmental	MBE	Excavation	Lowell, MA
Hager Geoscience, Inc.	SDVOBE	Geophysical	Woburn, MA
House of Languages		Translation Services	Portland, ME
Holden Engineering and Surveying, Inc.	WBE	Survey	Bedford, NH
Gamble Associates, LLC	-	Reuse Planning / Urban Design	Cambridge, MA
RKG Associates	-	Market Studies	Boston, MA
RPF Environmental, Inc.	-	Hazardous Building Materials	Portland, ME

Resumes

Resumes detailing our key team members' educational background, certification(s) and licenses, and relevant project experience are provided in at the end of this section.

GEORGE NASLAS, PG, LSP

BACKGROUND

2011-Present
Vice President
Weston & Sampson

2004-2011
Associate
Weston & Sampson

2000-2004
Project Manager/Team Leader
Weston & Sampson

1997-2000
Project Manager
Weston & Sampson

1996-1997
Senior Hydrogeologist
Weston & Sampson

1993-1996
Project Hydrogeologist
Weston & Sampson

1993
Manager
of Site Assessment Services,
EnviroBusiness, Inc.
Cambridge, Massachusetts

1990-1991
Master of Science Student
Research
Assistant, Infiltration Studies - Lake
Tahoe Basin

1990
Field Technician
Water Research and
Development,
Inc., Reno, Nevada

1989-1990
Research Assistant
University of Nevada, Reno
Crop Water Requirement Study
Fernley, Nevada

1985-1988
Geologist
UNOCAL (UK) Ltd.
Sunbury on Thames,
Middlesex, UK

George, Weston & Sampson's practice leader for environmental services, has more than 35 years of experience, including several years as an exploration geologist for a petroleum company. A Licensed Site Professional in Massachusetts and a Professional Geologist in New Hampshire, New York, and Tennessee, he leads our brownfields practice and demolition/deconstruction projects. George has completed more than 500 Phase I and II assessments, evaluated Phase III remedial feasibility studies, and implemented remedial solutions at sites throughout the country. He has managed complex projects including fate and transport of a 1,4-dioxane plume from a landfill, chlorinated solvents in bedrock, and cleanup and assessment of Manufactured Gas Plant sites, as well as the operation, maintenance, and upgrade of groundwater treatment systems. George leads our emerging contaminants work group that focuses on 1,4-dioxane and per- and poly-fluoroalkyl substances (PFAS). He has presented on emerging contaminants at conferences throughout the country. In addition, George is fluent in English and Greek.

SPECIFIC PROJECT EXPERIENCE

Brownfields Area-Wide Planning Grant Assistance, Sanford, Maine. Provided technical guidance for this new pilot program, with 23 programs nationwide and only three AWPGs issued in New England. Attended community outreach meetings and worked with the planning team to evaluate current brownfield sites, and to create a redevelopment strategy for key parcels in the community.

EPA Targeted Brownfields Assessment, Sanford, Maine. Provided environmental support for Sanford's assessment program, including technical review and assistance. Worked with Maine DEP on VRAP projects and to close out sites.

EPA Targeted Brownfields Assessment, Kennebec Valley Council of Governments, Maine. Provided technical review of the KVCOG's assessment. Completed reports and worked with Maine DEP to develop workplans and closeout documentation.

Brownfields Site Assessment at a Former Manufacturing Facility, Derry, New Hampshire. Managed a brownfields site assessment at this facility through NHDES' brownfields program in order to augment previous investigations, fill data gaps following site removal activities, evaluate sub slab conditions, and determine if groundwater was impacted by PFAS. Used results toward the goal of eliminating site unknowns and preparing the site for redevelopment.

Brownfields Projects, Various Locations, Vermont. Provided technical oversight on all Brownfields sites—including a paper mill, wood and asbestos mill, industry, an auto body shop, diesel generator building, municipal landfill and municipal parking lot—for the VTDEC Brownfield Technical Assistance Program, Central Vermont Regional Planning Commission, Northwest Regional Planning Commission, Southern Windsor County Regional Planning Commission, and Two Rivers-Ottauquechee Regional Commission.

GEORGE NASLAS, PG, LSP

EDUCATION

1991
Master of Science
Hydrology/Hydrogeology
University of Nevada

1985
Bachelor of Science (Honors)
Geology
Royal School of Mines
Imperial College of Science, Technology, and Medicine
University of London

PROFESSIONAL REGISTRATION

Licensed Site Professional:
Massachusetts No. 6524

Professional Geologist:
New Hampshire No. 00185
New York No. 001229
Tennessee No. 4357

40-hr OSHA Training Certified

PROFESSIONAL SOCIETIES

Licensed Site Professional Association

Rhode Island Society of Environmental Professionals

PAPERS & PUBLICATIONS

Naslas, G.D., et al, "Effects of Soil Type, Plot Conditions, and Slope of Runoff and Interrill Erosion of Two Soils in the Lake Tahoe Basin," published by American Water Works Association in Water Resources Bulletin, Vol. 30, No. 2, pp 319-328.

Naslas, G.D., et al, "Sediment, Nitrate, and Ammonium in Surface Runoff from Two Tahoe Basin Soil Types," published by American Water Works Association in Water Resources Bulletin, Vol. 30, No. 3, pp 409-417.

Brownfield Cleanup/Demolition, Saint Albans, Vermont. Technical coordinator for the brownfield cleanup/demolition of a 120,000-square-foot industrial building on 5.5 acres contaminated with PCBs, PAHs, VOCs and metals in building materials, soil, and groundwater. Oversaw development of a quality assurance project plan; TSCA self-implementing and risk-based cleanup plans; pre-demolition materials testing; preparation of demolition plans, specifications, and contract documents; public bidding assistance, contractor procurement, demolition oversight, and regulatory reporting. Completed work with funding from EPA and state ARRA cleanup grants, and a loan from the Northwest Regional Planning Commission.

Brownfields Redevelopment, Former Bartlett Yard, Roxbury, Massachusetts. Principal-in-charge for the assessment and remediation of a former MBTA maintenance facility located in an Environmental Justice neighborhood. This 8.5-acre site in Nubian (formerly Dudley) Square included a bus garage and associated buildings. Prepared MCP regulatory reports, including a Phase II comprehensive site assessment, Phase III remedial action plan, and Phase IV remedy implementation plan. Directed a hazardous material survey; preparation of plans, specifications, and cost estimates; public meeting presentations; LSP services; and bidding assistance, construction administration, and resident representative services. Project included hazardous materials abatement; demolition of multiple buildings and post remediation support for new construction. Coordinated multiple funding sources for the five separate parcels with EPA and other regulatory agencies. Redeveloped as a mixed-use development, this site is deemed as one of EPA's Success Stories through its Brownfield Program. This project received an EPA Phoenix Award in 2022 as well as the Brownfield Coalition of the Northeast's Project of the Year in 2022.

Brownfield Assessment and RLF Program Support, Gloucester, Massachusetts. Brownfields Program Manager for both assessment and RLF programs in Gloucester. Provided outreach and development of marketing materials for both programs. Worked with the city to assess multiple projects with a focus on the Harbor Master Plan District. Sites included waterfront properties, including former fish wharves and a marine paint factory. Provided Phase I/II assessments, MCP compliance, and an ecological risk characterization of impacts to harbor sediments.

Brownfield Assessment and Cleanup Program, New Bedford, Massachusetts. LSP for the city's program funded through an EPA brownfield assessment grant. Oversaw numerous response actions under the MCP, including site assessments, risk characterizations, immediate response actions, and release abatement measures, at several former manufacturing facilities.

Brownfield Cleanup and Site Development, FB Rogers Site, Taunton, Massachusetts. LSP of Record for the cleanup of a former silversmith and the site's redevelopment as a riverfront park. The project included assessment as well as development of plans and specifications for hot spot removal and capping. The project also included breaching a seawall to construct a boat ramp into the tidal estuary. Tides were approximately 13 feet. Oversaw construction services, permitting, and site closure under the MCP and coordinated follow-on park development efforts with our in-house landscape architecture team.

SARAH DeSTEFANO

BACKGROUND

2020-Present
Team Leader | Associate
Weston & Sampson

2018-2020
Senior Project Manager
Weston & Sampson

2016-2018
Project Manager
Weston & Sampson

2012-2016
Project Engineer
Weston & Sampson

2011
Project Engineer
Nobis Engineering

2009-2011
On-Scene Coordinator - Emergency Planning & Response
U.S. Environmental Protection Agency

1999-2009
Environmental Engineer
RI Department of Environmental Management (RIDEM)

EDUCATION

1999
Bachelor of Science
Chemical Engineering
University of Rhode Island

PROFESSIONAL TRAINING

Phase I ESA Practices for Commercial Real Estate - ASTM International

EPA Training:

Incident Command System (ICS) 100 – Introduction to Incident Command System

Incident Command System 200 - ICS for Single Resources and Initial Action Incidents

Incident Command System 300 - Intermediate ICS for Expanding Incidents

Sarah is an associate at Weston & Sampson. She has more than 20 years of diverse Brownfields redevelopment experience and extensive expertise managing and coordinating the assessment and cleanup of US EPA and state-funded Brownfields sites. As Brownfields Team Leader, Sarah provides targeted engineering services and advice related to Brownfields redevelopment, including identifying funding opportunities, developing creative strategies for assessment and cleanup/reuse activities, planning/conducting community involvement and outreach, coordinating grant administration/ reporting, and providing technical guidance and regulatory compliance assistance.

Through her previous positions at the US EPA and Rhode Island Department of Environmental Management (RIDEM), Sarah brings to our projects an extensive knowledge base of the financial, procedural, and administrative requirements for federal and state funded Brownfields projects. Additionally, Sarah regularly assists Licensed Site Professionals (LSPs) in preparing the required regulatory submittals to the Massachusetts Department of Environmental Protection (MassDEP), in accordance with the Massachusetts Contingency Plan (MCP), 310 CMR 40.0000.

SPECIFIC PROJECT EXPERIENCE

Community-Wide Brownfields Assessment and Area Wide Planning, Chicopee, Massachusetts. Project manager for a community-wide assessment grant and Brownfields Area Wide Plan (AWP) for Willimansett neighborhood, which includes leading a team of engineers, planners, environmental professionals and landscape architects, along with economic advisor and planning subconsultants, while collaborating with the city and a local Advisory Board to identify vacant industrial / commercial properties and other underutilized sites to become redevelopment opportunities for the neighborhood and the city. The Willimansett Brownfields Area Wide Plan includes the development of a set of principles and actionable goals to guide the work; an inventory of the neighborhood's existing conditions and resources; an economic/market analysis; assessment of current and future needs for the neighborhood; visioning and conceptual reuse planning; and a robust public involvement process. Weston & Sampson also conducting community engagement with both English- and non-English-speaking residents to solicit input on their needs as the city plans redevelopment, open space, and resources for the neighborhood. As properties are identified for redevelopment, Phase I and II Environmental Site Assessments, cleanup and/or reuse planning activities have also been conducted.

Brownfields Assessment and Remediation Services, Former FB Rogers Site, Taunton, Massachusetts. Project engineer for EPA Assessment and RLF grants administered to City of Taunton. Responsibilities included the generation of an ABCA, QAPPs, CRP, public outreach activities, and regulatory compliance assistance in accordance with the MCP for site redevelopment into Weir Riverfront Park. Helped coordinate follow-on park development efforts with our in-house landscape architecture team.

PROFESSIONAL TRAINING (CONT.)

Incident Command System 400 - Advanced ICS Command and General Staff /Complex Incidents

National On-Scene Coordinator Readiness Training Program Negotiations Training

Level A - Emergency Response Training

Environmental Remediation Technologies Training Course

Sampling for Hazardous Materials Training Course

Risk Assessment Guidance for Superfund Training Course

Hazardous Ranking System Training Course

Contracting Officer Representative (COR) Training

Personally Identifiable Information (PII) Training

National Association of Remedial Project Managers Conference

Hazardous Materials Incident Response 40 Hour Training Course
Annual 8 Hour OSHA Refresher Courses

MassDevelopment and EPA Assessment Grants, Springfield, Massachusetts. Project manager for the Bay & Tapley Street Site, which is comprised of four vacant parcels of land totaling approximately 13.96 contiguous acres. The site was historically used for scrap metal and automobile salvage yard/repair activities from the 1940s through the early 2000s, and was acquired by the city due through the nonpayment of taxes. This project has included significant rounds assessment, MCP and TSCA/PCB regulatory compliance assistance, and cleanup and reuse planning activities on a very complex site. Continues to assist the city in applying for Brownfields funding opportunities and is working with the city and the potential purchaser to help facilitate the redevelopment of the site and bring this blighted property back to beneficial reuse.

Qualified Environmental Professional Services for Brownfields Assessment, Kingston, New York. Brownfields project manager working with the city and the Kingston Office of Economic and Community Development on their Community-wide Brownfields Assessment Grant from the EPA. Project involves providing technical assistance to develop and prioritize a Brownfields inventory, conducting Phase I / II Environmental Site Assessments (ESAs), NY DEC regulatory compliance assistance, and cleanup and/or reuse planning at multiple parcels across the community with a focus on midtown and the waterfront areas. The goal is to help the city redevelop key parcels by assessing potential environmental issues and understanding potential barriers to redevelopment. Additional services include providing community outreach and cooperative agreement programmatic support, including the preparation of site-specific QAPPs, uploads to the ACRES database, and quarterly reporting.

Hazardous Materials Brownfields Assessment, Springfield, Massachusetts. Project manager for a community-wide assessment program that includes the performance of Phase I/II ESAs, remedial planning activities, preparation of site-specific QAPPs, completion of ACRES and quarterly reporting to the US EPA, and community outreach and education.

Brownfields Revolving Loan Fund Program, Peabody and Salem, Massachusetts. Project manager responsible for providing program development, reporting and technical and administrative assistance on RLF sites. Responsibilities include, but are not limited to, developing RLF marketing materials, attending quarterly meetings of the Brownfields Advisory Committee, providing eligibility determination assistance, reviewing and commenting on pre-cleanup documents as required by the EPA and applicable state regulations, as well as reviewing Brownfields cleanup activities performed on behalf of loan and subgrant recipients.

Rhode Island Brownfields Cleanup Revolving Loan Fund. RIDEM program manager for the $3.4 million fund to cleanup Brownfields sites throughout the state. (with former employer)

Brownfields Cleanup Grants, MassDevelopment, Taunton, Massachusetts. Project engineer for three EPA cleanup grants administered to MassDevelopment for the former Paul Dever School. QEP responsibilities include the generation of ABCAs, QAPPs, CRPs, public outreach activities, conducting cleanup oversight, performing compliance assistance with Davis / Bacon Act, grant administration, and performing ACRES database and EPA quarterly reporting requirements.

CHRISTOPHER PERKINS, PE

BACKGROUND

2015-Present
Vice President
Weston & Sampson

2011-2015
Program Manager
Weston & Sampson

2003-2011
Project Manager
Weston & Sampson

1999-2003
Senior Engineer
Weston & Sampson

1996-1999
Engineer
Weston & Sampson

1994-1996
Environmental Engineer
DeFeo, Wait & Pare, Inc.

EDUCATION

1993
Bachelor of Science
Civil Engineering
University of Massachusetts-Lowell

PROFESSIONAL REGISTRATION

Professional Engineer:
Maine No. 11150
Massachusetts No. 41460
New Hampshire No. 12004

PROFESSIONAL AWARDS

Alfred E. Peloquin Award
2022 New Hampshire recipient

PROFESSIONAL SOCIETIES

New Hampshire Water Pollution Control Association
Permit Committee
Chair, 2017-Present

Maine Water Environment Association

Water Environment Federation

New England Water Environment Association

Chris leads the firm's business operations in New Hampshire and Maine. He has extensive experience with all facets of environmental engineering, including the planning, design, and construction of water distribution, and wastewater and stormwater collection, treatment, and disposal facilities.

Christopher currently serves as the principal-in-charge of multiple infrastructure and planning projects in New Hampshire and Maine. He has recently provided water and wastewater infrastructure support for projects in Exeter, Derry, Durham, Groveton, Hudson, Keene, Lebanon, Newmarket, and Rochester, New Hampshire; Auburn, Bethel, Biddeford, and York, Maine; and Falmouth, Newburyport, and Salisbury, Massachusetts.

SPECIFIC PROJECT EXPERIENCE

PFAS Phase II Environmental Site Assessment, Derry, New Hampshire. Principal for the assessment of a former mill site in Derry. The site was formerly a textile mill that was then used by a fiberglass manufacturer as well as other tenants. PFAS was discovered in groundwater, leading to a partnership with NHDES to evaluate next steps, which include evaluation of potential receptors as well as evaluation of a cleanup action plan.

Former Kane Brickyard Remediation, Rochester, New Hampshire. Principal for the design of a soil remediation project to address oil-impacted soil and groundwater at a former industrial facility. Work included preparing plans and specifications and cost estimates, and assisting the city obtain reimbursement for the remediation work from the New Hampshire Petroleum Reimbursement Fund.

Former Dover Gas Works Remediation, Dover, New Hampshire. Principal for the remediation of a former manufactured gas plant located in Dover. Work included overseeing field investigations, a remediation feasibility study, and pilot and bench-scale treatability studies, and developing cost estimates to remediate dense non-aqueous phase liquid (DNAPL) coal tar and associated groundwater contamination in excess of NHDES standards.

Brownfields Revolving Loan Fund Program, Rockingham Economic Development Corporation, Exeter, New Hampshire. Principal-in-charge of this loan grant program for brownfields projects.

Collection Systems On-Call Services, Fitchburg, Massachusetts. Principal for the city's Collection Systems On-Call Consulting & Engineering Services Contract for various tasks, including; infiltration/inflow (I/I) analyses, sewer system evaluation surveys (SSES), sewer system capacity evaluations, GIS assistance, hydraulic modeling, development of a Wastewater Management Plan and Combined Sewer Overflow (CSO) Long-Term Control Plan, CSO 007, 011, 039, 048 Separation Project, Combination Manhole Separation Project, Siphon Cleaning Program, Consent Decree coordination and EPA audit assistance, and additional miscellaneous engineering services.

PRESENTATIONS

April 2023
"Current and Anticipated PFAS Regulatory Impacts on WWTF Management"
Trade Fair Tech Session Presenter | New Hampshire Water Pollution Control Association

December 2020
"10,000,000 Linear Feet of Condition Assessment & Counting: Infiltration/Inflow Insights & Lessons Learned"
presented as a NHDES training webinar

February 2017
"Emerging Contaminants PFAS,"
presented at MWUA

April 2016
"Topics in Stormwater: Nutrients – Current Status, Perspectives and Trends"
Maine Water Environment Association (MEWEA) Spring Conference

September 2015
"Nutrients, Nitrogen and Phosphorus"
MEWEA
Fall Conference

April 2014
"GIS: Why? How? What?" &
"Data Collection to Establish GIS"
presented at MWWCA

September 2013
"Tools and Techniques for Asset Management"
MEWEA
Carrabassett Valley, ME

April 2013
"GIS, Data Collection & CCTV to Manage Assets," presented at Maine JETCC

New Public Works Facility, Rochester, New Hampshire. Principal for the programming, design, and construction administration of a $22 million, new 56,000-square-foot Public Works Facility. Construction of the new facility began in March 2020 and is ongoing. The project includes office areas, employee facilities, trade shops, vehicle maintenance, wash bay, and vehicle/equipment storage. The facility was designed/constructed with energy-efficient design features including building envelope super-insulation, photovoltaic ready roof, and natural daylighting.

Wastewater Treatment Facility (WWTF) Climate Resilience Assessment, New Hampshire Department of Environmental Services (NHDES), Seabrook, New Hampshire. Principal for this project that focused on the town's critically important wastewater treatment infrastructure, which collects and treats domestic, commercial, and industrial wastewater from most of the town. The WWTF and other system treatment components are all located on Wright's Island, making it particularly susceptible to sea level rise and coastal surge. Project work involves assessing the specific vulnerabilities at the site and identifying/evaluating up to four options for improving resiliency, as well as identifying effective communication and outreach methods.

Public Works Facility, Saco, Maine. Principal-in-charge for a comprehensive space needs assessment for a new Department of Public Works facility.

Infiltration/Inflow Study, Auburn Sewerage District, Maine. Principal-in-charge for identification of sewer subareas for field investigation; investigation of high-risk manholes; smoke and dye testing; and development of a report summarizing project activities, quantifying potential flow volumes for removal and associated design/construction costs. Compared volumes to the 14-mgd threshold, addressed suitable funding approaches, and made future recommendations.

Mill Hill Pump Station Conceptual Design, Bethel, Maine. Principal for investigation of existing steel 'can' flooded-suction lift station and conceptual design of submersible pump station. Responsibilities included: investigation of existing station conditions; evaluation of multiple pump station upgrade alternatives; coordination with pump manufacturers; development of preliminary cost estimates; calculation of existing and proposed system hydraulics, including net positive suction head (NPSH) calculations for suction-lift station; and development of key design standards and criteria. Also served as primary author for conceptual design report deliverable.

York Heights and Long Sands Sewer Extension, York Sewer District, Maine. Project manager for the design, permitting, and construction administration of 18,000 linear feet of gravity sewer, plus 1,200 linear feet of sewer replacement.

Secondary Clarifier Replacement, Biddeford, Maine. Principal for investigation and design of the rehabilitation and replacement of an 85' diameter, organ-pipe, secondary clarifier. Project included structural repairs to the concrete basin and replacing all mechanical clarifier internals. Responsibilities included coordination and vetting of clarifier manufacturers, preparation of design drawings and specifications, and bidding of project.

FRANK GETCHELL, PG

BACKGROUND

2019-Present
Senior Technical Leader
Weston & Sampson

2017-2019
Sr. Supervising Hydrogeologist/
Technical Fellow
WSP

1995-2017
Principal
Leggette, Brashears & Graham,
Inc. (acquired by WSP)

1988-1995
Sr. Hydrogeologist,
Associate, Sr. Associate
Leggette, Brashears & Graham, Inc.

1986-1988
Sr. Hydrogeologist
Dan Raviv Associates, Inc

1985-1986
Hydrogeologist II
Haley & Aldrich

1982-1985
Hydrogeologist
Ground Water Associates, Inc

EDUCATION

1982
Master of Science
Geology
Syracuse University

1978
Bachelor of Science
Mathematics
University of Scranton

PROFESSIONAL REGISTRATION

Licensed Geologist:
Delaware, Maine, New Hampshire,
New York, North Carolina,
Pennsylvania, South Carolina

Certified Professional Geologist -
American Institute of Professional
Geologist

Wetlands Delineator
- Army Corps of Engineers

Frank, a senior technical leader in hydrogeology, has over 35 years of experience in the management, design, and implementation of subsurface investigations related to groundwater resource development and planning; aquifer hydraulics; groundwater recharge and storage and ASR; construction, foundation, and quarry dewatering; land use impacts related to building development and extractable resource activities; and delineation and remediation of contaminated vapor, soil, and water.

SPECIFIC PROJECT EXPERIENCE

Groundwater Supply/Aquifer Delineation Investigation, Houlton, Maine. Provided management and field supervision for a groundwater supply/aquifer delineation investigation involving the completion of geophysical surveys, test well installations, and pumping tests. Evaluated the aquifer, a narrow band of sand and gravel associated with a glacial esker that was hydraulically connected to a local surface-water resource. (with former employer)

Groundwater Supply Exploration Program, Belfast, Maine. Provided design, management and field supervision for an exploration program to identify potential locations for future municipal groundwater-supply development. Work involved use of drive-and-wash technology to identify the location and extent of glacially deposited sand and gravel beneath a glacial marine clay formation. (with former employer)

Petroleum and Methane Impacted Regional Aquifers and Wells, Central Appalachians Region. Evaluated on behalf of Equitable Resources the sources and migration routes of petroleum product and methane, along with associated poor-quality groundwater, that was impacting extensive fractured bedrock aquifers in the central Appalachian region of Kentucky. Developed sampling and hydraulic testing protocols for establishing conceptual hydrogeologic models to address the possible methods of methane, petroleum, and "saline" water migration in various study areas and resulting potential for water-supply well impacts. Isotope analyses and secondary water quality data along with petroleum and gas fingerprinting were used extensively, along with groundwater level data to help identify possible sources such as coal beds, shallow formations, gas-well casing leaks, wetlands, and bulk petroleum storage tanks. (with former employer)

Oil Tank Investigation, Boston, Massachusetts. Performance of a hydrogeologic investigation of leakage from a former fuel oil storage tank located in an apartment complex basement, and preparation of a remediation plan. Involved mapping of subsurface utilities and subway system dewatering points, and incorporation into groundwater flow and contaminant transport projections. (with former employer)

Former Dry Cleaners, Southington, Connecticut. Performed an evaluation of groundwater and soil contamination by PCE from past dry-cleaning operations; supervision of soil remediation program, and completion of aquifer testing in connection with projections of risk to nearby off-site receptors including a public community supply well. (with former employer)

FRANK GETCHELL, PG

CERTIFICATIONS

6W PFAS Treatment Methods and Optimization

PUBLISHED WORKS

"Understanding and Implementing Wellhead Protection Programs," presented at the AWWA New York, June 1994.

"Identifying Hydrologic and Hydrogeologic Conditions Which Impact Ground-Water Supplies in a Bedrock Aquifer," Proceedings of the AIH 1996 Conference on Hydrology and Hydrogeology of Urban and Urbanizing Areas,1996, Boston, Massachusetts.

"Groundwater: Manual of Water Supply Practices – M21" AWWA, 2003.

"Pursuing Development of a Public Water Supply Under Limited Aquifer Conditions" presented at the 2015 Edwin C. Tifft Jr. Water Supply Symposium Conference, West Harrison, New York, September 23, 2015, co-authored with K. Benson

"Road Salt and Groundwater: Monitoring, Management, and Mitigation Strategies", AWWA, March 2016, Sustainable Management Conference, Providence, Rhode Island, co-authored with J. Jansen, PhD, PG, and T. Cusack, CPG

"An Approach to Maintaining Groundwater Supply Sustainability in The Critical Water Supply Areas of New Jersey", presented at AWWA ACE2016, June 19-22, 2016, Chicago, Illinois, co-authored with M. Barnes, PE, (MTUD) and K. Benson (LBG).

"New England Aquifer Series Webinars" sponsored by American Geosciences Institute and American Institute of Professional Geologists, August - November 2018

Remediation of Dry-Cleaning Facility, Staten Island, New York. Developed and managed ongoing remedial investigations and cleanup efforts in connection with the source, longevity, and transport of tetrachloroethene (PCE) at a long-term retail dry-cleaning facility, which was classified as a Class II Inactive Hazardous Waste Site, and subsequently re-classified as a VCP site. Evaluations included horizontal and vertical delineation of PCE and its daughter products (CVOCs) in soil and groundwater associated with the local glacial sand formation and underlying weathered bedrock; identification of residual sources related to the local stormwater system, and soil vapor and indoor air impact characterizations; and determination of PFAS presence in local groundwater as per recent NYSDEC regulations. The results were used to design an in-situ reductive-dechlorination enhancement remediation system using sodium lactate, and sub-slab depressurization program for existing tenant spaces. (with former employer)

Contaminant Projections & Groundwater Recovery System Design, Chemical Manufacturing Facility, Phillipsburg, New Jersey. Developed 3-D computer model for use in projecting contaminant distribution and transport in soils and groundwater at a chemical manufacturing facility, and for designing a groundwater recovery system. (with former employer)

PFAS Impact Assessment, Various Water Supplies (Florida, Illinois, Kentucky, Mississippi, and Nevada). Retained as an expert hydrogeologist to evaluate possible sources of PFAS (including those related to AFFF) impacting public water utilities and the potential extent of these impacts. Work involved reviewing available environmental agency records, supply-source and local resource water quality data, supply-source construction data, hydrogeologic and hydrologic conditions, and current and historic land use information. This information was evaluated using GIS mapping and spatial analyses, along with the completion of focused water sampling and analyses efforts. (with former employer)

Manufacturing Facility Investigation & Remediation, Reading, Pennsylvania. Design and management of an investigation of soil and groundwater contamination for Chesebrough-Ponds at a polymer manufacturing facility overlying a karst limestone terrain. Developed and oversaw a remediation program focused on numerous chemical tank abandonments, and disposal well abandonments, and impacted contaminated soil and groundwater. (with former employer)

Oil Tank Investigation, Boston, Massachusetts. Performance of a hydrogeologic investigation of leakage from a former fuel oil storage tank located in an apartment complex basement, and preparation of a remediation plan. Involved mapping of subsurface utilities and subway system dewatering points, and incorporation into groundwater flow and contaminant transport projections. (with former employer)

Former Dry Cleaners, Southington, Connecticut. Performed an evaluation of groundwater and soil contamination by PCE from past dry-cleaning operations; supervision of soil remediation program, and completion of aquifer testing in connection with projections of risk to nearby off-site receptors including a public community supply well. (with former employer)

TODD BRIDGEO, PE, LSP

BACKGROUND

2022-Present
Team Leader
Weston & Sampson

2019-2022
Senior Project Manager
Weston & Sampson

2005-2019
Environmental Engineer
Weston & Sampson

2004-2005
Environmental Engineer/
Compliance
Dynamics Research Corporation

2004
Water Quality Lab Technician
Merrimack College

2002
Consultant Internship
Malcolm Pirnie

EDUCATION

2007
Master of Science
Environmental Engineering
University of Massachusetts, Lowell

2004
Bachelor of Science
Environmental Science
Merrimack College

PROFESSIONAL CERTIFICATIONS

Professional Engineer:
New Hampshire No. 13637
Maine No. 13378

Licensed Site Professional:
Massachusetts No. 3495

24-HR HAZMAT Emergency
Response Technician

OSHA HAZWOPER 40 Hour

Grade 5 Wastewater Treatment
Operator No. 12739 5C OT/OE

USDOT Hazardous Materials
Certification

Massachusetts Third Party
Underground Storage Tank
Inspector

ASSOCIATIONS

Todd has more than 15 years of experience overseeing and managing projects involving site assessment, environmental remediation, and hazardous waste management. A Registered Professional, Todd has extensive experience implementing site assessment and remediation using innovative and high-resolution site characterization technologies. He is an expert in assessing and remediating non-aqueous phase liquids and evaluating and mitigating vapor intrusion from chlorinated solvents and petroleum releases. Todd's experience also includes managing all aspects of handling contaminated soil and groundwater during several large infrastructure and redevelopment improvement projects, having provided these services to the City of Chelsea and other public/private clients for sites throughout New England.

SPECIFIC PROJECT EXPERIENCE

Former Sullivan Machine & Synergy Gas Sites, Claremont, New Hampshire. Project manager responsible for leading the site assessment and cleanup planning for the proposed redevelopment of the former Sullivan Machine and Synergy Gas sites in Claremont, New Hampshire. Working on behalf of the New Hampshire Department of Environmental Services (NHDES), the work included a comprehensive review of site history and past industrial uses, previous environmental investigations, and the outcome of historic remedial activities to address coal tar, metals, and other contaminants of concern in soil and groundwater. Our review findings were considered with a preliminary study of site reuse alternatives and a market analysis performed concurrently through Environmental Protection Agency's (EPA) technical assistance program to identify data gaps with the potential to affect future site redevelopment options and costs. A site-specific quality assurance project plan (QAPP) to address these data gaps and support further reuse planning and design was developed to collect additional site characterization data and improve our understanding of site conditions. The first phase of the additional characterization was implemented to reestablish baseline groundwater conditions between the two sites.

DPW Environmental Services, Burlington, Massachusetts. Completed an environmental investigation as part of the design of two new municipal buildings in an area historically impacted by several acre-size chlorinated solvent groundwater plumes. Project included assessing the impact of chlorinated solvent releases and several other oil and hazardous material releases regulated under the Massachusetts Contingency Plan (MCP); developing a cost-effective strategy for handling contaminated materials during future construction; and designing a sub-slab depressurization system with vapor barrier for the proposed DPW building to mitigate future risk from contaminated vapors. The scope also included working with local officials to alter the proposed on-site stormwater management strategy to address concerns about the potential spread of existing contamination to a nearby steam and the surrounding properties.

Sigma Xi, Merrimack College
Habitat for Humanity
Lowell, Massachusetts

Former Methamphetamine Laboratory Site, Haverhill/Woodsville, New Hampshire. Project manager responsible for the assessment and demolition of a former methamphetamine laboratory in Haverhill/Woodsville, New Hampshire. Working in collaboration with the New Hampshire Department of Environmental Services (NHDES) and Town of Haverhill, the work included overseeing field investigations to evaluate potential soil and groundwater impacts associated with the former laboratory operations, including several suspected on-site dumping areas. Work also included performing geophysical surveys to identify potential buried debris, a hazardous building material survey to investigate asbestos containing materials (ACM) and other hazardous building materials in an existing on-site building, preparing specifications to perform hazardous materials abatement and building demolition, and construction oversight during the abatement and building demolition activities. Following this work, a site investigation was performed assess potential soil and groundwater impacts according to a site-specific quality assurance project plan (QAPP) that was approved by EPA.

Former Holyoke Manufactured Gas Plant Peer Review, Holyoke, Massachusetts. Project manager for the peer review of on-going cleanup activities at a 2-acre Manufactured Gas Plant (Plant) situated along Connecticut River. Work included evaluating previous remedial activities, including the on-going operation and maintenance of a dense non-aqueous phase liquid (DNAPL) recovery system used to intercept coal tar migrating toward the river and a steam enhanced DNAPL recovery system implemented to address localized coal tar impacts between a raceway and tailrace for the adjacent Holyoke Dam. The evaluations included making recommendations to system operation and maintenance procedures and equipment to improve tar recovery. Work also included screening remedial alternatives to expedite overall cleanup and achieve Site closure under the Massachusetts Contingency Plan (MCP).

Polychlorinated Biphenyls Cleanup, Conway Park, Somerville, Massachusetts. Project manager for the assessment and cleanup of polychlorinated biphenyls (PCBs) detected in surficial soil at a children's playground and ballfield in Conway Park. Managed the initial response, which included closing the field, community outreach and notification to MassDEP and EPA. Also managed the comprehensive assessment and is managing the evaluation of cleanup options, cleanup design, additional outreach, and public involvement plan activities.

Groundwater Treatment Plant Operations, Maintenance & Monitoring, Groveland Wells Superfund Site, Massachusetts Department of Environmental Protection. Provided targeted services, including engineering; remediation evaluations; groundwater treatment plant operations, maintenance, and monitoring (OMM); emergency response; and engineering and services.

Underground Storage Tank Assessment, MassDOT, Weston Highway Maintenance Facility, Massachusetts. Assisted MassDOT with the assessment of a historic underground storage tank release at the Weston highway maintenance facility. Reviewed historic reports and data, performed additional site investigation, and prepared reports to comply with the requirements of the MCP.

KEVIN MacKINNON, PG, CG, PH-GW

BACKGROUND

2020-Present
Associate
Weston & Sampson

2015-2020
Senior Technical Leader,
Hydrogeology
Weston & Sampson

2008-2015
Technical Leader, Hydrogeology
Weston & Sampson

2005-2008
Project Manager
Weston & Sampson

2001-2004
Senior Hydrogeologist
Jacques Whitford

1999-2001
Consultant
Arthur D. Little

1998-1999
Teaching Assistant/
Geochemical Research Assistant
Boston College

EDUCATION

2008-Present
University of New Hampshire
Ph.D. Candidate, Civil Engineering

2000
Boston College
Master of Science, Geology

1994
University of New Hampshire
Bachelor of Science, Geology

PROFESSIONAL REGISTRATION

Certified Geologist:
Maine No. 477

Professional Geologist:
New Hampshire No. 613

Professional Hydrologist -
Groundwater:
No. 12HGW-4016

40-Hour OSHA Health and Safety
Training

Kevin is a professional geologist, hydrogeologist, and hydrologist with more than 20 years of experience focused on water resource studies and groundwater contaminant transport for governmental agencies, private industry, and municipal clients. His work has concentrated on the analysis of groundwater systems and groundwater/surface water interactions. Kevin has applied his expertise to groundwater supply exploration, development and protection, and new source approval permitting. He has managed hydrogeologic investigations for clients in all New England states in support of projects related to water supply development/ wellhead protection, groundwater flow and transport/ numerical groundwater modeling, safe yield evaluations/new source approval, and surface water hydrology and hydraulics. Recently, Kevin has focused on assisting private and public water supply clients navigate the threats, impacts, and the changing regulatory environment revolving around per- and polyfluoroalkyl substances (PFAS).

SPECIFIC PROJECT EXPERIENCE

Millyard Action Plan, Sanford, Maine. Certified geologist as part of an area-wide brownfields pilot planning effort to improve the water quality of the Mousam River, which was identified as the "blue ribbon" centerpiece in redeveloping the millyard. Reviewed watershed mitigation and potential impacts on remediation and redevelopment activities.

Various Brownfields Investigations, Maine. Certified geologist for Area-Wide Planning Grant pilot program, one of three such programs in New England and 23 programs nationwide. Oversaw the investigation team's Phase I and Phase II environmental site assessment activities and worked with the planning team to evaluated current brownfield sites, as well as develop a redevelopment strategy for key parcels in the community.

EPA Targeted Brownfields Assessments, Various Locations, Maine. Certified geologist for brownfields assessment for the Town of Sanford and the Kennebec Valley Council of Governments.

Phase I Environmental Site Assessments, Various Financial Lending Institutions, Nationwide. Supported diverse clients in decisions regarding property transactions. Conducted Phase I ESAs in accordance with the scope and limitations of ASTM Standard Practice E 1527-2000 to assist clients throughout the due diligence process. Also coordinated site visits, wrote reports, and acted as a liaison to clients.

Multiple Site Portfolio Phase I and II ESA Management, Financial Lending Institutions and Real Estate Industry, Nationwide. Project manager for asset-based lenders and property managers. Managed Phase I and II ESAs on multiple site portfolios throughout the due diligence process. Also conducted field work and wrote proposals and reports, enabling clients to evaluate site information and make informed decisions about major property transactions.

KEVIN MacKINNON, PG, CG, PH-GW

PROFESSIONAL SOCIETIES

American Association for the Advancement of Science

American Water Works Association

Geologic Society of America

National Ground Water Association

New England Water Works Association

PAPERS & PUBLICATIONS

April 2018
"A Fresh Look at Safe Yield, Lee, NH," New England Water Works Annual Spring Conference

2000
"Equilbria and Transport of Iron and Manganese in a Naturally Contaminated Aquifer", M.S. Thesis, unpublished

1999
"Discrete Redox Domains and Fe/Mn Contamination of Ground Water", Northeast Section Geological Society of America, Abstracts with Programs

January 1, 1995
"Glacially modified bedrock surface topography and overlying surficial geological materials in the western Lake Erie coastal area, northwestern Ohio", Open-File Report - U.S. Geological Survey

PRESENTATIONS

April 2017
'Impact of 2016 Lower Precipitation Rates on Several New Hampshire Aquifers'
New England Water Works Annual Spring Conference

April 2015
'Radial Collector Well Feasibility Study, Auburn Maine'
New England Water Works Annual Spring Conference

April 2014
'Surface Water Controls or Enhanced Aquifer Recharge, The Big River Story'
New England Water Works Annual Spring Conference

Former Dry Cleaners Site, Rutland, Vermont. Senior hydrogeologist to oversee aquifer hydraulic conductivity testing using slug test data analyzed with Bouwer and Rice at the former Fillipo Dry Cleaners site for the VTDEC.

Elliot Street Site, Brattleboro, Vermont. Senior hydrogeologist to provide technical assistance for a bedrock drilling and sampling program to test for chlorinated dry cleaning solvents at the Elliott Street site for the VTDEC.

Water Supply Investigation, Auburn, Maine. Lead hydrogeologist and project manager for a feasibility study to compare angle wells, collector wells, and vertical well fields and their ability to replace a 3- to 4-mgd surface water intake. The evaluation included siting, testing, design, source optimization, and capital and operation and maintenance cost comparison for multiple alternatives.

Replacement Well Sites Investigation, Brunswick and Topsham, Maine. Senior hydrogeologist for an investigation to locate replacement (redundant) well sites in a highly productive sand and gravel aquifer along the Androscoggin River. Identified well sites capable of producing supplemental water supplies in excess of 6 mgd. Used field observation, field measurements, and experience to fully grasp the complex three-dimensional geography of these sediments. Conducted three 7-day pump tests and subsequent data analysis to estimate transmissivity and storativity used to predict long-term drawdown in the wellfield, the distances from which the wellfield will draw recharge water, and potential effects on surface waters or wetlands. Oversaw extensive data collection and construction of three-dimensional groundwater flow and particle tracking models. Used the models to evaluate the extent of capture zones for three municipal wells under various pumping scenarios. Once determined, delineated and protected the 200-day and 2,500-day time-of-travel boundaries prior to construction of the new production wells.

New Gravel-Packed Production Well, Old Town, Maine. Project manager for the development and permitting of a new gravel-packed production well in the town's Sibley well field. Verified additional yield from the aquifer with the construction and simulation of a numerical groundwater flow model.

New Gravel-Packed Production Well, Orono-Veazie Water District, Maine. Project manager for the development and permitting of a new gravel-packed production well for the District's Beanoch Road well field.

Groundwater Exploration Program, Newport, Maine. Project manager for a town-wide groundwater exploration effort to replace the existing surface water supply. Performed a site screening analysis to identify and prioritize sites within town with favorable conditions for surficial or bedrock source water development. Conducted site-specific geophysical investigations to narrow the search effort.

Aquifer Modeling, Aroostook River, Maine. Senior hydrogeologist for a numerical groundwater flow model of the Aroostook River aquifer to predict long-term pumping effects and to determine the state-mandated 200-day and 2,500-day time of travel boundaries. Developed and calibrated three-dimensional ground water flow and particle tracking models to assess the feasibility of providing approximately 1.5 mgd of water to the region, and to establish the travel times required for aquifer protection. Simulated pumping, drought, and interference effects, establishing the model as a tool for future planning activities.

ELIZABETH EARLEY

BACKGROUND

2022-Present
Environmental Scientist 1
Weston & Sampson

2021-2022
Environmental Scientist/Team Leader
Stacey Depasquale Engineering Inc.

EDUCATION

2020
Bachelor of Science Environmental Conservation and Sustainability
University of New Hampshire

PROFESSIONAL CERTIFICATIONS

OSHA Confined Space
OSHA 10 Hour Construction
First Aid

Elizabeth is an Environmental Scientist 1 with experience leading teams conducting field work to find contaminants, including catchment investigations, manhole inspections, dye tests, outfall screenings, and mapping. She has conducted water sampling related to Municipal Separate Sewer System (MS4) pollutants of concern, chlorine, phosphates, E.Coli, detergents, and dissolved oxygen. Elizabeth is experienced with ArcGIS, Collector, Survey-123, and PeopleGIS.

SPECIFIC PROJECT EXPERIENCE

ASTM Phase I Environmental Site Assessments (ESAs), Stenton Mill, Maine. Assists in completing Phase I ESA for private sector at Mill Location in support of proposed site redevelopment. Responsibilities include site reconnaissance, interviews, municipal file reviews, database searches, and preparation of Phase I reports.

Environmental Remediation, Houlton and Searsport, Maine. Provided field support for LSP oversight site remediation activities for the removal of lead impacted soils, tires, and various large metal debris on Federal Aviation sites. Responsible for field documentation, and completion papers.

Per- and Polyfluoroalkyl Substances (PFAS) Sampling at Chelmsford DPW, Chelmsford, Massachusetts. Assisted with low flow well monitoring and sampling for PFAS contaminations at the Chelmsford Department of Public Works (DPW). Also conducted surveying on site.

Per- and Polyfluoroalkyl Substances (PFAS) and Additional Sampling, Ayer, Massachusetts. Assisted with monitoring for various contaminations at the Ayer tire recycling site. Activities included low flow monitoring, PFAS, and other various contaminations.

General Engineering Services, Waste Management of New Hampshire, Rochester, New Hampshire. Various activities including well monitoring and sampling, taking chemical inventory of three facilities at Waste Management, and providing assistance in updating the Tier II reporting. Oversaw monitoring landfill for gas exceedances and work with confined spaces across the property. Documented the annual testing and inspection of the tank overfill protection systems. Responsible for aiding quarterly surface emission monitoring events. Additionally, conducted groundwater well monitoring and sampling for PFAS, and provided Construction Quality Assurance CQA for construction of the Materials Recovery Facility.

Waste Management, New Hampshire. Provided assistance conducting a landfill penetration survey. Field efforts included using ArcGIS Quick Capture to photograph, locate, and document penetrations through the landfill surface at three landfill facilities located at Waste Management.

Waste Management, New Hampshire. Oversaw the construction of 19 drilled vertical gas extraction wells and the restoration to the geosynthetics of the final cover system, as the full-time Construction Quality Assurance (CQA) representative

on site, for the following WMNH projects: Winter 2023 LFG Well Redrill Installations and Phases 12 & 13 LFG System Construction Project. Also provided part-time observation during the construction of the associated horizontal gas collectors, header, and lateral piping. Services included meeting with the construction supervisor daily to coordinate and observe construction activities and coordinating with WMNH gas operations personnel to be onsite for a limited time during most days of construction, or during critical construction events. Responsibilities included documenting construction activities, maintaining photographic documentation, witnessing pipe testing, witnessing geosynthetics installation/testing, producing daily field reports, producing well construction logs, reviewing as-built drawings, inspecting the construction materials, observing construction activities, and summarizing all construction activities in a certification report.

Former Dover Gas Works Site, Dover, New Hampshire. Provided assistance for the remediation of dense non-aqueous phase liquid (DNAPL)/coal tar at a former manufactured gas plant (MGP) in Dover, New Hampshire. Work included evaluating pilot test performance data for in-situ chemical oxidation to address residual DNAPL impacts as well as preparing regulatory submittals for the completion of in-situ soil solidification (ISS) bench testing program to address the former MGP source area.

Waste Management, Rochester, New Hampshire. Provided CQA and oversite for Phase 2 Cap Repair at TLR-II/III. Conducted construction quality assurance during the construction of final landfill cover repair.

Old Morin Road Landfill, Laconia, New Hampshire. Performed test pitting oversight to assess the extent of an historical landfill to support future landfill closure in accordance with New Hampshire Department of Environmental Services (NHDES) requirements.

Landfill Monitoring, Various Locations, New England. Conducted monitoring for several town landfills in Massachusetts including locations in Chelmsford, New Durham, Rockport, and Dudley, Monitoring included soil, gas, groundwater, and surface water sampling through traditional fixed volume purging and data gathering using various instruments.

ISABELLE DOLCINO

BACKGROUND

2023-Present
Environmental ScientistI
Weston & Sampson

2023-2023
Engineering Technician I
New Hampshire Department of Environmwental Services

2021-2021
Wetlands Mitigation Intern
New Hampshire Department of Environmwental Services

EDUCATION

2023
Bachelor of Science
Environmental Studies
St. Lawrence Univeristy

Isabelle is an environmental scientist Weston & Sampson's Environmental, Geotechnical, and Energy (EGE) group. She has experience with soil, groundwater sampling and monitoring, landfill construction oversight, environmental site assessment, and per- and polyfluoroalkyl substances (PFAS) sampling. Isabelle is experienced with ArcGIS and Survey-123.

SPECIFIC PROJECT EXPERIENCE

ASTM Phase I Environmental Site Assessment (ESA), Farmington, New Hampshire. Assisted in completing a Phase I ESA update for the Town of Farmington in support of a land transfer from a private owner to the Town. Conducted site reconnaissance, interviews, municipal file reviews, and database searches.

Per- and Polyfluoroalkyl Substances (PFAS) Sampling at Chelmsford DPW, Chelmsford, Massachusetts. Assisted with low-flow well monitoring and sampling for PFAS contamination at the Chelmsford Department of Public Works (DPW).

Route 156 Tank Rehabilitation, Raymond, New Hampshire. Collected surficial soil samples from 20 locations for total and TCLP lead analysis. Prepared letter report with analytical data summarizing findings from the sampling activities and regulatory interpretations in accordance with the New Hampshire Department of Environmental Services (NHDES) Soil Remediation Standard (SRS).

Soil Stockpile Sampling Chelmsford DPW, Chelmsford, Massachusetts. Assisted with collecting soil stockpile samples for lab analysis at the Chelmsford Department of Public Works (DPW) in accordance with Massachusetts Department of Environmental Protection (MADEP) COMM-97 protocol.

Lot 25 Remediation, Boston, Massachusetts. Observed drilling of direct push soil borings, characterized soil, assisted with collecting samples, interpreted results in accordance with Massachusetts Contingency Plan (MCP) standards.

General Engineering Services - Waste Management of New Hampshire, Rochester, New Hampshire. Observed surface emission monitoring for landfill gas exceedances. Documented annual testing and inspection of the Aboveground Storage Tank (AST) overfill protection systems. Assisted in completing a Spill Prevention, Control, and Countermeasure (SPCC) update report.

Phase 15B/16B Soil Evacuation & Bedrock Blasting Construction Project, Waste Management, New Hampshire. Provided Construction Quality Assurance (CQA) and oversight for earth excavation and stockpiling, bedrock blasting, and materials processing. Observed test pitting to confirm bedrock blasting met project specifications and collected soil samples for gradation and hydraulic conductivity analysis. Assisted in summarizing all construction activities in a mid-project certification report.

CRAIG MINER, LEED AP

BACKGROUND

2022-Present
Team Leader
Weston & Sampson

2018-2022
Senior Project Manager
Weston & Sampson

2014-2018
Project Manager
Weston & Sampson

2006-2014
Senior Project Manager
EFI Global, Inc.

2001-2006
Environmental Consultant,
Hazardous Materials Division
EnviroScience Consultants, Inc.

2000
Ferry Captain
Blackstone Valley Tourism Council

1998-2000
Chief Mate/Safety Mate
Western Geophysical

1996/1997
Intern
United States Army
Corps of Engineers

EDUCATION

1998
Bachelor of Science, *cum laude*
Marine Safety and
Environmental Protection
Massachusetts Maritime Academy

PROFESSIONAL CERTIFICATION

LEED Accredited Professional

Asbestos Inspector
Massachusetts No. AI000014
Rhode Island No. AAC-0658IS
Connecticut No. 000512

Asbestos Project Designer
Massachusetts No. AD000015
Rhode Island No. AAC-0658PD
Connecticut No. 000235

PROFESSIONAL TRAINING

OSHA 40 Hour Hazardous Waste
Operation Training

Craig has more than 20 years of environmental consulting experience. His projects involve the management of asbestos-containing materials (ACMs), asbestos-impacted soils, lead-based paint, and other hazardous materials (OHM) related to building renovation and demolition activities, as well as assisting building owners in the long-term management of asbestos in their buildings. His work includes performing asbestos and hazardous materials surveys and design specifications; managing asbestos, lead paint, and hazardous materials abatement projects; monitoring workplace exposure to chemical and physical hazards; conducting indoor air quality surveys and mold assessments. Craig has conducted numerous site/safety assessments and has been involved on numerous projects dealing with ACMs, lead contamination, mercury, PCBs, and radiation contamination. His experience also includes conducting indoor-air quality surveys for contaminants such as mold, asbestos, bacteria, silica, carbon monoxide, lead dust, carbon dioxide, and volatile organic compounds (VOCs).

SPECIFIC PROJECT EXPERIENCE

Former Chapman Valve Brownfields, Springfield, Massachusetts. Performed a pre-demolition survey for hazardous materials including suspected ACM, lead paint, and OHM prior to the asbestos abatement and decontamination activities.

Oil Terminal, Brownfields Remediation, South Boston, Massachusetts. Provided oversight of all asbestos operations over three years during the remediation of a 30-acre former oil terminal with a 2.3-million-barrel capacity. Acted as a representative of the entity responsible for site remediation required due to asbestos, severe petroleum contamination, and other hazards found throughout the site. Conducted extensive testing of soil and air contaminants to ensure general site safety.

Mill Complex, Brownfields Remediation, Providence, Rhode Island. Surveyed multiple-building site for hazardous materials. Provided turnkey program oversight of remedial actions including abatement of asbestos-containing materials, selective building demolition, underground storage tank removal, soil remediation, installation of an engineered cap over portions of the site, installation of a sub-slab depressurization system for VOCs, and natural attenuation monitoring of groundwater.

Environmental Services for MBTA's Green Line Extension (GLX) Project, Cambridge, Somerville, and Medford, Massachusetts. Hazardous materials specialist assisting with asbestos in soils issues for an asbestos-impacted soil release at the project site. Prepared a MassDEP-approved Non Traditional Work Plan (NTWP) to manage these soils. Under the NTWP, surplus excavated material will be managed for off-site disposal at a landfill facility permitted to accept asbestos. Asbestos-impacted soil to remain on site will be capped in place and an Activity and Use Limitation (AUL) will be applied to the cap area to control future use and construction activities.

PROFESSIONAL TRAINING (CONT.)

OSHA 10-Hour Construction Safety and Health Training,

OSHA 8 Hour Site Supervisor Training

NIOSH 582 Airborne Asbestos Sampling Training

RMD's LPA-1 Lead Paint Inspection Training

Radiation Safety Training

Toxic Use Reduction Seminar

Permit Required Confined Space Entry Training

PCB's in Common Building Materials Seminar, 2008

ExxonMobil Loss Prevention System Training, 2008

Critical Environment Work Authorization, Bank of America, 2007

Certified Microbial Consultant Training, Indoor Sciences, 2006

Permit Required Confined Space Training, 2002

Massachusetts Lead Risk Assessor Training, 2002

Radiation Worker Training, 2001

OSHA Lead Awareness Training, 2001

LPA-1 Lead Paint Inspection System and Radiation Safety, RMD Inc., 2001

NIOSH 582, Airborne Asbestos Fiber Analysis via Optical Microscopy, 2001

Massachusetts Lead Inspection Training, 2001

DuPont Safety Training Observation Program, 1999

USCG 70-Hour Global Maritime Distress and Safety System (GMDSS), 1999

Massachusetts Firefighting Academy 27-Hour USCG Approved Firefighting Course, 1998

Former Power Plant (Building 108) Abatement and Demolition, Boston, Massachusetts. Project manager providing hazardous materials consulting services in support of the abatement, and demolition of the former Charlestown Navy Yard Central Power Plant (Building 108), which is severely damaged with portions of the roof collapsed. Services included a pre-demolition survey of suspect asbestos, lead paint, polychlorinated biphenyls (PCBs), universal waste, and other hazardous materials. Also responsible for design phase tasks including the preparation of a non-traditional asbestos abatement work plan and a hazardous materials management and contingency plan to safely manage the demolition and hazardous building contents, including PCBs, asbestos-containing materials (ACMs), and metals in building materials.

Hazardous Materials Inventories, Tewksbury State Hospital and UMass Lowell (Chelmsford), DCAMM. Senior project manager for a six-person team providing comprehensive hazardous materials inventory and sampling of multiple buildings at the Tewksbury State Hospital and UMass Lowell Chelmsford sites. As the project designer, compared previous reports and identified the impact on the facilities' master plan, prepared the written report and photo documentation of findings, and provided project-specific specifications for the abatement of the ACMs and hazardous materials identified during the field survey and sampling. Also oversaw the demolition of the buildings at Tewksbury State Hospital, working with Massachusetts DEP to develop a plan to demolish buildings that were structurally unsafe and yet still contained asbestos. Also worked with the team responsible for providing project monitoring and air sampling services during asbestos abatement activities.

Environmental Services for Various Sites in Massachusetts, DCAMM. Provided asbestos, hazardous materials inventories, PCB pre-characterization sampling (with others) and coring, lead paint testing and project management services during abatement/mitigation projects. Project sites included Tewksbury State Hospital, Fernald School-Waltham, Salem State University, and Lowell Superior Courthouse.

Hazardous Materials Services, Brandeis University, Waltham, Massachusetts. Managed several projects involving the inspection, abatement, and management in place of hazardous materials at Brandeis University. Performed the inspection, developed project specifications, and oversaw all abatements activities for the removal of asbestos-containing materials associated with a major dormitory renovation project.

Hazardous Materials Work at 111 Westminster Street, Providence, Rhode Island. Undertook several large, long-term projects at this 37-story 347,000-square-foot building constructed in 1908, which presented many challenges due to the building's age, size, unique spaces, and construction. Served as the primary point of contact and senior project manager for oversight of all hazardous material work related to various construction projects over several years. Also provided emergency response to situations such as water leaks that impacted asbestos-containing materials and sewage leaks that contaminated spaces within the building.

LOREN McGRATH

BACKGROUND

2020-Present
Project Manager
Weston & Sampson

2018-2020
Senior Project Geologist
Weston & Sampson

2015-2018
Project Geologist
Weston & Sampson

2010-2015
Geologist II
Weston & Sampson

2006-2010
Geologist
Weston & Sampson

1998-2006
Senior Technician
Stahl USA

EDUCATION

2004
Bachelor of Science
Environmental Geology
Minor in Chemistry
Salem State College

PROFESSIONAL CERTIFICATIONS

40-hour OSHA HAZWOPER

10-hour OSHA Construction Safety

Loren, a project manager and risk assessor in the firm's Environmental, Geotechnical, and Energy group, has more than 15 years of experience providing field site assessment and risk assessment services. Our firm's Quality Assurance/Quality Control (QA/QC) expert, Loren is also experienced in providing Cooperative Agreement oversight tasks, including MBE/WBE forms, quarterly reports, reporting site activities and accomplishments to the ACRES database, completion of federal/state forms, and other forms and reports as may be required. In addition, Loren developed our Region 1 Generic Quality Assurance Project Plan (QAPP).

SPECIFIC PROJECT EXPERIENCE

EPA Brownfields Assessment and Cleanup Grant Projects, Massachusetts, Vermont, New Hampshire, Maine, and Connecticut. Quality assurance/quality control (QA/QC) officer in charge of preparing site-specifc quality assurance project plans (QAPPs) for numerous brownfield projects in Region 1, including work in Massachusetts, Connecticut, New Hampshire, and Vermont. Developed an EPA Region 1 Generic Quality Assurance Project Plan (QAPP).

City-Wide Brownfields Inventory and Assessment Program, Lawrence, Massachusetts. QA/QC officer responsible for the preparation of the site-specific QAPPs and QA/QC of laboratory analytical data for the sites covered under this grant.

Brownfield Projects, Pioneer Valley Planning Commission, Massachusetts. QA/QC officer responsible for the preparation of the site-specific QAPPs and QA/QC of laboratory analytical data for the sites covered under this grant.

Brownfields Assessment and RLF Grant Programs, Gloucester, Massachusetts. QA/QC officer responsible for the preparation of the site-specific QAPPs and QA/QC of laboratory analytical data for the sites covered under this grant.

Brownfields Redevelopment, Former Bartlett Yard, Roxbury, Massachusetts. QA/QC officer for the assessment and remediation of a former MBTA maintenance facility located in an Environmental Justice neighborhood. Responsibilities included the development of the site-specific QAPP, representativeness evaluation and data usability assessment (REDUA), and QA/QC of laboratory analytical data for the Site.

Brownfields Assessment and Remediation Services, Former FB Rogers Site, Taunton, Massachusetts. QA/QC officer for EPA assessment and RLF grants for the City of Taunton. Responsibilities included the development of the site-specific QAPP and QA/QC of laboratory analytical data for the site.

EPA Coalition Grant for Brownfields Site, Peabody and Salem, Massachusetts. QA/QC officer for this grant to the Metropolitan Area Planning Council and the two cities, as part of a program for area-wide planning along the North River corridor. Responsibilities included the development of the site-specific QAPPs and QA/QC of laboratory analytical data for the sites covered under this grant.

Brownfield Assessment and Cleanup Program, New Bedford, Massachusetts. QA/QC officer for the city's program funded through an EPA brownfield assessment grant. Responsibilities included the development of the site-specific QAPPs and QA/QC of laboratory analytical data for the sites covered under this grant.

EPA Brownfields Assessment and Cleanup Grant Projects, Massachusetts, Vermont, New Hampshire, Maine, and Connecticut. Quality assurance/quality control (QA/QC) officer in charge of preparing site-specifc quality assurance project plans (QAPPs) for numerous brownfield projects in Region 1, including work in Massachusetts, Connecticut, New Hampshire, and Vermont. Developed an EPA Region 1 Generic Quality Assurance Project Plan (QAPP).

City-Wide Brownfields Inventory and Assessment Program, Lawrence, Massachusetts. QA/QC officer responsible for the preparation of the site-specific QAPPs and QA/QC of laboratory analytical data for the sites covered under this grant.

Brownfield Projects, Pioneer Valley Planning Commission, Massachusetts. QA/QC officer responsible for the preparation of the site-specific QAPPs and QA/QC of laboratory analytical data for the sites covered under this grant.

Brownfields Assessment and RLF Grant Programs, Gloucester, Massachusetts. QA/QC officer responsible for the preparation of the site-specific QAPPs and QA/QC of laboratory analytical data for the sites covered under this grant.

Brownfields Redevelopment, Former Bartlett Yard, Roxbury, Massachusetts. QA/QC officer for the assessment and remediation of a former MBTA maintenance facility located in an Environmental Justice neighborhood. Responsibilities included the development of the site-specific QAPP, representativeness evaluation and data usability assessment (REDUA), and QA/QC of laboratory analytical data for the Site.

Brownfields Assessment and Remediation Services, Former FB Rogers Site, Taunton, Massachusetts. QA/QC officer for EPA assessment and RLF grants for the City of Taunton. Responsibilities included the development of the site-specific QAPP and QA/QC of laboratory analytical data for the site.

EPA Coalition Grant for Brownfields Site, Peabody and Salem, Massachusetts. QA/QC officer for this grant to the Metropolitan Area Planning Council and the two cities, as part of a program for area-wide planning along the North River corridor. Responsibilities included the development of the site-specific QAPPs and QA/QC of laboratory analytical data for the sites covered under this grant.

Brownfield Assessment and Cleanup Program, New Bedford, Massachusetts. QA/QC officer for the city's program funded through an EPA brownfield assessment grant. Responsibilities included the development of the site-specific QAPPs and QA/QC of laboratory analytical data for the sites covered under this grant.

MARIE RUDIMAN

BACKGROUND

2013-Present
Senior Risk Assessor/Toxicologist Consultant
Weston & Sampson

2007-2013
Risk Assessment Specialist Consultant
EnviroRisk Solutions, LLC

2006-2007
Senior Risk Assessor
CarriageHouse Consulting, Inc.

2004-2006
Risk Assessment Manager
AMEC Earth & Environmental Limited

2000-2004
Risk Assessment Department Head
Geologic Services Corporation

1994-2000
Risk Assessment Scientist
GZA GeoEnvironmental

EDUCATION

1994
Bachelor of Science
Toxicology
Northeastern University

Marie has 25 years of experience in environmental consulting. In 2013, she joined Weston & Sampson where she continues to provide her risk assessment, regulatory, and toxicological expertise. She has managed and conducted human health and environmental risk assessments at state-regulated sites (primarily in Massachusetts, but also throughout New England, Ohio, New York, and other states), CERCLA and RCRA hazardous waste sites. She has performed risk assessments of petroleum refineries, former manufactured gas plants, operating industrial facilities, landfills, and various petroleum and chlorinated solvent spill sites. In addition, she has extensive experience providing peer-review of risk characterizations and other environmental reports prepared by others. She has derived risk-based clean-up criteria for numerous sites and is experienced in providing recommendations for deed restrictions.

Marie has been involved with numerous risk assessments conducted under federal programs, the Massachusetts Contingency Plan, and other state-led programs. These include baseline risk assessments, derivation of risk-based clean-up levels, risk assessments to evaluate the effectiveness of remedial actions, development of risk-based sampling plans for site investigations, and risk calculations in support of permanent or temporary site closure and deed restrictions.

Marie continues to maintain her risk assessment expertise through her involvement with the Licensed Site Professional Association (LSPA) as an associate member and LSPA's Technical Practices Committee. In the 1990s, she was part of the working group that assisted RIDEM in formulating their original risk assessment regulations and guidance.

SPECIFIC PROJECT EXPERIENCE

Former Navy Yard (Chain Manufacturing Facility), Charlestown, Massachusetts. Managed and prepared a Method 3 human health and ecological assessment in accordance with MCP and EPA regulations for this former Navy Yard site that made metal chain for ships. With EPA oversight, evaluated the site for redevelopment into a museum, hotel, and restaurant. Calculated estimated risks assuming central tendency and reasonable maximum exposure for exposure point concentrations and exposure assumptions. Calculated potential risks for museum, hotel, and restaurant visitors; maintenance workers; and construction and utility line workers. Evaluated potential exposure pathways using site-specific exposure assumptions and variables based on exposure media including soil, wipe samples from walls, ceilings, floors, window wells, and manufacturing equipment, and bulk samples from walls. Constituents of concern included lead, arsenic, polychlorinated biphenyls (PCBs), and TCDD, which posed cancer risks. Derived cleanup values for potential indoor air exposures to PCBs for both commercial receptors and residential receptors at EPA's request. Addressed EPA comments in collaboration with the EPA project manager and risk assessor.

Bartlett Yard, Roxbury, Massachusetts. Managed and prepared a Method 3 risk characterization of human health, safety, public welfare and the environment in accordance with the MCP for the City of Boston in conjunction with the redevelopment for this former rail yard into condominiums, a charter school, and commercial businesses. Evaluated potential receptors including on-site residents, trespassers, and construction workers, and primary contaminants of potential concern (COPCs) such as lead, petroleum hydrocarbons in soil, and soil gas. Evaluated potential exposure pathways using site-specific exposure assumptions and variables. Based on the results of residential exposures to lead in soil, performed an additional evaluation of children age 1 to 6 years using the Integrated Exposure Uptake Biokinetic (IEUBK) model. Results of this assessment indicated that Permanent Solution with Conditions was applicable for this site; no activity and use limitation was necessary.

Former American Barrel Company, Chelsea, Massachusetts. Managed and prepared a focused Method 3 human health assessment in accordance with the MCP for the City of Chelsea. Potential receptors included future hotel employees, nearby high school students, and construction worker exposure to soil. Evaluation was focused as COPCs were limited to PCBs and lead in soil. A full Method 3 risk characterization will be completed upon completion of a selective soil remediation. Evaluated potential exposure pathways using site-specific exposure assumptions and variables. Recommended implementation of an activity and use limitation to protect construction/utility workers on the site.

Beech Street and Carter Street, Chelsea, Massachusetts. Managed and prepared a Method 3 risk characterization of human health, safety, public welfare, and the environment in these public rights-of-way in accordance with the MCP for the City of Chelsea. Potential receptor was limited to construction/utility worker who may be exposed to soil during utility work in the street. COPC included PCBs, petroleum hydrocarbon constituents, and metals in soil. Evaluated potential exposure pathways using site-specific exposure assumptions and variables. Results indicated that a permanent solution with conditions was applicable for this site; no activity and use limitation was necessary.

Park Area, Salem, Massachusetts. Managed and prepared a Method 3 human health assessment in accordance with the MCP for potential park visitor and construction worker exposure to soil. Major COPC at the site included PAHs, arsenic, and lead in soil. Evaluated potential exposure pathways using site-specific exposure assumptions and variables. Recommendations were made for remediation of specific areas. Re-evaluated the site once remediation was completed and confirmatory soil samples were collected. This site was closed with a permanent solution with conditions.

Lynn Commuter Ferry, Lynn, Massachusetts. Managed and prepared a Method 3 human health and ecological assessment in accordance with the MCP. Major COPCs associated with historic uses at the site included polycyclic aromatic hydrocarbons (PAHs), metals, and PCBs in soil and groundwater. Evaluated potential exposure pathways using site-specific exposure assumptions and variables. Quantitatively evaluated potential receptors including parking lot user/employees, trespassers and construction/utility workers. This site was closed with a permanent solution with conditions.

BLAKE MARTIN

BACKGROUND

2013-Present
Vice President | Water Resources Practice Lead
Weston & Sampson

2003-2013
Associate
Weston & Sampson

2001-2003
Team Leader
Weston & Sampson

2000-2001
Senior Hydrogeologist
Geosphere Environmental Management, Inc.

1999-2000
Senior Hydrogeologist
Talkington Edson Environmental Management, LLC

1998-1999
Eastern Regional Coordinator
Layne New England

1996-1998
Regional Manager
HydroGroup, Inc./ Ground Water Associates, Inc.

1991-1996
District Manager
Ground Water Associates, Inc.

EDUCATION

1984
Bachelor of Arts
Geology, Economics, Environmental Studies
Williams College

PROFESSIONAL CERTIFICATIONS

Municipal Vulnerability Preparedness (MVP) Certified Provider

6W PFAS Treatment Methods and Optimization

40-Hour Training Course for Hazardous Materials Site Training, OSHA 29CFR1910.120

PROFESSIONAL SOCIETIES

American Water Works Association

Blake is Weston & Sampson's Water Market Leader and has more than 35 years of experience evaluating groundwater systems, designing permanent systems for extraction and supply, and supervising design and construction of treatment efforts at municipal water supplies. He has managed over 900 projects involving water treatment, well rehabilitation, well design, safe yield analysis, hydraulic modeling, and water quality sampling. He has developed and managed the design of pumping and treatment systems for VOC impacts, TOC, iron and manganese, and PFAS/emerging contaminants at water supplies throughout New England, New York, and Pennsylvania for a variety of municipal clients.

SPECIFIC PROJECT EXPERIENCE

Former Mill Redevelopment Program, Sanford, Maine. Project manager for geothermal evaluation for former mill complex redevelopment project. Evaluation included an analysis of current heating loads and energy costs for systems including coal, fuel, and electric. Cost comparisons were developed for multiple buildings totaling over 500,000 square feet of conditioned space.

Pease Air Force Base PFAS Removal, Portsmouth, New Hampshire. Provided operational advice on multi-source blending. Provided long-term monitoring of Source Water Chemistry including evaluation of Total Organic Carbon loads and impacts to GAC optimization for PFAS removal at Pease Air Force Base. This work also included extensive research in industry best practices and review of numerous municipal treatment systems across the nation. Developed and conducted pilot testing protocols and sampling procedures for GAC testing and ion exchange resins. Conducted feasibility assessment of plant retrofits and treatment options for the three major supply wells.

DPW Yard PFAS Investigation and Remediation, Chelmsford, Massachusetts. Provided remediation services in connection with the detection of PFAS compounds in the groundwater resources beneath the town's DPW yard. Project included preparing and submitting the necessary IRA Work plan as required by the Massachusetts Contingency Plan (MCP) and implementing the approved evaluations, which included identifying and delineating possible source areas and potential routes for potential off-site migration of the detected PFAS. Following approval from MassDEP, the proposed recovery well was successfully installed and connected to a treatment system consisting of physical filtration, GAC, and resin vessels.

PFAS Alternative Analysis, Devens, Massachusetts. Conducted alternative analysis for point of entry systems at the 1,700 facilities at the former Fort Devens facility, now the Devens Economic Development Center.

PFAS Pilot Testing, Devens, Massachusetts. Developed protocols, designs, permitting, and implementation plans for full-scale PFAS pilot treatment plants. These emergency systems were designed and constructed in less than four months, providing flow capacity of 2.0 MGD. Source water quality analysis led to GAC and ion-exchange media use. Varying levels of TOC, iron, and manganese led

PROFESSIONAL SOCIETIES CONT.

Association of Ground Water Scientists and Engineers

National Ground Water Association

New England Water Works Association

PAPERS & PRESENTATIONS

December 2022
Martin, B.A., "PFAS Occurrence and Treatment, Water and Wastewater Challenges," EBC Water Resources Webinar

February 2017
Martin, B.A., "Emerging Contaminants: PFAs," MWUA

September 2016
Martin, B.A., "Emerging Contaminants: A Tale of Two Cities," NEWWA

June 2016
Martin, B.A., "Emerging Contaminants: Update on an Evolving Landscape,"MCWRS

September 2016
Martin, B.A., "Emerging Contaminants: How Low is Low Enough?," GSWRA

May 2016
Martin, B.A., "Water System Responds to Perfluorochemicals: A Case Study," EBC Site Remediation and Redevelopment Program

March 2015
Martin, B.A., "How to Save an Aquifer-The Pease AFB Story," NEWWA

October 2015
Martin, B.A., "2015 Water Resources and Sustainability Symposium," NEWWA

October 2015
Martin, B.A., "The Water Management Act and I/I," MWWA

September 2015
Martin, B.A., "The Outer Cape Future Water Resource Strategies"

to real-time modification of pilot efforts and design of prefiltration and sequestering systems.

Mass Economic Development Center, Devens, Massachusetts. Supervised costing and construction of three permanent PFAS removal treatment plants. These plants included pretreatment for iron and manganese, as well as multi filter assemblies for the consistent removal of PFAS compounds.

PFAS Treatment Feasibility Analysis, Sudbury, Massachusetts. Conducted a system-wide analysis and feasibility study for response to PFAS concentrations in a multiple well system. Currently managing the design and construction of PFAS removal systems using pressure filtration. Media selection includes GAC and ion exchange resins.

Myers Ave Water Treatment Plant, Abington-Rockland Joint Water Works, Massachusetts. Assessed PFAS distribution in surface waters and groundwater aquifer for existing supply wells. Developed treatment approach and plant modifications for PFAS treatment post Greensand filtration. Assisted Abington-Rockland Joint Water Works in negotiations with MassDEP to allow emergency implementation.

PFAS Treatment Alternatives, Concord, Massachusetts. Evaluated PFAS treatment alternatives and town-wide cost analysis for eight drinking water supply sources.

East Street Well, Middleborough, Massachusetts. Undertook existing conditions assessment of aeration and slow sand filtration systems for effective PFAS removal. Developed cost comparisons of gravity bed filtration versus pressure filtration using GAC and Ion exchange resin media. Developed ongoing Pilot efforts for long-term system optimization using GAC.

Crooked Springs Water Treatment Plant, Chelmsford Water District, Chelmsford, Massachusetts. Conducted a multimedia pilot study and cost analysis for PFAS removal using pressure filters and GAC or Resin Media. The study evaluated water quality and PFAS treatment before and after the existing greensand filtration plant. The 6-month study culminated in preliminary design plans and treatment alternatives analysis with cost estimates.

Fruit Street Treatment System, Hopkinton, Massachusetts. Evaluated multiple alternatives and costs for PFAS treatment at a multiple well system. Blended source water treatment using a multi-filter assembly of GAC and Ion exchange resin was selected, designed, and bid. Anticipated construction will be complete by 2023.

Lynnfield Center Water District, Lynnfield, Massachusetts. Designed, costed, and constructed a 2-stage filtration system. The pressure vessels include both GAC filtration and Ion exchange resins for removal of PFAS compounds.

Raymond Road Water Treatment Plant, Sudbury, Massachusetts. Conducted a system-wide alternatives analysis developing costs for PFAS removal before and after the existing green sand filtration plants constructed to remove iron and manganese. The alternative analysis led to the design and funding of GAC pressure filters at the Raymond Road Treatment Facility currently under construction. This plant should be complete by September 1, 2023. A second PFAS removal system is currently under design for pressure vessels to be installed post greensand filtration.

PAUL UZGIRIS, PE

BACKGROUND

2022-Present
Senior Team Leader
Weston & Sampson

2013-2022
Team Leader
Weston & Sampson

2008-2012
Project Manager
Weston & Sampson

2001-2008
Senior Engineer
Weston & Sampson

1997-2001
Engineer
Weston & Sampson

1996-1997
Engineer
J. Robert Folchetti & Associates

EDUCATION

1995
Bachelor of Science
Civil and Environmental Engineering
University of Michigan

PROFESSIONAL REGISTRATION

Professional Engineer:
New Hampshire No. 10797

40-Hour HAZWOPER

PROFESSIONAL SOCIETIES

American Society of Civil Engineers
Environmental Business Council

PAPERS & PUBLICATIONS

2011
Uzgiris, P, "Conflicting Contaminants: A Case Study of the Former Modern Electroplating Facility Remediation" Presented at the 27th Annual International Conference on Soils, Sediment and Water – University of Massachusetts, Amherst, MA

Paul has more than 25 years of engineering and environmental consulting experience. He is currently involved in remedial design, construction oversight, remedial cost estimation, preparation of plans and specifications, site characterization and regulatory compliance, and remedial alternative evaluation and planning.

SPECIFIC PROJECT EXPERIENCE

Former Modern Electroplating Facility Remediation (Phase I) Boston Planning & Development Agency, Boston, Massachusetts. Project manager for this Brownfields site, a former electroplating facility that contained elevated concentrations of chlorinated solvents, metals, and cyanide in soil and/or groundwater. Reviewed existing data, developed and organized an indoor air sampling and analysis program, and developed the sampling and analysis program to evaluate handling and disposal requirements for soil, groundwater, asbestos, and other hazardous materials during building demolition. Led remediation/demolition/utility abandonment design efforts, including design of remedial activities for chlorinated solvents, heavy metals, and asbestos containing material (ACM), and preparation of construction plans and specifications. Design included the reuse of thousands of cubic yards of soils with elevated contaminant concentrations on site beneath the new parking lot. Managed the construction project and performed construction oversight, including implementation of an innovative technology, in-situ chemical reduction (ISCR), to reduce source area contamination in the groundwater. This project was the recipient of the EPA Region 1 Brownfields Phoenix Award.

Former Bartlett Yard Remediation, Roxbury, Massachusetts. Project manager for the abatement of hazardous materials; demolition of a former MBTA maintenance facility, bus garage, and associated buildings; utility abandonment; and environmental remediation and site restoration at the former Bartlett Garage in Nubian Square. Work included subsurface investigations (soil borings and a test pit program) to identify "hot spot" areas of contamination and the removal and disposal of contaminated soils, including lead and petroleum-impacted material. Prepared MCP regulatory reports, including a Phase II comprehensive site assessment, Phase III remedial action plan, and Phase IV remedy implementation plan. Work also included a hazardous material survey, preparation of plans and specifications, cost estimates, bidding assistance, attending and presenting at public meetings, LSP services, construction administration and resident representative services, and coordination of multiple funding sources for the five separate parcels within the site, and with EPA and other regulatory agencies.

Brownfield Cleanup/Demolition, Saint Albans, Vermont. Senior demolition engineer for the Brownfield cleanup/demolition of a 120,000-square-foot industrial building situated on 5.5 acres with contaminants that included PCBs, PAHs, VOCs, and metals in building materials, soil, and groundwater. Work included development of a SSQAPP, TSCA self-implementing cleanup plan, TSCA risk-based cleanup plan, pre-demolition materials testing, preparation of demolition plans/specifications/ contract documents, public bidding assistance, contractor procurement, demolition

PAPERS & PUBLICATIONS (CONT.)

2011
Uzgiris, P, "Can You See It? Community Vision Combats a Modern Mess" Presented at the 2011 National Brownfields Conference Philadelphia, PA

2007
Uzgiris, P, "Design vs. Reality" An Analysis of the Design and Performance of a Dual Phase Extraction System" presented at The 23rd Annual International Conference on Soils, Sediment and Water – University of Massachusetts, Amherst, MA

2006
Uzgiris, P., "Controlling Costs to Achieve Permanent Closure for a Quench Oil Site" presented at the 22nd Annual International Conference on Soils, Sediment and Water – University of Massachusetts, Amherst, MA

oversight and regulatory reporting. Completed work through funding from two EPA cleanup grants, one State of Vermont ARRA cleanup grant, and one loan from the Northwest Regional Planning Commission Revolving Loan Fund.

Liberty Street Assessment, Remediation, and Massachusetts Contingency Plan Compliance Project, Springfield, Massachusetts. Senior engineer for this brownfields project which included the assessment of soil and groundwater contamination (greater than ½-inch of LNAPL, petroleum-stained soils up to 2-feet thick, and dissolved phase CVOCs, including tetrachloroethylene and vinyl chloride) and preliminary design of remedial actions. Assisted in the subsurface investigation and assessment that included soil borings, test pits, monitoring wells, and soil and groundwater sampling. Prepared a remedial alternatives analysis of five remedial alternatives, including vapor intrusion/barrier technologies, high-vacuum extraction, automated recovery systems, and bioventing.

Site Investigation and Remediation, Former Utility Plant, New Haven, Connecticut. Project manager for a site impacted with PCB and other chemicals of concern, responsible for implementing PCB investigation/remediation activities and preparing remedial plans/specifications/bid documents for the English Station site. Work also included the design of an engineered cap, hot spot excavations, site backfilling/grading, and installation of civil/site features. Performed investigation and remedial planning under an expedited schedule because of the Consent Order requirements for the property.

Boston Planning & Development Agency (BPDA) Parking Garage Site, South Boston, Massachusetts. Project manager for the site remediation of a former US Navy power plant property as part of the proposed expansion of the parking garage. Managed site assessment services to characterize polychlorinated biphenyls (PCBs) and petroleum in the area of the proposed addition and prepared and obtained EPA approval of a risk-based cleanup plan. As part of the site assessment, identified an existing fuel line that was connected to six 25,000-gallon former USTs in a vault at the property as the source of the petroleum contamination. Developed remedial approach and prepared plans and specifications for bidding, managed remediation construction phase services, and assisted in the preparation of reports under TSCA and the MCP.

Former Ferdinand Building and Construction of the Bruce C Bolling Municipal Building, Boston Public Facilities Department, Roxbury, Massachusetts. Environmental project manager for the $125 million redevelopment of the former Ferdinand Building and construction of the new Bruce C. Bolling Municipal Building, which included the assessment of hazardous building materials, remediation of soils and groundwater impacted by chlorinated solvents, preparation of plans and specifications, abatement of hazardous building materials, evaluation of vapor intrusion issues and design of a vapor barrier and SSD system. Prepared regulatory documents to manage soil and groundwater during construction, and oversaw remedial activities that included the injection of chemicals to remediate chlorinated solvents in the groundwater, hot spot excavation of contaminated soils, soil and groundwater management during construction, and installation of a vapor barrier and SSD system as part of the new building construction. Work also included construction administration activities such as review of confirmatory sampling results, coordination of soil disposal facilities, review of contractor submittals, construction oversight, and construction schedule management.

ALEXANDRIA HIDROVO

BACKGROUND

2020-Present
Engineer I
Weston & Sampson

EDUCATION

2020
Master of Science
Enviromental Engineering
University of New Hampshire

2018
Bachelor of Science cum laude
Environmental Engineering
University of New Hampshire

PUBLICATIONS

2022
"The fate and removal of pharmaceuticals and personal care products within wastewater treatment facilities discharging to the Great Bay Estuary"
Water Environment Research
M.S. Thesis, published

Alexandria is an engineer in Weston & Sampson's environmental, geotechnical, and energy engineering group. Her responsibilities have included conducting subsurface investigations, conducting environmental sampling, preparing soil and groundwater management plans, and engineering design to evaluate remedial alternatives at contaminated sites.

SPECIFIC PROJECT EXPERIENCE

Waste Management, New Hampshire. Oversaw the construction of 20 drilled vertical gas extraction wells and the restoration to the geosynthetics of the final cover system, as the full time Construction Quality Assurance (CQA) representative on site, for the following WMNH projects: Fall 2020 LFG Well Redrill Installations and Phases 12 & 13 LFG System Construction Project. Also provided part time observation during the construction of the associated horizontal gas collectors, header, and lateral piping. Services included meeting with the construction supervisor daily to coordinate and observe construction activities and coordinating with WMNH gas operations personnel to be onsite for a limited time during most days of construction, or during critical construction events. Responsibilities included documenting construction activities, maintaining photographic documentation, witnessing pipe testing, witnessing geosynthetics installation/testing, producing daily field reports, producing well construction logs, reviewing as-built drawings, inspecting the construction materials, observing construction activities, and summarizing all construction activities in a certification report.

Waste Management, Rochester, New Hampshire. Provide assistance on General Engineering Services including (A) providing assistance for their compliance with the EPA's New Source Performance Standards (NSPS) surface emission monitoring (SEM) program and updating their monthly landfill cover system integrity inspection program, (B) preparing and updating their Annual Tier II Hazardous Chemical Inventory Report for the TREE and Rochester Hauling Company, (C) updating their Confined Space Program, and (D) documenting the annual testing and inspection of the tank overfull protection systems. Responsibilities include (a) updating monthly cover integrity plans in AutoCAD, ensuring quality performance from the landfill gas technician during SEM 30-day rescans, (b) updating Safety Data Sheets (SDS) binders for their Landfill Truck Maintenance Facility, their new Hauling Company Maintenance Facility, and the Container Repair Facility, and submitting the final updated report to WMNH, (c) identifying existing and proposed confined spaces and updating location plans in AutoCAD and summery tables for final report, and (d) preparing a cover letter describing the results from the tank inspection.

Bolling Building MCP Compliance, Roxbury, Massachusetts. Oversaw a supplemental evaluation of the sub-slab depressurization system (SSDS) for a large commercial building to assess whether active system operation is required to support a Permanent Solution for the Site. Work included conducting a series of routine inspections to visually inspect system components, measuring sub-slab vacuum from, and assessing system flow rates with the design criteria. Work also

included colleting soil gas and indoor air samples to confirm system effectiveness and assess whether implementing an Activity and Use Limitation (AUL) to maintain the system is needed. Work also included overseeing soil borings/monitoring well installation and routine groundwater sampling and analysis to characterize the nature and extent of on- and off-property groundwater impacts related to a historic chlorinated solvent release from a former drycleaner.

Broadway Water & Sewer Improvements Project, Chelsea, Massachusetts. Provided assistance with the management of contaminated soil and groundwater during construction of approximately one mile of new and replacement utilities in an urban area. Work included preparing plans illustrating excavated material categories, reviewing contractor supplied soil and groundwater management plans, and preparing waste disposal documentation for the off-site transportation and disposal of contaminated materials.

Former Dover Gas Works Site, Dover, New Hampshire. Provided assistance for the remediation of dense non-aqueous phase liquid (DNAPL)/coal tar at a former manufactured gas plant (MGP) in Dover, New Hampshire. Work included evaluating pilot test performance data for in-situ chemical oxidation to address residual DNAPL impacts as well as preparing regulatory submittals for the completion of in-situ soil solidification (ISS) bench testing program to address the former MGP source area.

Department of Public Works and Parks & Recreation Facility Project, Burlington Massachusetts. Provided assistance with the management of contaminated materials for the construction of two new public works facilities. Work included review of environmental assessment data, developing soil and groundwater management plans, reviewing contractor submittals, and preparing regulatory submittals under the Massachusetts Contingency Plan (MCP), including a Release Abatement Measure Plan.

MassDOT East Street Project, Pittsfield, Massachusetts. Provided assistance on managing contaminated materials for a planned roadway and utility improvement project that encroached upon a contaminated site with significant polychlorinated biphenyl (PCB) contamination in soil and groundwater. Work included pre-construction support in the form of evaluating design documents to assess areas likely to encounter contaminated materials and cross-referencing proposed works areas with existing conditions to assess data gaps in the historical sampling results. Responsibilities included developing maps using GIS that summarized existing and proposed conditions in areas where construction will occur, assisting with the development of a soil and groundwater sampling plan, summarizing historic and newly acquired soil data into tables, and providing recommendations to MassDOT regarding contaminated materials management during construction.

Proposed Transmission Line Project, Sudbury to Hudson, Massachusetts. Provided assistance with the management contaminated materials for planned subsurface electrical transmission project. Work included pre-construction support, including drafting a soil and groundwater management plan as well as developing a GIS map outlining the project extent, soil and groundwater data, areas of potential contamination from known oil and hazardous materials releases, and permit conditions associated with nearby surface water and wetland resource areas.

SUSAN MARA, AICP

BACKGROUND

2023-Present
Project Manager II
Weston & Sampson

2021-2023
Senior Project Planner
Weston & Sampson

2016-2021
Planning Director
City of Pawtucket, Rhode Island

2010-2016
Assistant Planning Director
City of Pawtucket, Rhode Island

2005-2010
Senior Planner
City of Pawtucket, Rhode Island

2002-2005
Planner
DMJM+Harris

2000-2002
Planner
Beals and Thomas, Inc.

EDUCATION

2000
Master of Community Planning
magna cum laude
University of Rhode Island

1998
Bachelor of Arts magna cum laude
Urban Affairs
University of Rhode Island

PROFESSIONAL CERTIFICATIONS

AICP Certified Planner
National Charrette Institute Certified

PROFESSIONAL AFFILIATIONS

Rhode Island Executive Climate Change Coordinating Council, Advisory Board Member
Rhode Island Governor's Workforce Board Local Advisory Committee

Susan is a project manager within the Weston & Sampson Urban and Environmental Planning Group. She has more than 20 years of experience in municipal planning, with expertise in project management, Brownfields remediation and reuse, affordable housing, community engagement, zoning and land use, historic preservation, economic development, and grant writing.

Prior to joining Weston & Sampson, Susan served as Planning Director for the City of Pawtucket, Rhode Island where she successfully implemented creative and innovative solutions for various initiatives throughout her tenure. Susan served on the Comprehensive Planning Advisory Committee, which drafted the Rhode Island Comprehensive Planning Standards Manual, the Governor's Advisory Board of the Rhode Island Executive Climate Change Coordinating Council, and as a member of the Rhode Island Governor's Workforce Board Local Area Advisory Committee. She is AICP certified, holds a certificate with the National Charette Institute, and has served as vice president of the Rhode Island American Planning Association.

SPECIFIC PROJECT EXPERIENCE

Comprehensive Master Plan Update, Westfield, Massachusetts. Technical Advisor for update of the local plan of development. Role includes review of written deliverables for quality assurance. The City of Westfield had not updated their master plan in over 50 years. Revisions involve a full update of the city's current plan. This project will add sections for energy, climate change, and water supply among others. It also includes a significant public engagement element. This project is ongoing.

Route One Corridor Study, Westerly, Rhode Island. Project planner for development of a strategic plan to revitalize the Route One Corridor in the Town of Westerly related to housing issues. The overall goal of the study is to encourage the type of development that improves functionality and reflects Westerly's character and charm. This major study of a five-mile commercial and residential corridor was completed on an expedited six-month schedule. It included several major public engagement events, a website, a public survey, stakeholder engagement and analysis of transportation, housing, economic development, aesthetics, and zoning.

Community Comprehensive Plan and Zoning Update, North Providence, Rhode Island. Assistant Project manager for update of the local plan of development. Revisions involve a full update of the town's current plan, approval through the Rhode Island Division of Statewide Planning and significant public involvement. This project also includes a comprehensive update of the Town's Zoning Ordinance and Development Regulations. This project is ongoing.

Consulting Services for the American Rescue Plan Act (ARPA) Local Fiscal Recovery, South Kingstown, Rhode Island. Project planner for development of a strategic plan to revitalize five areas of the Town of South Kingstown and develop ARPA programming. Role includes review of local policy and project implementation related to ARPA compliance. The Town of South Kingstown is slated to receive $8.95 million over the next two years under ARPA. South Kingstown hired Weston & Sampson to provide specialized project development, design (civil, engineering, architecture, landscaping and traffic engineering) and grant management services to maximize its use of the ARPA funds to support the town's COVID-19 disaster response to economic recovery. These services include supporting the Town with project management oversight and ensuring accountability, transparency, and

Joint Zoning Ordinance – Pawtucket and Central Falls Transit Oriented Development District. Architect responsible for the only joint zoning ordinance in the State of Rhode Island. Negotiated between the two cities to create an ordinance, which promoted a high density mix of residential and commercial uses. Worked with the communities to include the newly enabled "unified development review," which allows some zoning relief to be given by the Planning Commission. This ordinance created a "one-stop shop" to encourage redevelopment. (with former employer)

USEPA Revolving Loan Fund, Pawtucket and Central Falls, Rhode Island. Wrote a successful application to the USEPA for a Revolving Loan Fund, for the cities of Pawtucket and Central Falls. Pawtucket, as the lead applicant, is the only municipality in Rhode Island that has its own Revolving Loan Fund for environmental cleanup. Coordinated with USEPA to recapitalize the fund twice because of the success in getting their money out on the street. The Rhode Island Infrastructure Bank recently received funding for a similar program and reached out for advice and assistance in getting the loans out to the cities and towns. (with former employer)

Festival Pier Redevelopment, Pawtucket, Rhode Island. Leveraged over several funding sources to remediate and redevelop the Festival Pier riverfront park in Pawtucket, Rhode Island. Worked with various state agencies, as well as local stakeholders, including the fishermen, to transform this riverfront site from a sand and gravel surface parking lot into a park that provided access to a boat launch, made the fishing opportunities handicapped accessible while providing space for festivals and community events on the city's waterfront. (with former employer)

Pawtucket-Central Falls Transit Center, Rhode Island. Served as the city's project manager for the $40 million Transit Center, starting in 2005 with the city-funded feasibility study, which set the stage for the project to proceed. Coordinated diligently with RIDOT over the past 15 years to keep the project moving through the various stages of federal environmental review and to work creatively on solutions to funding. Worked to ensure that the Transit Center would serve the needs of the local community and result in investment and redevelopment of the cities. The project is currently under construction. (with former employer)

INDRANI GHOSH, PH.D.

BACKGROUND

2023-Present
Associate/Senior Technical Leader
Weston & Sampson

2022-2023
Senior Technical Leader
Weston & Sampson

2019-2022
Technical Leader
Weston & Sampson

2010-2019
Senior Professional
Kleinfelder

2005-2010
Teaching and Research Assistant
Department of Civil and Environmental Engineering
Northeastern University

2004-2005
Design Engineer
Thermax India Ltd.

2002-2004
Research and Teaching Assistant
Department of Civil Engineering
Indian Institute of Technology

EDUCATION

2010
Doctor of Philosophy (PhD)
Environmental Engineering
Northeastern University

2004
Master of Science
Environmental Engineering
Indian Institute of Technology

2002
Bachelor of Science
Materials & Metallurgical Engineering
Jadavpur University

CERTIFICATION

Municipal Vulnerability Preparedness (MVP) Certified Provider

AWARDS & HONORS

Clean Charles Award
Charles River Watershed Association
2022

Indrani has more than 15 years of experience as a water resources engineer and as technical lead in climate change resiliency projects, specializing in leading interdisciplinary teams and stakeholders through risk-based prioritization of adaptation solutions. She has industry-leading experience in translating climate change projections to engineering design criteria for new and existing infrastructure and modeling climate impacts for the purposes of vulnerability assessment and adaptation planning for many projects in the Northeast. She has worked with numerous municipalities and public agencies to model their exposure to coastal and stormwater flooding using the best available and most appropriate sea level rise, storm surge, and rainfall projections. She has extensive experience integrating climate projections in hydrologic/hydraulic models of urban storm and sanitary sewer systems. Indrani is frequently invited to be part of panel discussions on climate risk and resiliency at New England universities, and has won national awards for her contributions to the engineering profession. In addition, Indrani is fluent in Begali, English, and Hindi.

SPECIFIC PROJECT EXPERIENCE

East Boston Resilience Technical Analysis, Boston Planning & Development Agency (BPDA), East Boston, Massachusetts. Provided climate/coastal resiliency support, working in collaboration with the design team and the City of Boston to identify practicable solutions at two vulnerable locations along East Boston's waterfront: Carlton Wharf and Lewis Mall. Helped identify technical considerations and strategies that emphasized accessible open space while providing critical flood protection for East Boston, including the MBTA Maverick Station. The project resulted in schematic designs for both locations that illustrated conceptual early concepts, practicable design alternatives, cost estimates, and next steps.

Charles River Watershed Model, Natick, Massachusetts. Project manager and technical lead in developing a planning level 1D/2D hydrologic/hydraulic model of the Upper and Middle Charles River watersheds. The first of its kind for the approximately 270 square mile watershed, the model consisted of nearly 200 miles of the Charles River and its two dozen tributaries as well as 50 miles of existing storm drain and more than 450 dams and road crossings across parts of more than 40 communities. The model was used to evaluate potential flooding impacts under present and future climate scenarios, as well as to assess the potential flood mitigation capacity of seven watershed-wide green infrastructure strategies and three site-specific design concepts for flood mitigation.

Blue Line Flood Vulnerability Evaluation, Massachusetts Bay Transportation Authority. Evaluated flood vulnerability including review existing assessments and records, perform site survey of existing conditions, conduct hydraulic modeling and preparing tunnel flooding maps to identify targeted resilience measures, and determine engineering and operational resilience recommendations to mitigate flood risk.

AWARDS & HONORS (CONT.)

Clemens Herschel Award
Boston Society of Civil Engineers and American Society of Civil Engineers, 2014

Engineering News Record (ENR) "Top 20 under 40" in the New England Region, 2015

Cities4Tomorrow Award
Bloomberg Philanthropies C40 Cities, 2017

Silver Award
ACEC/MA Engineering Excellence Competition, 2015

Bronze Medal Excellence Award
Kleinfelder's Annual Technical Seminar, 2013

Don Douglas Award
Kleinfelder's Annual Technical Seminar, 2012

Ranked second in Environmental Engineering and Management Master's Program
Indian Institute of Technology, 2004

Sankar Kumar Das Memorial Silver Medal
Metallurgical and Materials Science Engineering Examination
Jadavpur University, 2002

PROFESSIONAL AFFILIATIONS

Water Environment Federation

New England Water Environment Association

American Society of Civil Engineers

PUBLICATIONS & PRESENTATIONS

"The Climate Response—Government Leaders Take Action, Evaluate Vulnerabilities Due to Climate Change"
Informed Infrastructure
2016

"Driving through the pouring rain: How to plan, prepare and adapt America's transportation networks for climate change"
Informed Infrastructure
2015

"Effects of spatial resolution in urban hydrologic simulations"
Journal of Hydrologic Engineering
2012

MBTA Bus Maintenance Facilities Resilient Design Guidelines, Boston, Massachusetts. Developed a resilient framework that provides guidance to design teams to meet performance thresholds given specific design parameters, such as design flood elevation, rainfall depth and duration of heatwaves; consider operational strategies to quickly respond and recover from extreme weather events through designing with emergency preparedness in mind. Currently serving as technical lead in developing a 2D flood model for a proposed new bus maintenance facility site in Boston. This model is providing the basis of design in terms of finished floor elevation, as well as being used to assess flood impacts to the surrounding areas under existing and proposed conditions.

Moakley Park Master Plan, Boston Parks and Recreation Department (BPRD), Boston, Massachusetts. Providing resiliency support for the advancement of the Moakley Park Vision Plan, for which Weston & Sampson serves as a subconsultant to Stoss. Moakley Park is the largest waterfront park in Boston and is increasingly vulnerable to flooding due to climate change. The project scope includes baseline technical assessments, community engagement, and schematic flood barrier design. Responsibilities include the review of inland stormwater modeling and integrating with coastal flood modeling results, climate resilient engineering, and assessment of green infrastructure strategies.

Resilient Massachusetts Action Team (RMAT) Technical Assistance Contract, Statewide, Massachusetts Executive Office of Energy and Environmental Affairs (EOEEA). Responsible as technical lead for working with the multi-agency RMAT and an interdisciplinary team to implement the State Hazard Mitigation Climate Adaption Plan (SHMCAP) and develop clear, consistent guidance on the selection of climate design standards, standardize implementation of climate standards in existing practices, and create metrics and a web-based tool to evaluate climate resilience in capital planning.

Renovations to McConnell Park, Boston, Massachusetts. Responsible for providing technical support and oversight in working with Boston Parks & Recreation Department to examine existing conditions at the open space resource in the Savin Hill neighborhood of Dorchester. Working with the team to assess current and future flood risks, develop strategies to minimize flood impacts, and incorporate sustainable and resilient designs to mitigate the park's location in a susceptible inundation zone.

Universal Playground Design at Danehy Park, Cambridge, Massachusetts. Providing climate resiliency design support for a new universal playground within the existing Danehy Park located in North Cambridge. Park design efforts involve a water play area, site access/circulation, parking, and stormwater management.

Revitalization of Draw Seven Park, Somerville, Massachusetts Department of Conservation & Recreation. Providing technical support and oversight of the revitalization of this signature park along the banks of the Mystic River. Project efforts include developing resiliency services related to park redevelopment; working together with Woods Hole Group to develop BH-FRM flood vulnerability design criteria; and identifying strategies to mitigate risk, accommodate future flood waters (living shoreline), and design for incremental flood protection measures.

JOANNA NADEAU, AICP

BACKGROUND

2023-Present
Senior Project Planner
Weston & Sampson

2022-2023
Project Planner
Weston & Sampson

2020-2021
Planner III
Weston & Sampson

2017-2020
Senior Outreach Coordinator
Union of Concerned Scientists

2012-2017
Director of Community Programs
Audubon International

2007-2012
Research Analyst
University of Arizona

2008
Intern
Office of Conservation Science and Environmental Policy

2004-2007
Wildlife/Vegetation Ecologist
The Nature Conservancy of Arizona/TNC New Mexico

2003-2004
Natural Resources Technician
Bureau of Land Management Yuma (AZ) Office

2003
NSF REU Research Assistant
Harvard Forest

EDUCATION

2009
Master of Science
Planning
University of Arizona

2003
Bachelor of Arts
Biology
Haverford College

Joanna is a senior project planner and sustainability/ resiliency specialist with experience in project management, community planning, technical assistance, policy analysis, program development, environmental education, and public engagement. She routinely works with engineers and technical experts, government officials, non-governmental organizations, resource managers, and the public to develop and implement resiliency and sustainability plans and projects. Joanna's experience includes extensive research experience, including ecological analyses with The Nature Conservancy and federal agencies, and endangered species and water management studies at the University of Arizona. She draws on a degree in biology, a water policy certificate, Masters Degree in Environmental and Healthy City Planning, and is an AICP-certified planner.

SPECIFIC PROJECT EXPERIENCE

John Fitch Highway Corridor Resilient Redesign (2020-2021), Baker Brook Stormwater Model and Plan (2021-2022), and Downtown Nature Based Solutions (2022-2023), Fitchburg, Massachusetts. Community engagement lead and providing project management support for multi-phase project to address stormwater flooding, urban heat island effects, and equitable mobility in the city. The first year determined the vision for the development of a corridor redesign for Complete Streets, green, nature-based stormwater controls, and addressing urban heat island effects. The second year identified and designed conceptual, nature-based projects on public and private property for future implementation. The third year identified and designed nature-based projects in a downtown neighborhood coordinated with combined storm sewer system upgrades. The projects are funded by a Municipal Vulnerability Preparedness Action Grant from the Massachusetts Executive Office of Energy and Environmental Affairs.

Strawberry Brook Green Infrastructure Implementation, Lynn, Massachusetts. Community engagement lead and provided project management support for development of green street and stormwater detention concept designs, park improvement vision planning, and construction of pilot projects in the City of Lynn. The project is funded by a Municipal Vulnerability Preparedness Action Grant from the Massachusetts Executive Office of Energy and Environmental Affairs.

Natural Hazard Mitigation Planning, Boston, Massachusetts. Assisted with public engagement of city and partner organizations through facilitated workshops to identify strengths and vulnerabilities of the city in preparing for natural hazards and climate change.

Climate Adaptation Roadmap, Hull, Massachusetts. Project planner supporting the Town of Hull in developing a climate adaptation roadmap that explores design alternatives for the area to reduce the impacts of sea-level-rise, storm surge, and precipitation-based flooding. Led design of public engagement strategies around design alternatives that included physical interventions such as raising roadways or extending sea walls and residential property changes through home elevations or managed retreat.

JOANNA NADEAU, AICP

PROFESSIONAL REGISTRATION

Certified Planner with the American Institute of Certified Planners (AICP) No. 027711

PROFESSIONAL AFFILIATIONS

American Planning Association

Urban Land Institute

Ecological Society of America

PUBLICATIONS

Nadeau, J.(2022, Fall) Tools for the Trade —Where Weather Isn't The Only Hazard. *The Magazine of the American Planning Association*

Climate Sustainability Regulatory Audit, Chelmsford, Massachusetts. Project planner for review of Chelmsford's existing zoning bylaw, site plan review process, special permit rules, and Town code to determine gaps and opportunities for improving climate mitigation measures. Supported stakeholder engagement to obtain input from committee members on the audit.

Municipal Vulnerability Preparedness and Hazard Mitigation Planning, Richmond, Massachusetts. Assisted with a climate change adaptation and hazard mitigation planning effort with extensive community engagement for the Town of Richmond. Developed assessment and recommended adaptation actions into planning reports. Conducted public engagement approach with town and partner organizations through interviews, surveys, and outreach events.

Hazard Mitigation Plan, Cambridge, Massachusetts. Assisted with public engagement of city and partner organizations through facilitated workshops to identify strengths and vulnerabilities of the city in preparing for natural hazards. This project is ongoing.

Comprehensive Master Plan Update, Westfield, Massachusetts. Project Planner for update of the local plan of development, including providing design and implementation of engagement workshops. The City of Westfield has not updated their master plan in over 50 years. Revisions involved a full update of the city's current plan. This project added sections for energy, climate change, and water supply among others and included a significant public engagement element.

Resilient Masterplan and Open Space and Recreation Plan, Westhampton, Massachusetts. Project Planner for preparation of a resilient local plan of development as well as an open space and recreation plan, including providing design and implementation of engagement workshops. This is the Town of Westhampton's first-ever master plan. Development of the plan included sections on agriculture, forestry, mining, climate change, economic development, energy, facilities and services, historic and cultural resources, housing, natural resources, open space, recreation, and transportation.

Resilient North River Corridor Riverwalk, Peabody and Salem, Massachusetts. Public engagement expert for remediation / reuse planning and design for the proposed North River Corridor Riverwalk, a 1.6-mile multi-use path that would connect the cities of Peabody and Salem. Assisted with multiple community engagement sessions and coordination with community organizations.

Scituate Community Comprehensive Plan Update, Portsmouth, Rhode Island. Public engagement expert for update of the local plan of development. Revisions involve a full update of the town's current plan, approval through the Rhode Island Division of Statewide Planning and significant public involvement. This project is ongoing.

Community Master Plan Update, Hamilton, Massachusetts. Public engagement and sustainability expert for update of the local plan of development.

CASSANDRA BETHONEY, RLA

BACKGROUND

2022-Present
Project Manager
Weston & Sampson

2020-2021
Senior Project Landscape Architect
Weston & Sampson

2017-2020
Project Landscape Architect
Weston & Sampson

2016-2017
Associate Landscape Architect
Sasaki

2013-2016
Landscape Architect
Weston & Sampson

2012-2013
Design Intern
Landscape Architecture
Weston & Sampson

2012
Community Service
Fellow/Brownfields Program Intern
US Environmental Protection
Agency

2010
Landscape Architect Intern
Olmsted Center for Landscape
Preservation

2007-2010
Contract Landscape Designer
The S/L/A/M Collaborative
Architects and Engineers

2009
Landscape Intern
The Fells Historic Estate and
Gardens

EDUCATION

2013
Master in Landscape Architecture
Harvard University

2009
Bachelor of Science
Landscape Architecture
Ecological Design Concentration
Cornell University

Cassie is a Registered Landscape Architect with experience that spans a broad range of projects from planning to built work, with a focus on public parks and open spaces, streetscape design, and urban improvement projects. She has specialized skills in ecological restoration along waterways and stormwater detention basins, and she is interested in the role that an engaged public process plays in making vibrant landscape spaces. Cassie brings to each project strong critical thinking, pragmatism, and a commitment to quality.

SPECIFIC PROJECT EXPERIENCE

Brownfields Reuse Planning Project Submission, Sanford, Maine. Led the graphic efforts for an award-winning submission to the Boston Society of Landscape Architecture on the project as part of a Brownfields reuse planning project for a large former mill complex along the Mousam River.

Chris Walsh Memorial Trail, Framingham, Massachusetts. Project manager for the design of several conceptual studies and production of photorealistic renderings to help generate project excitement and funding. This trail will serve as a unique park amenity for downtown Framingham residents, providing views into the previously closed-off gatehouse, a kayak launch, new tree plantings, a boardwalk system, and information kiosks that offer historical and ecological context for the site.

Mary Dennison Playground, Framingham, Massachusetts. Landscape architect for the design of a recreational complex on a former brownfield property. As part of design development, worked through a complex grading strategy that incorporated a new cap over the contaminated soil. Project responsibilities included design and permitting, as well as multi-disciplinary in-house coordination.

Cushing Memorial Park Master Plan, Framingham, Massachusetts. Provided graphic support for completion of the master plan document for Cushing Memorial Park, an 80-acre passive recreation park, which includes a new access road and parking facilities.

Public Outreach Facilitation | Redevelopment of the McIntyre Building, Portsmouth, New Hampshire. Facilitated a comprehensive public outreach process to give all citizens a voice in identifying the elements essential to a successful redevelopment of the Thomas J. McIntyre Building site in downtown Portsmouth. Worked with the city to develop and refine the information and graphic content presented and discussed at each public engagement session. Prepared written meeting summaries for posting to the city's website and for use as the "essential framework" for the city and development team for design development.

Graham & Parks School ADA Improvements, Cambridge, Massachusetts. Completed design services for Graham & Parks School in Cambridge to provide ADA-compliant access to both the front and rear entrances of the school. Involved with the design of all ADA-compliant stair and ramp systems, playground improvements, and construction documentation during this two-year project.

CASSANDRA BETHONEY, RLA

EDUCATION, CONT.

2008
Art History Study Abroad
Florence University of the Arts, Italy

PROFESSIONAL REGISTRATION

Registered Landscape Architect
Massachusetts, No. 4209

PROFESSIONAL AFFILIATIONS

Design Review
Commission Member
Town of Franklin, Massachusetts

Employer Advisory Board
Boston Architectural College
Practice Department

HONORS & AWARDS

2009
American Society of Landscape
Architects Award of Merit

PRESENTATIONS

June 2022
"Inspiring and Transformative
Approaches to Climate Adaptation"
City Parks Alliance Greater Greener
Conference
Philadelphia, Pennsylvania

Riverwalk Redevelopment Project Submission, Peabody and Salem, Massachusetts. Led the graphic efforts for an award-winning submission to the American Planning Association for this project to redevelop Brownfields sites along the North River—supporting the visioning process and helping establish a new public access plan for both cities.

Restoration of John Harvard Mall, Charlestown, Massachusetts. Landscape architect for the development of a master plan and design for the restoration of this historic park/plaza in the Charlestown neighborhood. Work included a robust community involvement program, new pavement treatments, an inclusive playground, accessible routes through the site, a redesigned park entrance, and sustainable design solutions.

Town Hall Plaza Improvements, Arlington, Massachusetts. Project manager and landscape architect for surgical improvements to historic civic space at Arlington's Town Hall. The Robbins Town Hall property is an Olmstedian landscape, so careful attention to detail and appropriate material selections were of paramount importance. Responsible for establishing a scope of work that celebrated this vibrant public space, established safe and accessible pedestrian connections, and corrected the long-standing drainage issues that were heaving the plaza from underneath. All improvements were presented before and approved by Arlington's Historic Commission.

Union Point, Various Projects, Weymouth, Massachusetts. Supported the concept design for a new Town Square urban park which will offer both permanent and pop-up retail and dining opportunities in the heart of this new mixed-use development. Additionally, acted as the prime landscape architect during construction oversight for Recreation Park, a facility that will support four year-round synthetic turf fields and other sport fields along with a restaurant, an outdoor gathering space with bocce courts, and a small playground. (With previous employer)

Percy Rideout Playground, Concord, Massachusetts. Landscape architect for the design of the park expansion and improvements, including tennis and basketball courts, sidewalks/pathways, increased/redesigned parking, a baseball field, and ADA-accessible restrooms. Work also included the design of a bioretention pond and rain garden for stormwater management, as well as the use of biodegradable mulch under the playground structure and fencing.

Fallon Field Playground, Roslindale, Massachusetts. Led the design effort for this playground improvement project, which includes many non-traditional play elements, universal accessibility throughout, and the tallest slide structure in Boston (now an iconic park feature). Was instrumental to the community outreach process with Roslindale residents, obtaining input to create an innovative playground space, built into a hillside. Also completed construction documentation for bidding.

Boston Common Master Plan, Boston, Massachusetts. Project manager for the development of a master plan for improvements to the historic Boston Common, located in the heart of downtown Boston. Developed and implemented a robust public engagement plan that connected every neighborhood with the Common and worked with a range of stakeholders to inform the recommendations included in the master plan.

CHRISTINE O'BRIEN

BACKGROUND

2020-Present
Brand & Digital Marketing Manager
Weston & Sampson

2013-2020
Graphic Designer
Weston & Sampson

2011-2013
Graphic Designer
Merck Millipore

2007-2012
Freelance Graphic Designer

2006-2007
Marketing Coordinator
Weston & Sampson

2001-2006
Graphic Design Instructor
Salem State University

EDUCATION

2001
Bachelor of Science
Communications/
Graphic Design
Salem State University

Christine is the firm's Brand & Digital Marketing Manager. She is responsible for the creation, implementation, and maintenance of the firm's visual identity as it relates to collateral material, advertisements, promotional pieces, presentations, trade show displays, computer-generated images, websites, and social media.

In addition, Christine also provides high-quality graphic design services to meet the needs of various client projects with graphic design components.

Christine has over 20 years of experience in graphic design, including college instruction in the area of communications design. Through her experience, she has developed an understanding of technical material and concepts and the knowledge of how best to illustrate them. She is adept with most graphic software programs, including Adobe InDesign, Photoshop, Illustrator, and Premiere Pro, as well as Wordpress.

SPECIFIC PROJECT EXPERIENCE

Client Outreach Collateral Design. Christine has been responsible for producing print and on-screen outreach material for several client projects, including:

- *Brookline, Massachusetts Illustrated Diagrams*. Illustrated diagrams for the Town of Brookline, Massachusetts Climate Resilience Design Guidelines, as part of Brookline's MVP-Action Grant for resilient zoning, bylaws and planning documents.
- *Salem/Peabody Brownfields Program*. Design and layout of print and on-screen collateral for the Salem/Peabody, Massachusetts Brownfields Cleanup Revolving Loan Fund Program.
- *Four Corners SSES Notifications*. Design, layout, and printing coordination for community outreach postcards for the Four Corners SSES project in the Town of Mansfield, Connecticut.
- *Quincy, Massachusetts Informational Graphics*. Design and layout of infographics for the city's water main construction schedule, as part of an informational package sent to residents.
- *Gloucester, Massachusetts Brownfields Outreach Collateral*. Design and layout of brochures for the Gloucester Brownfields Program.

Brand Management. Christine oversees maintaining and ensuring brand compliance for Weston & Sampson as it relates to corporate visual identity.

Corporate Website Design and Maintenance. Design of interface, navigational system, and content for Weston & Sampson's website, and the creation of graphic elements incorporated in the site.

Corporate Video Editing. Project manager for the creation of Weston & Sampson's recruiting video. She directed and selected the videographer's raw footage collection efforts, and reviewed and edited the raw footage to refine and streamline the final video. She also creates corporate holiday videos for short social media pieces.

Vehicle Graphic Design. She was responsible for the design, layout, and print coordination of Weston & Sampson's iDataCollect™ vehicle graphics.

Tradeshow Graphic Design. Christine's responsibilities include design, layout, and vendor coordination of corporate tradeshow graphics.

Corporate Marketing Collateral Design. Christine's responsibilities include overseeing creation of print and on-screen corporate marketing materials, including advertisements, direct mail pieces, brochures, eblasts, posters for presentations at industry conferences, and preparing and coordinating presentation materials in the form of boards or slides.

Proposal Schematic Design. She also assists with the creation of Weston & Sampson's proposal graphics, including infographics, project schedules, project team charts, and schematics for use in proposals and reports.

Social Media Design and Maintenance. Christine is responsible for designing social media graphics, coordinating content, and posting updates across multiple social media platforms daily.

THOMAS STRIKE, PE

BACKGROUND

2022-Present
Team Leader
Weston & Sampson

2018-2022
Senior Project Manager
Weston & Sampson

2015-2018
Project Manager
Weston & Sampson

2013-2015
Project Engineer
Weston & Sampson

2005-2013
& 1999-2004
Staff Engineer
Miller Engineering & Testing, Inc.

2004-2005
Geotechnical Engineer
PSI, Inc.

1998-1999
Field Engineer
SMW Seiko, Inc.

EDUCATION

2005
Master of Science
Geotechnical Engineering
University of Massachusetts, Lowell

1998
Bachelor of Science
Civil & Environmental Engineering
University of Massachusetts, Amherst

PROFESSIONAL REGISTRATION

Professional Engineer:
Massachusetts No. 50328
New Hampshire No. 13858

Tom is a team leader in the firm's environmental and geotechnical program. He has over 20 years of experience with geotechnical engineering design and has been responsible for managing multiple ongoing construction projects. His specific areas of expertise include foundation design, retaining wall and slope stability analyses, and dam safety engineering.

SPECIFIC PROJECT EXPERIENCE

Emery Field Multi-Use Fields and Pathways Project, Kittery, Maine. Geotechnical engineer for the construction of a multi-use athletic field with subsurface drainage system and irrigation system and an ADA-compliant walking path that links all facilities, to be shared by service vehicles and emergency vehicles.

Hotel Planning Study (Berwick Block), Rutland, Vermont. Senior geotechnical engineer working with developer DEW on preliminary planning and geotechnical site conditions related to a prospective hotel on the Berwick Block Brownfields site that was a former hotel and newspaper facility.

Gillett Pond Dam, Richmond, Vermont. Project manager and dam safety engineer for rehabilitation of an approximately 160-foot-long, 8-foot-tall Low Hazard stone masonry dam. Work will include replacement of the dam with a new 240-foot-long, 12-foot-tall reinforced concrete dam on native soils and bedrock. Construction of the dam will involve installing a cofferdam in Gillett Pond (so that work can be completed in-the-dry) and preparation of soil and bedrock subgrades.

Waterbury Reservoir Dam, Waterbury, Vermont. Dam safety engineer for modification to Waterbury Reservoir Dam, an 1,850-foot-long, 187-foot-tall High Hazard earth embankment dam with an impervious clay core. Work included replacement of existing bypass pipes with new 60-inch-diameter concrete pipes and construction of thrust blocks. Observed condition of bedrock surface prior to thrust block foundation construction, and recommended methods to fill and level the bedrock surface to facilitate foundation construction.

Hood Pond Dam, Derry, New Hampshire. Project manager and dam safety engineer for rehabilitation of Hood Pond Dam, a 560-foot-long, 31-foot-tall High Hazard earthen embankment dam. Work included wetland delineation, topographic survey, subsurface investigations, visual assessment of dam conditions, hydrologic and hydrology analyses, alternative repairs analysis, and development of design plans and specifications.

Phase II Dam Investigations, Westford, Massachusetts. Project manager for Phase II investigations for two significant hazard dams, including wetland delineation, surveying, geotechnical explorations, hydrologic and hydraulic evaluations, structural analyses, and development of conceptual repairs and associated cost estimates.

Stony Brook Dam Phase II Investigations, Westford, Massachusetts. Project manager and dam safety engineer for Phase II investigations of Stony Brook Dam (Intermediate Size, Significant Hazard), a 350-foot-long, 25-foot-high earthen and stone masonry structure with a stepped stone masonry primary spillway

and a low-level outlet consisting of two 36-inch by 40-inch openings controlled by slide gates. Work included topographic and bathymetric surveys, subsurface investigations, hydrologic and hydraulic analyses, geotechnical analyses including seepage and wall and slope stability, alternative analyses, and development of conceptual level repairs and associated costs estimates. Identified deficiencies that included an over-steepened upstream slope with areas of erosion, movement/bulging of upstream and downstream walls, and the inability to safely pass the spillway design flood (SDF) without overtopping. Recommended alternatives (e.g., repairing or reconstructing the upstream and downstream walls and regrading and armoring the upstream slope) to allow the dam to safely pass the SDF.

Walnut Hill Road State Bridge #05043 Replacement, Thomaston, Connecticut. Geotechnical engineer for replacement of the bridge over the Northfield Brook, which included removal of the existing bridge deck superstructure and replacement with either a box culvert or precast concrete arch system. Coordinated geotechnical fieldwork and laboratory testing, completed engineering analyses, and prepared a technical report including geotechnical earthwork and design recommendations. The box culvert was supported by a concrete mud mat installed on the intact bedrock and support abutments, wing-walls, and/or headwalls on conventional shallow spread footings bearing on a concrete mud mat or on the intact bedrock. Recommended leaving the existing bridge abutments in-place to provide excavation support during construction.

Clesson Brook Road State Bridge #B-28-010 Replacement, Buckland, Massachusetts. Geotechnical engineer for replacement of the existing bridge over Clesson Brook. Work included removal of the existing single span bridge (33-foot-long span) with a new concrete arch bridge with a 51-foot-long span. Coordinated geotechnical fieldwork and laboratory testing, completed engineering analyses, and prepared a technical report including geotechnical earthwork and design recommendations. Recommended that the abutments and wing-walls were supported by conventional shallow spread footings bearing on the native glacial till.

Utility Improvement and Road Rehabilitation on Maplewood Avenue, Portsmouth, New Hampshire. Geotechnical project manager for design engineering services related to roadway/utility work. Planned a subsurface exploration program to explore conditions in the project area to support project design, coordinated drilling activities, and managed field staff. Geotechnical considerations included shallow bedrock, soft cohesive soils at pipe and utility manhole subgrade elevations, and shallow groundwater. Prepared a preliminary geotechnical data report and a final geotechnical report that included geotechnical recommendations to support utility design and construction and pavement rehabilitation alternatives and recommendations.

Solar Photovoltaic (PV) Development on Landfills in Massachusetts, Connecticut, Vermont, and New York. Geotechnical project manager for more than ten solar PV development projects on sanitary landfills. Prepared project scope and budget, coordinated geotechnical field work including borings and shallow test pit excavations, reviewed landfill construction histories, and prepared technical reports including geotechnical recommendations for ballast foundation and construction equipment support. Prepared geotechnical sections of post-closure use permits, reviewed contractor submittals, and evaluated stress increase on landfill liners by construction equipment.

SCOTT BRUSO, PE

BACKGROUND

2022-Present
Senior Team Leader
Weston & Sampson

2020-2021
Associate
Weston & Sampson

2014-2020
Project Manager/Team Leader
Weston & Sampson

2009-2014
Structural Project Engineer
Weston & Sampson

2004-2009
Structural Engineer
Weston & Sampson

2001-2004
Structural Engineer
H.W. Lochner, Inc.

2000
Project Engineer
Jay Cashman Inc.

1997-2000
Field Engineer
Jay Cashman Inc./Perini/Kiewit/
Atkinson Joint Venture

EDUCATION

2001
Bachelor of Science,
Civil Engineering Technology
Wentworth Institute of Technology

PROFESSIONAL REGISTRATION

Professional Engineer:
Massachusetts No. 48061
New York No. 090911

PROFESSIONAL SOCIETIES

American Society of Civil Engineers
Boston Society of Civil Engineers
American Institute of Steel Construction

Scott is a senior team leader with more than 20 years of civil/structural engineering experience, including the structural design of bridges, culverts, new buildings, renovations to existing buildings, renovations to water and wastewater treatment facilities, new wastewater treatment facilities, water and wastewater treatment tanks, and hydraulic structures. His responsibilities have included preparation of preliminary and final designs, performance bridge inspections, preparation of bridge ratings, building inspection and condition assessments, and construction administration and inspections. He is well versed in the regulations of the Massachusetts State Building Code and the International Building Code.

SPECIFIC PROJECT EXPERIENCE

Vehicle Storage Garage, Brockton, Massachusetts. Provided structural design of the foundation for a pre-engineered metal building for storage of DPW vehicles. Responsibilities included the preparation of structural contract drawings, specifications, and performance of construction administration and required inspections.

New Department of Public Works Facility, Weston, Massachusetts. Provided structural design of new a vehicle storage garage and an operations/administration building. Responsibilities included the preparation of structural contract drawings and specifications. The vehicle storage garage is a single-story building with a wash bay attached to one side. The operations/administration building consists of a single-story maintenance garage and workshop area with a two-story office building attached.

Kingman Pond Dam Rehabilitation, Mansfield, Massachusetts. Lead structural engineer for the design of the primary and auxiliary spillway concrete training walls, primary and auxiliary spillway concrete capped sheet pile weirs, and site retaining walls. Project included the rehabilitation of a 550-foot-long, 13-foot-high earthen dam to provide a new linear weir system that includes a 90-foot-long primary spillway and a 220-foot auxiliary spillway within the existing dam footprint.

New Silver Beach Wastewater Treatment Facility, Falmouth, Massachusetts. Provided structural design for a 3,800-square-foot single-story wastewater treatment facility. The building is a single-story load bearing CMU wall structure with split face CMU veneer. The gable roof framing consists of steel beams supporting cold-formed steel joists and an underhung bridge crane. The height of the building is 20'-0" with an overall roof height of 31'-0." The project included the design of four concrete tanks and an under hung crane for servicing equipment within the building. Responsibilities included the preparation of structural contract drawings, specifications, and performance of construction administration and required inspections.

Silver Lake Solar Facility, Western Massachusetts Electric Company, Pittsfield, Massachusetts. Reviewed the structural design of the ballast or pile-supported arrays for this 1.8-MW solar facility.

Water Treatment Residuals Handling Facility, Abington and Rockland, Massachusetts. Provided structural design of a new 42-foot x 35-foot concrete tank with a roof slab for a water treatment residuals handling facility. Work included the design of concrete inlet an outlet structures and the design of a concrete arch culvert over existing stream for construction of a new roadway. Responsibilities included the review of structural drawings and specifications.

Sand Mill Road Over Dry Brook, Cheshire, Massachusetts. Project manager for this contract under Weston & Sampson's Master Service Agreement with MassDOT. Project was initially a superstructure replacement but after field-testing, replacement of the entire structure may be required. The steel superstructure bridge, supported on gravity abutments, spans 44 feet over Dry Brook. Assignment will continue through PS&E and construction engineering.

Depot Street Bridge Replacement, Sutton, Massachusetts. Project manager for this contract under Weston & Sampson's Master Service Agreement with MassDOT. Work under this contract includes an initial 25% design for the superstructure replacement of the Depot Street Bridge that spans approximately 80 feet over the Blackstone River. Design will be in accordance with AASHTO LRFD and MassDOT bridge standards using accelerated bridge practices. Assignment will continue through PS&E and construction engineering.

Newell Field Stadium Bleacher Support, Gloucester, Massachusetts. Provided structural design of temporary shoring/support for the bleachers. This project also implemented settlement monitoring of the bleachers.

Solid Waste Support Building, Barnstable, Massachusetts. Provided structural design of a single-story office building. Responsibilities included the preparation of structural contract drawings, specifications, and performance of construction administration and required inspections.

Butterfield Pond Dam Rehabilitation, Lexington, Massachusetts. Lead structural engineer for the inspection, evaluation, and design of concrete repairs to the spillway, drop inlet overflow structure and downstream outlet walls of a 350-foot-long earth embankment dam of intermediate size and significant hazard classification and ancillary structures. Phase I rehabilitation included repairs of the concrete spillway and outlet structures and embankment improvements near the structures.

Fiske Mill Road Superstructure Replacement, Milford/Upton, Massachusetts. Project manager for the superstructure replacement of an existing deteriorated steel stringer bridge. The project required coordination with two towns and MassDOT District 3 since the bridge spanned over town lines. The existing 22-foot single span superstructure was replaced with a new painted galvanized steel stringer with composite concrete deck superstructure supported on the existing concrete gravity abutments. The new superstructure was designed to be semi-integral with no joints. Construction was completed in 60 days with the road closed to traffic and a detour implemented.

ROBERT BUKOWSKI, PE, LEED® AP, CPESC®

BACKGROUND

2022-Present
Practice Leader
Weston & Sampson

2020-2021
Principal Engineer
Weston & Sampson

2008-2020
Principal Engineer/Department Manager
Wood

2005-2008
Senior Project Manager
David E. Ross Associates

2000-2005
Project Manager
TerraTherm, Inc.

2000
Consultant
Arthur D. Little

1995-2000
Project Manager
ENSR Consulting & Engineering

1993-1995
Project Engineer
EMS Environmental, Inc.

EDUCATION

2000
Master of Science
Civil Engineering
University of Massachusetts, Lowell

1993
Bachelor of Science
Civil Engineering
Worcester Polytechnic Institute

PROFESSIONAL REGISTRATION

Massachusetts No. 41492
New Hampshire No. 12735
Maine No. 11898
Connecticut No. 26966
Rhode Island No. 9217
New York No. 100251
Maryland No. 43431
Ohio No. 74741
Kentucky No. 26530
Colorado No. 58158
Virginia No. 402061820

Robert has over 25 years of experience in management, design, permitting and construction of civil and environmental engineering projects. His environmental and remediation experience includes feasibility studies, remediation designs, cost estimation, procurement, construction management, and installation and operation of remediation systems. Robert's remediation technology experience includes thermal remediation, groundwater pump-and-treat, in-situ chemical oxidation, air sparging, soil vapor extraction, free product recovery, dual-phase and multi-phase extraction, soil excavation (dig and haul), and bioremediation. Robert also has experience in industrial wastewater treatment system design for railroad facilities and landfill closure design. In addition, Robert has developed bid packages, scopes of work, proposals, work plans, design documents, and operation and maintenance manuals for remediation projects.

SPECIFIC PROJECT EXPERIENCE

Thermal Soil Remediation, Former Manufactured Gas Plant, North Adams, Massachusetts. Project engineer for ISTD remediation (under contract to National Grid) of a former MGP gasholder near industrial and residential areas. Work included design, construction, operation, and equipment installation of over 2,000 cy of coal tar-impacted soil, resulting in recovery of over 16,000 gallons of coal tar. Achieved all remedial goals, including elimination of DNAPL and reduction of concentrations of VOCs, SVOCs, and TPH to below MCP upper concentration limits. (with former employer)

Dinaburg Distribution Company Remedial Investigation, Feasibility Study, Design, and Construction Oversight, New York State Department of Environmental Conservation (NYSDEC), Rochester, New York. Developed design plans and specifications for inclusion in a bid package for thermal remediation of this state Superfund site, a former chemical repackaging facility, by Electrical Resistance Heating (ERH). Completed a remedial investigation (RI), feasibility study (FS), remedial design (RD), and construction oversight (CO) at the site where the primary contaminant of concern was tetrachloroethylene (PCE). As part of the RI, evaluated a dual phase extraction system operating at the site and determined that it would not remediate the site to the cleanup objectives. Designed the electric resistance heating remedial action and conducted the construction oversight for the project, which ultimately met the remedial action objectives. (with former employer)

Erdle Perforating Company Remedial Investigation, Feasibility Study, Remedial Design, and Construction Oversight, New York State Department of Environmental Conservation (NYSDEC), Gates, New York. Developed design plans and specifications for inclusion in a bid package for thermal remediation of the site by Electrical Resistance Heating (ERH). Performed an RI/FS to determine extent of chlorinated solvent contamination in soil and groundwater at a 9.2-acre, corrugated metal manufacturing facility site where the primary contaminant of concern was TCE. Investigation included evaluation of a 2,000-foot-long groundwater plume extending to adjacent residential area. Services involved

ROBERT BUKOWSKI, PE, LEED® AP, CPESC®

Washington DC No. PE 921597

LEED Accredited Professional, No. 10465675

Licensed Soil Evaluator, Massachusetts No. 2806

Certified Professional in Erosion and Sediment Control

Massachusetts Solid Waste Facility Third Part Inspector, No. TPI-X269877

PROFESSIONAL TRAINING

8-Hour HAZWOPER Refresher Course
OSHA 40-Hour HAZWOPER
OSHA 8-Hour Supervisor

PROFESSIONAL ASSOCIATION

Member, American Society of Civil Engineers

PAPERS & PRESENTATIONS

Bierschenk, J.M., R.S. Baker, R.J. Bukowski, K. Parker, R. Young, J. King, T. Landler, and D. Sheppard. 2004. "Full Scale Phase 1a Results of ISTD Remediation at Former Alhambra, California Wood Treatment Site." Proceedings of the 4th International Conference on Remediation of Chlorinated and Recalcitrant Compounds, Monterey, CA, May 24-27, 2004. Battelle, Columbus, OH.

Baker, R.S., Bukowski, R.J. and McLaughlin, H. 2002. "Pilot-Scale Demonstration of In-Pile Thermal Destruction of Chlorobenzene-Contaminated Soil." Paper 2H-40, in: A.R. Gavaskar and A.S.C. Chen (Eds.), Remediation of Chlorinated and Recalcitrant Compounds—2002. Proceedings of the Third International Conference on Remediation of Chlorinated and Recalcitrant Compounds (Monterey, CA; May 2002). Battelle Press, Columbus, OH.

soil, groundwater, and soil vapor plume delineation and evaluation and reporting, including soil vapor and indoor air sampling. Work involved the evaluation of remedial alternatives for cost, effectiveness, and constructability. (with former employer)

Thermal Remediation Evaluation, Confidential Client, France. Engineering lead for the evaluation of thermal remediation at a former manufacturing facility. Evaluated thermal remediation using thermal conduction heating (TCH) as an alternative for soils impacted with PCBs, TPH, and trichloro Benzene. Evaluation included conceptual design, cost estimating, and scheduling with prospective implementation firms. (with former employer)

Thermal Soil/Groundwater Remediation, Waterfront Redevelopment, Richmond, California. Project engineer for the in-situ thermal desorption (ISTD) remediation of a Brownfields chlorinated solvent contaminated site, which required remediation to residential standards prior to redevelopment. Work involved installation of heater wells and extraction wells inside and outside of a vacant warehouse. Off-gas treatment included a heat exchanger, moisture knock-out vessel, and activated carbon and potassium permanganate vessels. Achieved treatment goals for over 7,000 cy of clay. (with former employer)

Thermal Treatment Pilot Test, Eastland Woolen Mills Superfund Site, Corinna, Maine. Project engineer for an in-pile thermal desorption (IPTD) pilot test for treatment of chlorobenzene-contaminated soil and sediment. Achieved treatment goals in soils and sediment following the pilot test. (with former employer)

Thermal Soil Remediation, Former Pole Treatment Facility, Alhambra, California. Project engineer for an approximately 2-acre treatment area at a creosote-contaminated site with treatment depths ranging from 5 to 100 feet below ground surface. Work involved removal of asphalt; excavation and consolidation of soils; installation of sediment and erosion controls, 700+ wells, an insulated ground surface cover, and electrical and process equipment; and troubleshooting of system operations and engineering oversight. Off-gas treatment included a thermal oxidizer, air-to-air heat exchanger, and activated carbon. Work resulted in achieving unrestricted land use standards (0.065 mg/kg PAHs, 0.001 mg/kg dioxins). (with former employer)

Yankee Clipper Track, CSX Transportation, Inc., Boston, Massachusetts. Conducted an assessment and remediation of three parcels (totaling 80 acres) for redevelopment as brownfield under the MCP. Remediation work on a 15-acre parcel included excavation, electric resistance heating (ERH) and directed groundwater recirculation. Designed property assessment to determine full range of potential environmental issues in soil and groundwater, with constituents including petroleum hydrocarbons, metals, CVOC, and PCB. Reviewed and advised on language for property transfer documents, future use restrictions, and deed restriction language. Performed detailed site investigation, developed site conceptual model for release areas, assessed remedial alternatives, developed remedial approaches and evaluated remedial costs. Prepared Phase I, II, III, IV, V, IRA, and RAM reports in compliance with Massachusetts Contingency Plan. (with former employer)

ANDREW BAKINOWSKI

BACKGROUND

2015-Present
Senior Project Scientist
Weston & Sampson

1999-2015
Project Manager / Construction Coordinator
Massachusetts Department of Correction, Division of Resource Management

1996-1999
Field Geologist / Project Manager
McPhail Associates

1994-1996
Field Geologist/Project Manager
EnviroSense

1993-1994
Project Manager
RESNA

1986-1993
Project Manager/Sectional Manager
Groundwater Technology

1982-1986
Field Geologist
Kurz Associates

EDUCATION

1982
Bachelor of Science
Geology
Boston University

PROFESSIONAL CERTIFICATIONS

Federal Aviation Administration
Remote Pilot Part 107 Certification for Unmanned Aircraft Systems
Certificate # 3918988

OSHA 40 Training
10 Hour Site Construction Training

Excavation, Confined Space, and Supervisors Training

Andrew has more than 30 years of environmental consulting experience. He has managed numerous geotechnical and environmental projects, including work involving renewable energy, lead and asbestos abatement, and energy efficiency programs with the Massachusetts Division of Capital Asset Management and Maintenance (DCAMM).

Andrew has 10 years of drone flight experience and maintains a Part 107 Certification, which is a Remote Pilot Certification for flight operations of a drone. He began flying drones in 2013 to conduct water tank inspections during his prior employment with the Massachusetts Department of Correction.

SPECIFIC PROJECT EXPERIENCE

Eversource Solar Program, Various Locations, Massachusetts. Completed inspections for stormwater compliance, progress documentation, landfill closure requirements and preparation of punch list items. Responsible for compliance related to local and state permitting submittals, related to approved layouts and construction support. Projects included:

- Freetown, Massachusetts – South Main Street, solar ground-mount, 5.69 MW(DC)
- East Longmeadow, Massachusetts – Solar ground-mount, 7.01 MW(DC)
- Montague, Massachusetts – Solar ground-mount, 4.99 MW(DC)
- Wareham, Massachusetts – Solar ground-mount, 4.83 MW(DC)
- Plymouth, Massachusetts – Solar Carport, 1.37 MW(DC)
- Hinsdale, Massachusetts – Solar ground-mount, 2.77 MW(DC)

Various Solar Projects, Various Locations, Massachusetts. Responsible for inspections for stormwater compliance, progress documentation, landfill closure requirements and preparation of punch list items Projects included:

- Bird Landfill Solar, Walpole, Massachusetts. Provided construction oversight for a ground-mount solar project. Also completed post closure monitoring of the landfill in accordance with DEP landfill closure requirements.
- Needham Landfill Solar, Needham, Massachusetts. Provided post construction documentation for a landfill ballasted solar project.

Borrego Solar, Freetown, Massachusetts. Completed weekly inspections and support for construction of a 11.0 MW(DC) ground-mounted solar project. (with former employer)

Drone Services, Various Sites. Since 2013, has completed more than 350 flights that have involved roof inspections, solar field inspections, tank inspections, construction monitoring, and progress documentation. Many projects have reoccurring flights to document project progress. Completed demonstration flights for various public works departments and for the Massachusetts Department of Transportation (MassDOT) to familiarize staff with the technology and the limitations

of the drone technology. (with former employer)

Massachusetts Department of Correction (DOC), Division of Resource Management, Milford, Massachusetts. (with former employer) As project manager / construction coordinator:

- Supported the 17 state prison facilities in a variety of disciplines
- Oversaw facility evaluations and retrofits to key infrastructure components
- Provided LSP services to address DEP matters and other reportable conditions under the Massachusetts Contingency Plan for the department; completed required filings and prepared reports for submission to DEP
- Addressed/coordinated environmental compliance matters, renewable energy, building reno-vations related to lead and asbestos abatement, and energy efficiency programs with DCAMM, including work with multidisciplinary teams of engineers, architects, and facility managers
- Identified organizational communication structures and implemented project management programs for effective communication
- Sat on various committees and represented the DOC in sustainable endeavors
- Provided public outreach for a variety of state initiatives dealing with DOC land transfers, including work with regulatory interaction and contact with stakeholders

DEVIN HERRICK, CWS

BACKGROUND

2022-Present
Project Environmental Scientist
Weston & Sampson

2020-2022
Environmental Scientist III
Weston & Sampson

2019-2020
Environmental Scientist I
Weston & Sampson

2017-2019
Assistant Project Manager
Stoney Ridge Environmental LLC

2014-Present
Graduate Student
University of New Hampshire

EDUCATION

Master of Science (in progress)
Environmental Conservation
University of New Hampshire

2011
Bachelor of Science
Environmental Science and Anthropology
Minor in Biology
Franklin Pierce University

PROFESSIONAL REGISTRATION

NH Certified Wetland Scientist (CWS) #300

Certified Erosion, Sediment, Stormwater Investigator (CESSWUI) (application under review)

MACC Fundamentals for Conservation Commissioners (in progress)

PROFESSIONAL AFFILIATIONS

New Hampshire Association of Natural Resource Scientists

Massachusetts Association of Conservation Commissioners

Devin is a New Hampshire Certified Wetland Scientist (CWS) with six years of experience focused on environmental conservation and permitting in Massachusetts and New Hampshire. She is familiar with local vegetation, identification of hydric soils, and indicators of hydrology. She is also experienced in conducting peer reviews in Massachusetts and New Hampshire.

SPECIFIC PROJECT EXPERIENCE

Prescott Park Phase 1 Improvements, Portsmouth, New Hampshire. Environmental scientist for the enabling engineering/permitting phase of work following the approval of the Prescott Park Master Plan. Work includes developing a research-based approach to resiliency design that can improve flooding conditions for the neighborhood in the future.

Various Projects, Stoney Ridge Environmental LLC, Alton, New Hampshire. Responsible for state and local wetland/shoreland permitting, wetland delineations, sediment and erosion control inspections, vernal pool assessments, rare/endangered species surveys, and proposed conservation easement reports. Conducted fieldwork and provided technical guidance on permitting and environmental needs. Experienced in communicating with the New Hampshire Department of Environmental Services, Massachusetts Department of Environmental Protection, the Massachusetts Division of Marine Fisheries, and the local branch of the Army Corps of Engineers. (with former employer)

Various Projects, The University of New Hampshire, Durham New Hampshire. Participated in wetland conservation, restoration and mitigation projects that included data collection, site assessments, vegetation, water, soil and hydrologic evaluations, functional assessments, habitat identification, natural resource surveys, living shoreline installation, and critical habitat restoration. Work also involved grant writing, data configuration, report preparation, as well as educational outreach to the local community and professionals on various wetlands topics. Provided instruction of material to undergraduate and graduate students in several courses that covered topics such as the structure and functions of major wetland ecosystems, current issues in wetland management and methods commonly used to assess water resources. (with former employer)

1 Pleasant Street Peer Review, Cohasset, Massachusetts. Conducted wetlands review for the proposed redevelopment of 1 Pleasant Street (also known as the James Brook Building). This multi-disciplinary peer review involved bylaw compliance, review of commercial/retail space, site plan layout, traffic and circulation, architectural features, landscaping, and affordable housing. The peer review included presentation at five public hearings and development of conditions of approval on behalf of the town.

Medfield State Hospital Remediation, DCAMM, Medfield, Massachusetts. Wetlands scientist supporting long-term maintenance and monitoring efforts for the C&D Remediation Area capping system and associated restored wetlands. Responsible for assessing condition of wetlands vegetation, rain garden plantings, invasive species and other wetland-related items as part of bi-annual wetlands inspection requirements. Also responsible for wetlands permitting submittals for the site including Notice of Intent filings/hearings and Request for Certificate of Compliance.

Monson Developmental Center Landfill, DCAMM, Monson, Massachusetts. Wetlands Scientist responsible for conducting wetland delineation efforts using vegetation, soil, and hydrology indicators. Also responsible for wetlands permitting submittals for this site demolition, remediation, and landfill capping project which includes restoration of approximately 4,000 square feet of wetland resource area adjacent to the Quaboag River. Permitting efforts included preparation of Notice of Intent filings, attending site walks and local Conservation Commission hearings, and filing a Request for Certificate of Compliance.

Charles River Riverbank Vegetation Management Plan, Massachusetts Department of Conservation and Recreation. Environmental scientist responsible for supporting the development of the Charles Riverbank Vegetation Management Plan (RVMP), which utilizes an ecological-functions approach and incorporates parts of four communities (Boston, Cambridge, Newton, and Watertown) that play a role in permitting the plan. RVMP development included a complex public participation element involving interagency stakeholders and permit hearings. A key element of this process included funding review, economics, and resource availability for implementation.

Wetland Delineation Projects, Various Locations. Conducted numerous wetland delineation efforts throughout Massachusetts and New Hampshire using vegetation, soil, and hydrology indicators. Addressed wetland resource limits using required wetland delineation methods specified in the US Army Corps of Engineers' Wetlands Delineation Manual.

Environmental Permitting Projects, Various Locations. Completed numerous environmental permitting projects for submittal to local conservation commissions and state and federal agencies for the following permits:

New Hampshire

- Wetlands Permitting – Minimum, Minor and Major Impact Projects
- Shoreland Permitting
- Historical Resource Notification
- New Hampshire Natural Heritage Bureau

MICHAEL BROWN

BACKGROUND

2021-Present
Health & Safety Manager
Weston & Sampson

2019-2021
Safety Officer - Construction Services
SPS New England, Inc.

2018-2019
Corporate Environmental, Health & Safety Director
CAI, Inc.

2009-2018
Environmental Health & Safety Manager
TRS Group, Inc.

2006-2009
Program Manager | Petroleum Services Group Manager
Kleinfelder, Inc.

Project Coordinator
Watermark Environmental, Inc.

Environmental Project Manager
ENSR International

Teaching Assistant | Geology & Geophysics
Boston College

EDUCATION

2000
Geology & Geophysics
Boston College

1998
Bachelor of Science
Environmental Science | Geology
University of Massachusetts

1983
Associates Degree | Forest Technology
Paul Smiths College of Arts & Sciences

CERTIFICATIONS

Certified Health & Safety Manager

Certified OSHA Outreach Trainer – OSHA 500 & 510

OSHA General Industry Occupational Health & Safety Standards - OSHA 511

Mick is serving as Weston & Sampson's Health & Safety Manager, with more than 15 years of experience in corporate health and safety protocols and project compliance. His experience includes development and implementation of health and safety policies; providing project oversight for compliance with corporate, client, state, and federal health and safety measures; interacting with client representatives and safety compliance personnel; providing applicable training to staff as required for work on OSHA regulated projects; and required health and safety reporting and tracking of safety related data and statistics to develop improvements in overall safety of construction projects. Mick is also a member of the National Association of Safety Professionals.

SPECIFIC PROJECT EXPERIENCE

Safety Officer – Construction Services, SPS New England, Inc. Safety Officer responsible for the Development & implementation of health and safety protocols for major highway and railway bridge construction projects. Provided oversight of construction projects for compliance with company, client, municipal, and applicable federal health and safety compliance. Provided applicable safety training to personnel as required for work on state and federal OSHA regulated projects. Required health & safety reporting & tracking of safety related data and statistics to develop improvements in overall safety of construction projects. In addition, he developed worker safety training and documents including JHAs, safety stand-downs, and site safety observations. (with former employer)

Corporate Environmental, Health, and Safety Director, CAI, Inc. Responsible for the management of environmental remediation projects, construction oversight, and environmental compliance of bulk storage of hazardous materials and waste. Reviewed work practices and development/improvement of standard operating procedures. In charge of EHS management, permitting, and regulatory compliance (OSHA, DHS, FEMA) for all facilities, as well as facility security, including DHS compliance. (with former employer)

Environmental Health & Safety (EHS) Manager, TRS Group, Inc. Corporate Health and Safety Officer (CHSO) and EHS manager for all design/build remediation projects at a variety of locations and industrial facilities. Developed and initiated a company-wide Behavior Based Safety program (BBS) and EHS programs, in addition to BBS corporate overview documents, instituted monthly H&S newsletter, developed safety observation documents, and near-miss/incident reporting and tracking system. Established all site-specific Health and Safety Plans focusing on construction and hazardous material safety, compliance with national and local codes and regulations, internal company standards, emergency planning and response, and compliance with client health and safety requirements. Coordinated and facilitated all near-miss and incident reviews, root cause analyses, and implementation of related action items and lessons learned communication, as well as conducted all safety compliance tracking including near-miss/incident root cause analyses and BBS trending. (with former employer)

CERTIFICATIONS, CONT.

HAZWOPER 40-Hour

OSHA Hazardous Waste Site Supervisor

US DOT Hazardous Materials Transport

NFPA 70E

DHS (CVI)

FEMA Incident Command

FEMA National Incident Management System

CPR / First Aid / AED Certified

PROFESSIONAL AFFILIATIONS

National Association of Safety Professionals

Project Manager, TRS Group, Inc. Responsible for the execution and management of environmental soil/groundwater remediation projects using electrical resistance heating (ERH) technology, projects range from 6 months to 18 months with revenues from $600K to $4MM in gross revenue. Served as primary point of contact to clients and property owners for all aspects of remediation ERH remediation projects. In charge of project financials including proposals, invoicing to clients, accounts payable, cost control, and project profitability. (with former employer)

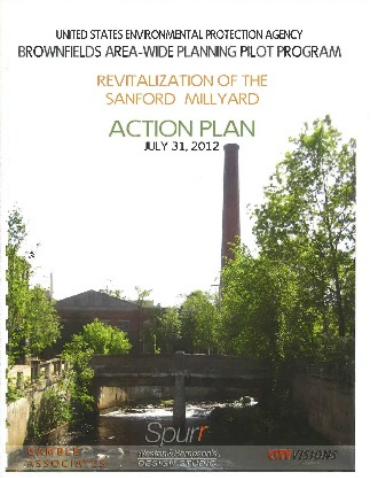
Program Manager/Petroleum Services Group Manager, Kleinfelder, Inc. Responsible for the management of a portfolio of 60+ environmental sites for a major retail petroleum client, annual revenues from $4.5MM to $5.0MM. Implemented and tracked a comprehensive health and safety program (Loss Prevention System) for staff and subcontractor compliance. Responsible for driving the program and managing local staff (25 to 30 total) to meet client goals for health and safety performance, project progression, site closures, financial performance, and regulatory compliance. Supervised five project managers and Licensed Site Professionals to carry out the day- to- day management of individual sites. (with former employer)

Project Manager, Kleinfelder, Inc. Managed 20 to 25 retail petroleum sites in MA, NH, and RI (~$1.0 MM to $1.2MM annually) including staff scheduling, financial/ budget tracking and forecasting, and regulatory compliance. Implemented and documented health and safety program during the execution of site activities. (with former employer)

SECTION 3 – RELEVANT EXPERIENCE

Qualifications

Weston & Sampson's team brings to this program more than 30 years of environmental, Brownfields, and hazardous waste site assessment and remediation project experience for clients throughout the Northeast. This experience from similar communities across the region will be a huge benefit to Gardiner's program. Among our EPA Brownfields support services, Weston & Sampson has:



- Worked on EPA-funded brownfields assessment projects since the late 1990s including **13 EPA Success Stories** and **3 Phoenix Award Winning Projects**, including the Sanford Millyard.
- Presented at the EPA National Brownfields Conference on multiple occasions showcasing our clients' work.
- Worked on the first round of EPA Area-Wide Planning Grant Programs for Sanford, ME as well as assessment programs with KVCOG, Auburn, and other Maine communities.
- Assisted clients in successfully applying for Brownfield grants securing **over $23.65 million** in state and federal Brownfields grants in the last few years alone.
- Provided all aspects of Cooperative Agreement oversight, including Brownfields eligibility determinations, ACRES database reporting, quarterly reporting, M/W/DBE reporting, and EPA closeout reporting assistance.
- Been highly successful in compelling private site owners to agree to participate in the Brownfields program.
- Prepared over 1,000 **Phase I Environmental Site Assessments (ESAs) and hundreds of Phase II ESAs**.
- Conducted **sampling of soil, groundwater, soil gas, indoor air, waste streams, stockpiles, surface water, sediment, hazardous building materials (HBMI)** and more as part of the Phase II ESAs.
- Conducted **Brownfields inventories and established Community Relations / Engagement Programs**.
- Utilized **Geographic Information Systems (GIS)** to map sites and create interactive inventories.
- Conducted **Groundwater impact assessments**.
- Utilized **Geophysical techniques** such as Ground Penetrating Radar, Electro-magnetic and resistivity surveys, down hole mapping tools and membrane interface probes (MIP) as part of our program.

- Prepared numerous **Site-Specific Quality Assurance Project Plan** (SSQAPP) for Brownfields sites throughout the Northeast. Our EPA Region 1 approved Generic QAPP helps streamline SSQAPP addenda approvals and, coupled with our quality submittals, saves time and money for our clients.
- Prepared numerous Analysis of Brownfields Cleanup Alternatives (ABCAs), Community Relations Plans (CRPs) / Community Involvement Plans (CIPs), reuse plans, focused feasibility studies, and remedial action plans for many communities.
- Provided Area Wide Planning assistance and redevelopment analyses and conceptual design services to aid municipalities, the public, and potential developers in envisioning the possibilities for Brownfield properties.
- Leveraged funding from alternative sources to help redevelop key sites, including state sources as well as private sector partners. **For example. we are currently working with Winn Development on the Stenton Trust Mill project in Sanford and as part of the Rock Row development team in Westbrook.**

Experience with Similar Projects

In this section we highlight our Brownfields experience both in Maine and other programs from across New England. In the tables below and on the following pages, we highlighted selected programs. As requested in the RFP, our experience through these programs includes Phase I and II ESAs, QAPPs, GIS Mapping, soil and groundwater sampling and groundwater impact analyses, as well as geophysical surveys.

At the end of this section, we have included a selection of project descriptions highlighting a number of our Maine projects.

In addition, **the table on the following pages summarizes some of our more recent Brownfields site assessment, remediation, redevelopment, and risk assessment projects**. We encourage you to contact the individuals named in this table to discuss our qualifications, expertise, and commitment to successful project completion. All programs include multiple projects and **generally required risk assessment services**. In addition, our proposed subconsultants, including drillers, laboratories, and other support companies, have worked extensively with Weston & Sampson on many of these projects.

Location	Project Type	Designated Brownfield Project/Area	Planning/Site Reuse/Redevelopment	Community Outreach	Assessment	EPA/State/Municipal-funded	Environmental Contamination	Phase I/II	Remedial Action Planning	Remediation
Auburn, ME	67 Minot Ave. - Former Shoe Factory	•	•		•	•	•	•		
Auburn, ME	81 Minot Ave. - Former Gasoline Service Static	•	•		•	•	•	•		
Auburn, ME	741 Broad St. - Junkyard/Former Rendering Pl	•				•	•	•		
Auburn, ME	95 Hampshire St. - Former School	•				•	•	•		
Auburn, ME	15 Broad St. - Former Electrical Facility	•				•	•	•		
Auburn, ME	211 Fairview Ave. - Former Landscaping/Retai	•	•		•	•	•	•		•
Augusta, ME	104 Cony St. - Former School	•	•	•		•	•	•		
Berwick, ME	Tannery Site	•	•	•	•	•	•		•	•
Caribou, ME	Surveillance Radar Site	•				•	•	•		
Farmingdale, ME	Site Reconnaissance	•				•				
Freedom, ME	Site Reconnaissance	•				•				
Jackman, ME	Former Railroad Depot	•				•	•	•		
Kennebec Valley Council of Governments	Community Wide Brownfields Assess.	•	•	•	•	•	•	•	•	•
Machiasport, ME	Radar Tracking Station	•				•	•	•		
Madison, ME	5 Water St. - Former Woolen Mill/Stick Factory	•				•	•	•		
Manchester, ME	18 Readfield Rd. - Former Fire Dept	•				•	•	•		
Oakland, ME	Former Cascade Woolen Mill	•	•	•	•	•	•	•	•	•
Pittsfield, ME	Fmr Autobody Shop	•	•	•	•	•	•	•	•	•
Sanford, ME	3 Aerofab Dr. - Fmr Airplane Manufacturing	•	•	•	•	•	•	•	•	•
Sanford, ME	61 Washington St. - Fmr Mill	•	•		•	•	•	•	•	•
Sanford, ME	100 Dale St. - Fmr Woolen Mill/Stick Factory	•	•		•	•	•	•	•	•
Sanford, ME	72 Emery St. - Fmr Woolen Mill	•	•		•	•	•	•		•
Sanford, ME	Commercial Property	•	•	•		•	•	•		
Sanford, ME	1 High Dt. - Commercial/Industrial	•	•	•		•	•	•		
Sanford, ME	229 New Dam Rd. - Commercial/Industrial	•	•	•		•	•	•		
Sanford, ME	56 Washington St. - Gas Station	•	•	•		•	•	•	•	
Sanford, ME	37 - 41 High St. - Multi-Family Residential	•	•			•	•	•	•	
Sanford, ME	Number 1 Pond	•		•		•	•	•	•	
Sanford, ME	102 Cottage Street	•	•	•	•	•	•	•	•	
Sanford, ME	0 High Street	•	•			•	•	•	•	
Sanford, ME	0 Bougie Lane	•	•			•	•	•	•	
Sanford, ME	0 Emery Street	•	•			•	•	•	•	
Skowhegan, ME	Air Traffic Control Beacon	•			•	•	•	•		
Winslow, ME	Fmr. DPW Yard	•				•				
Winthrop, ME	Site Reconnaissance	•				•				

Sanford Mill – Sanford, Maine

Polycyclic Aromatic Hydrocarbons (PAHs), PCBs, Chlorinated Solvents, and Hazardous Building Materials

Due to polycyclic aromatic hydrocarbon (PAHs), PCBs, and chlorinated solvents in groundwater and lead-based paint from historical textiles operations, the Sanford Mill was enrolled in the city's Brownfields program in 2008; Weston & Sampson managed the assessment by another firm. Phase I and II ESA were conducted, and the property was entered in the MaineDEP voluntary cleanup program (VCP). By 2013, the mill was cleaned up, and the property has been redeveloped for mixed use including a restaurant, office/retail space, and more than 30 residential units. Weston & Sampson designed the demolition of the adjacent Aerofab Mill and designed a parking lot to support the Sanford Mill as a part of this project. **This project received more than $800K of EPA funds for the assessment and cleanup and leveraged approximately $11 million for the redevelopment. This project won an EPA Phoenix Award for Redevelopment Excellence at the 2015 Brownfields Conference in Chicago.**

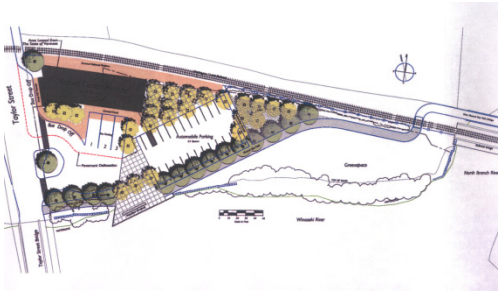
Berwick Prime Tanning – Berwick, Maine

Tannery/Demolition Design

The Town of Berwick was awarded $1,200,000 in EPA Brownfields cleanup grants. The Envision Berwick Committee, along with others including Weston & Sampson, put together a public-private partnership to facilitate grant applications. Berwick is in the process of utilizing these grants to demolish most of the buildings on the site. Weston & Sampson prepared the demolition design, specifications, and provided oversight of a portion of the cleanup work. In addition, we are performing a structural analysis of buildings that are proposed to remain and have designed a cover system for the contaminated soils. The town has a 'No Action Assurance' letter from the State of Maine Voluntary Response Action Program (VRAP), which provides for liability protections. Developers are interested in the site, and potential identified end uses include a restaurant, brewery, residential housing, and small grocery store. **This project has the potential to leverage more than $20 million in private investment funds when it is completed.**

Multi-Modal Transit Facility & Riverfront Path Brownfields Assessment & Remediation – Montpelier, Vermont

Polychlorinated Biphenyls (PCBs)



Weston & Sampson addressed long-standing issues with PCBs at a vacant urban lot formerly used as a junkyard (1940s-1980s). Discovery of the PCBs triggered regulatory involvement and oversight by the federal TSCA from EPA Region 1. Other contaminants in addition to PCBs included lead, PAHs, petroleum hydrocarbons, and chlorinated solvents. This project involved Phase I/II ESAs, QAPP, interaction with various stakeholders, regulators, railroad, and Vermont Agency of Transportation (VTrans) with funding through EPA Brownfields Grants, a state Brownfields Grant, private and municipal sources, and the Federal Highway Administration with VTrans oversight. Our work included risk-based PCB/TSCA and lead/RCRA cleanup of over 800 tons of contaminated soil. Following this work, we continued to assist with planning, design and public outreach associated with redevelopment planning for a riverfront park and multi-modal transit facility.

Adams Paper Mill – Woodstock, Vermont

Petroleum, PCB, Dioxin and Hazardous Building Materials

Weston & Sampson provided Brownfield site assessment services as part of a brownfields contract for Two Rivers Ottauquechee Regional Commission. Our assessment included the former Adams Paper Mill in Wells River, just outside of the downtown business district. **This work involved a historical mill (100+ years old)** and former paper manufacturer. Contamination concerns included petroleum releases from tanks, PCBs, and lead and asbestos in building materials. As part of the assessment program, dioxin was evaluated in soil and sediments, due to concerns associated with the paper bleaching process. Asbestos in soils were also a concern due to the questionable asbestos abatement program. Asbestos in soils were tested in accordance with EPA and Vermont Department of Health guidelines. The site is situated along the banks of the Wells River and redevelopment plans for the Cross Vermont Trail (hiking/biking) to pass by this area will connect Wells River to Burlington.

Bartlett Yard Redevelopment

Volatile Organic Compounds (VOCs), Petroleum and Heavy Metals

Weston & Sampson provided Nuestra Comunidad, a Community Development Corporation located in Roxbury, MA with QEP services to help assess, demolish, and remediate the former Bartlett Yard Bus Garage complex to prepare the site for redevelopment. The site was contaminated with petroleum, volatile organic compounds, and heavy metals. Located in an environmental justice neighborhood, this complicated project included hazardous building materials assessment, soil and groundwater assessment, remedial and demolition design, public bidding, construction, and Licensed Site Professional (LSP) services. Following remediation, Weston & Sampson provides on-going environmental support to the development teams that are redeveloping the site into affordable housing and mixed-use developments. Partners include Preservation of Affordable Housing (POAH). **This highly project successful won the prestigious Phoenix Award at Brownfields 2022 in Oklahoma City and was most recently awarded Project of the Year by the Brownfield Coalition of the Northeast (BCONE),** see links below.

- https://nuestracdc.org/news/bartlett-station-project-named-brownfield-project-of-the-year/
- https://nuestracdc.org/news/bartlett-station-project-wins-prestigious-epa-phoenix-award/

Former Modern Electroplating Facility – Boston, Massachusetts

Chlorinated Solvents and Vapor Intrusion

Boston Planning and Development Agency (formerly Boston Redevelopment Authority) was tasked by the mayor of Boston to prepare this site for the relocation of the Area B-2 Police Station. To accomplish this, Weston & Sampson performed a site investigation and development of a remediation plan, a building demolition plan and site clearance design, and remediation and construction oversight.

Weston & Sampson was then retained by the Boston Public Facilities Department (PFD) as the environmental consultant for the redevelopment of the former Modern Electroplating Facility in Roxbury, Massachusetts. We managed regulatory requirements, contaminated soil and chlorinated solvent impacted groundwater during construction and design and provided oversight services for a vapor barrier and sub-slab depressurization system beneath the new police station. Weston & Sampson also developed plans and specifications for soil/groundwater management (public bid), soil management strategies, obtained a beneficial use determination (BUD) for coated brick and concrete, and oversight of the construction of these activities. We saved the client over $200,000 in demolition costs, and this project leveraged $15 million in other investments.

LIST OF NAMES & LOCATIONS OF PRIOR RELEVANT PROJECTS INVOLVING BROWNFIELDS ASSESSMENT, REUSE PLANNING & REMEDIATION

In addition to the references provided later in this section, please feel free to contact any of the references listed below.

Relevant Experience – Past 10 Years				
Client	**Project**	**Contact**	**Period**	**Cost**
NHDES Brownfields Sites	Multiple projects including Claremont, Woodsville, Farmington, Chesterfield and Derry	Melinda Bubier Brownfields Coordinator NHDES Phone: (603) 271-1169 Melinda.S.Bubier@des.nh.gov	2020 - Present	Varies per task order
City of Lowell, MA	EPA Brownfield Assessment – City-Wide – Multiple Sites	Sarah Brown 978-674-4252	2011–2014 2022 - Present	$185,000 $295,000
City of New Bedford, MA	EPA Brownfields Revolving Loan Fund Program	Michele Paul 508-991-6188	2022-Present	$40,975
Franklin Regional Council of Governments (FRCOG) 12 Olive Street, Greenfield, MA	EPA Hazardous Substances Brownfields Community Wide Assessment Grant - Multiple Sites	Jessica Atwood 413-774-3167	2020–2022	$158,000

Relevant Experience – Past 10 Years				
Client	Project	Contact	Period	Cost
City of Springfield, MA 70 Tapley Street	EPA Petroleum and Hazardous Substances Brownfields Assessment Grants + MassDevelopment assessment and cleanup grants	Shayvonne Plummer (currently with MassDevelopment) 617-330-2000	2014–2022 2020–Present	$261,000 $185,000, $550,000
Town of Stafford, CT 1 Main Street	EPA Petroleum and Hazardous Substances Community Wide Assessment Grant + EPA Cleanup Grant	Amber Wakley 860-851-8102	2020–2023	$284,000 $125,000
City of Peabody, MA 24 Lowell Street	EPA Community Wide Hazardous Substances Brownfields Assessment Grant	Brendan Callahan 978-538-5780	2020–Present	$259,380
City of Framingham, MA 150 Concord Street	EPA Petroleum and Hazardous Substances Community Wide Brownfields Assessment Grant	Erika Oliver Jerram (currently with Town of Billerica) 978-671-0962	2018–2022	$258,000
City of Chicopee, MA 274 Front Street	Willimansett Brownfields Area Wide Plan / EPA Brownfields Community Wide Assessment Grant	Lee M. Pouliot 413-594-1516	2021–Present	$292,000
Green Mountain Economic Development Corporation, Bethel, VT	EPA Cleanup Grant	Robert Haynes 802-295-3710	2021-2023	$593,000
City of Norwich, CT	Brownfield Municipal Grant from the Connecticut Department of Economic and Community Development	Deanna Rhodes 860-823-3767	2018–2019	$188,000
City of Everett, MA	EPA Hazardous Substances Brownfields Assessment Grant	Tony Sousa, AICP (currently with Town of Oxford, MA) 508-987-6038	2017–2022	$120,000
Cities of Salem & Peabody, MA	EPA Revolving Loan Fund Program	Brendan Callahan 978-538-5780 Tom Devine 978-619-5685	2015–Present	On-Call as Needed

Relevant Experience – Past 10 Years				
Client	Project	Contact	Period	Cost
City of Taunton, MA	EPA Hazardous Substances Brownfields Assessment Grant and RLF Cleanup Funding	Jim Howland, 508-821-1030	2016–2018	$185,000 / $150,000
City of Boston, MA	On-Call LSP Services, including Phase I, II & III Assessments, Public Outreach, Brownfields, and Demolition / Remediation	James Smith 617-635-0103	2007–2010 2013–2016 2016–Present	Task Order Contract
Merrimack Valley Planning Commission, MA	EPA Qualified Environmental Professional for Assessment & Revolving Loan Fund Program	Karen Conard (Currently with City of Portsmouth, NH) 603-610-7202	2010–2017 2017–2020	$40,000 / On-Call as Needed
City of Gloucester, MA	EPA Petroleum & Hazardous Substances Brownfields Assessment Grants & RLF Program	Stephen Winslow 781-397-6893	2013–2017	$305,000
City of Lawrence, MA	EPA Petroleum and Hazardous Substances Brownfields Assessment Grants	Dan McCarthy 978-620-3505	2013–2017	$280,000
Bartlett Place Land, LLC – Nuestra Comunidad Development Corporation, MA	Five (5) EPA Brownfields Cleanup Grants	Diane Clark 617-989-1210	2012–2017	$198,000
MassDevelopment/Taunton Development Corporation, MA	Three (3) EPA Brownfields Cleanup Grants	John Marc Aurele 978-772-6340	2014–2017	$120,000 (EPA portion only)
Montgomery County, NY	EPA Community Wide Assessment Grant	Ken Rose 518-853-8334	2021 - present	$217,980
City of Kingston, NY	EPA Petroleum and Hazardous Substances Assessment Grant	Kristen Wilson (currently with RUPCO, Inc.) 845-331-2140 x265	2018–2021	$397,000
Village of Valley Falls, NY	EPA Site Specific Hazardous Substances Brownfields Assessment Grant	Kristina Younger 518-527-6577	2018–2021	$178,800

Relevant Experience – Past 10 Years				
Client	Project	Contact	Period	Cost
City of Norwalk, CT	EPA Hazardous Substances Brownfields Assessment Grants, CT DECD / State Cleanup Funding	Steven Ivan 203-854-7810	2015–2019	$356,000 $362,000
Pioneer Valley Planning Commission, MA	EPA Qualified Environmental Professional in support of Revolving Loan Fund Program, includes Holyoke abatement	Christopher Dunphy 413-781-6045	2012–2015	On-Call as Needed
Metropolitan Area Planning Council (MAPC) Cities of Peabody and Salem, MA	EPA Brownfields Assessment Coalition Grant	Martin Pillsbury 617-451-2770 Tom Devine 978-745-9595 Brendan Callahan 978-538-5780	2010–2013	$320,000
City of New Bedford, MA	EPA Brownfields Assessment – Multiple Sites	Michele Paul 508-991-6188	2010–2013	$220,000
City of Gloucester, MA	Petroleum and Hazardous Materials Brownfields Assessment Grants	Stephen Winslow 978-281-9781	2013-2017	$305,000
Lawrence Community Works – Lawrence, MA	Brownfields Assessment and Remediation-Union Crossing – Multiple Projects (ongoing monitoring at this site)	Maggie Super Church mps02140@yahoo.com	2010-2013	$164,000 and $220,000
Merrimack Valley Planning Commission, MA	Administration and Technical Review Services – RLF Program and Assessment	Joe Cosgrove 978-374-0519	2010-2017, 2017-2020	$40,000, $100,000

In addition, we have presented select examples of Weston & Sampson's previous Brownfields experience in the following table.

Additional Relevant Experience			
Client	Project	Period	Cost
Gardner, MA	RLF Program Support & Redevelopment of Former Oil Distribution Facility through EPA Cleanup Grant	2010-2015	$140,000
Lynn Community Health Center, MA	Cleanup at New Healthcare Facility	2009-2010	$125,000
Sanford, ME	EPA Area-Wide Planning Grant	2011-2012	$165,000

Additional Relevant Experience			
Client	Project	Period	Cost
Valley Council of Governments, CT	Brownfield Assessment – Beacon Falls, CT	2011-2012	$2,000
Chelsea, MA	Site Assessment, Remediation, & Redevelopment of a Former Manufacturing Facility	2010-2016	$160,000
Rockingham Economic Development Corporation, NH	Administration & Technical Review Services – RLF Program, including Technical Support and Design for the Remediation of an Asbestos Site	2010-2015	$175,000
Bennington County Planning Commission, VT	Brownfield Assessment – Phase II ESA	2011-2012 2018-Present	$30,000
Windham Regional Commission, VT	Brownfields Assessment – West Side Parcel – Bellows Falls, VT	2013	$45,000
Windham Regional Commission, VT	Brownfields Cleanup – New England Youth Theatre – Brattleboro, VT	2011-2012	$90,000
Windham Regional Commission, VT	Brownfields Cleanup – Multiple Sites	2018-Present	On-call
Vermont DEC	Brownfields Support Services	Multiple Ongoing Contracts	On-call
Boston Public Facilities Department, MA	Redevelopment of Historic Dudley Square Buildings into the New Boston Public Schools Administration Facility	2010-2011	$115,000
East Lyme, CT	Brownfields Assessments	2010	$30,000
Franklin Regional Council of Governments, MA	Brownfield Assessment – Regional Program – Multiple Sites	2009-2011	$170,000
Lawrence, MA	Brownfields Assessment – City-Wide Program – Inventory, Prioritization & Assessment – Multiple Sites	2008-2011	$308,000
Revere, MA	Brownfields Assessment – City-Wide Program – Inventory, Prioritization & Assessment – Multiple Sites	2009-2010	$180,000
Eversource / Northeast Utilities Company / Public Service Company of NH	Manufactured Gas Plant Remediation – Multiple Phases, including Post-Remedial Monitoring	Ongoing Projects	$1,000,000
Boston Redevelopment Authority (now Boston Planning & Development Agency), MA	Brownfields Site Redevelopment – Former Electroplating Facility – Property Acquisition, Building Demolition & Remediation (partially funded by EPA)	2007-2009	$900,000
Boston Public Facilities Department, MA	Redevelopment of Modern Electroplating Site with Area B-2 Police Station – **EPA 2012 Phoenix Award Winner**	2010-2012	$150,000
Springfield, MA	Former Chapman Site Valve Redevelopment of Gemini Mill – Former Governor Deval Patrick's Priority Redevelopment Site – includes partial EPA RLF funding	2007-2009	$440,000
Springfield, MA	Former Gemini Mill – EPA Cleanup Grant	2007-2010	$100,000

Additional Relevant Experience			
Client	Project	Period	Cost
Springfield, MA	Old Hill and Six Corners Neighborhoods, Brownfields Site Assessments, Multiple Sites, EPA Brownfields Assessment Grant	2004-2008	$187,000
Pioneer Valley Planning Commission, MA	Phase I and II ESAs at sites in Brimfield, Spencer, Ware, and Warren	2007-2010	$135,000
Pioneer Valley Planning Commission, MA	South Main Street School Demolition & Remediation – Monson, MA – EPA Cleanup Grant	2005-2009	$81,000
St. Albans, VT	Brownfields Cleanup – Solo/Fonda Facility – Supplemental Phase – PCB Cleanup	2011-2012 2013	$80,000 $40,000

REFERENCES

Below, we have provided three (3) references as requested in the RFP, who can testify to our Brownfields Support Services. We also encourage you to contact the additional references in the table above and in the attached project descriptions. ***We also recommend that you speak with Gardiner City Manager, Andrew Carlton who can vouch for our services on the ongoing slope stability project.***

Client: New Hampshire Department of Environmental Services
Melinda Bubier, Brownfields Coordinator
603-271-1169
Melinda.S.Bubier@des.nh.gov

Client: Town of Stafford, CT
Amber Wakley, Grants Administrator and Brownfields Lead
860-851-8102
amberw@staffordct.org

Client: City of Peabody, MA
Brendan Callahan, Assistant Planning Director
978-538-5780
Brendan.callahan@peabody-ma.gov

FUNDING EXPERIENCE

A passionate advocate of Brownfields programs, Weston & Sampson has assisted numerous municipal and non-profit clients to assess, cleanup, and redevelop properties through these beneficial programs. Supporting our clients with the preparation of applications for federal and state Brownfields grant opportunities, our main goal is to bring these underutilized properties back to beneficial reuse so that a community's full potential can be unleashed.

Weston & Sampson offers our clients a dedicated team of experts, with years of Brownfield experience, and demonstrated success in leveraging funds that will take properties "beyond assessment" to the next level in achieving redevelopment goals. **We have successfully helped our clients secure more than $23.65 million in state and federal brownfields grants in the last few years alone**:

- PVPC, MA – FY23 Community Wide Assessment Grant $500,000
- Springfield, MA – FY23 Community Wide Assessment Grant $500,000
- FRCOG, MA – FY23 Community Wide Assessment Grant $500,000
- Chelsea, MA – FY23 Community Wide Assessment Grant $500,000

- Ware, MA – FY23 Cleanup Grant $500,000
- Claremont, NH - FY23 Multipurpose Grant $800,000.00
- Amsterdam, NY - 2023 Restore NY $2,000,000.00
- Amsterdam, NY - 2023 NY BOA $300,000.00
- Framingham, MA – FY22 Community Wide Assessment Grant $500,000
- Peabody, MA – FY22 Cleanup Grant $650,000
- Boston, MA – FY22 Cleanup Grant $650,000
- Stafford, CT – FY22 Cleanup Grant $650,000
- Gloucester, MA - $400,000 assessment
- Taunton Dev. Corp., MA - $400,000 cleanup
- Lawrence, MA - $400,000 assessment and $140,000 MassDevelopment
- Springfield, MA - $600,000 assessment & $350,000 MassDevelopment (assessment and cleanup)
- Peabody, MA - $350,000 MassDevelop., $100,000 MassDEP, $300,000 EPA Assessment, $800,000 MVP
- Sanford, ME - $200,000 assessment, $500,000 CDBG & $200,000 cleanup (2015 Phoenix Award Winner)
- New Bedford, MA- $200,000 cleanup
- Nuestra Communidad, MA- $600,000 cleanup (2022 Phoenix Award Winner)
- Worcester, MA - $300,000 assessment
- Salem, MA - $100,000 MassDevelopment, $200,000 MVP and >$2M in EPA Emergency Removals
- Chelsea, MA - >$3M EPA Emergency Removals – LMF Site (2017 Phoenix Award Nominee)
- Norwalk, CT - $2M DECD Brownfields remediation (2023 Phoenix Award Nominee)
- Green Mountain Economic Development Corporation, VT - $500,000 cleanup
- Southern Windsor County Regional Planning Commission, VT - $300,000 assessment

We most recently completed EPA-funded cleanups at two finished redevelopment projects that are also candidates for a future EPA's Phoenix Award and helped secure six (6) more EPA cleanup grants this past year for our clients.

PUBLIC SECTOR KNOWLEDGE INCLUDING COMMUNITY ENGAGEMENT AND REUSE PLANNING

Weston & Sampson understands public engagement will be an important aspect of this program and will require communicating with a variety of stakeholders that may require different approaches, including local property owners and residents, community groups, city boards and commissions, Brownfields property abutters, and the public.

> "Weston & Sampson has not only brought multi-disciplinary professionalism and innovative expertise to the technical aspects of our Brownfields program, but a personalized, down-to-earth partnership that has reinforced confidence within our community. Weston & Sampson has served as an invaluable asset in project management, allocating grant funds, and community outreach activities."
>
> *– Amber Wakley, Grants & Marketing Specialist, Town of Stafford, CT*

Community Outreach and Engagement

Because we focus on the public sector, Weston & Sampson has worked extensively with public groups to gauge public opinion and build consensus within a community. We recognize the need for meaningful public engagement and offer extensive experience preparing and presenting simple and easy to follow plans, renderings, photorealistic graphics, estimates, phasing options, 3D models, studies, and other information to stakeholders. We pride ourselves on engaging oral presentations that educate, engage, and entertain so the audience develops an affinity for the presenters and the message is well received. We have completed virtual, hybrid and in-person outreach for many of our EPA grantee clients with unqualified success using an application program, or app, for real time polling and engagement.

Community Process, Equity and Environmental Justice: To effectively communicate technical and regulatory information related to the engineering and environmental fields, Weston & Sampson employs a select group of marketing, communications, and graphics professionals. Presenting information in a user-friendly and readily understandable manner, our staff has prepared and distributed informational pieces for projects with similar technical and public relations goals. We have utilized many different techniques to solicit community feedback including **virtual presentations and other socially distant engagement platforms**. We have conducted open-house style meetings and design charrettes where the neighborhood is invited to view concept plans in a casual, friendly environment, which has proved successful in obtaining local knowledge, and easing concerns.

Community engagement is at the core of our planning and design work. Through workshops, online engagement platforms, ESRI Storymaps, online surveys, and pop-up tables at community parks and events – we strive to capture ideas and feedback from a diverse cross-section of the public and key stakeholders.

Weston & Sampson has managed the public participation process in ethnically and economically diverse communities. Our work in the **Environmental Justice (EJ) communities of Boston, Chelsea, Lawrence, Lowell, Lynn, Somerville, Springfield, and Worcester, Massachusetts** continues to expose us to great multi-cultural communities. Our team members have been involved specifically in projects for primarily Spanish-speaking communities. For a recent outreach in Connecticut, project information was translated into Spanish. In Lowell (MA), our team provided translation and interpretation support services in **Spanish, Portuguese, and Khmer**. We also recently completed a cleanup with EPA on a project in Somerville (MA) where the EPA fact sheet was translated into **Spanish, Portuguese, Nepali, and Haitian Creole**. In Kingston, NY we conducted an outreach session with a dedicated Spanish speaking channel that was simulcast. We illustrate these examples from other locations to demonstrate to Gardiner the ideas and experience that we have from multiple projects that we can bring to Gardiner to make your program the "**best in class**."

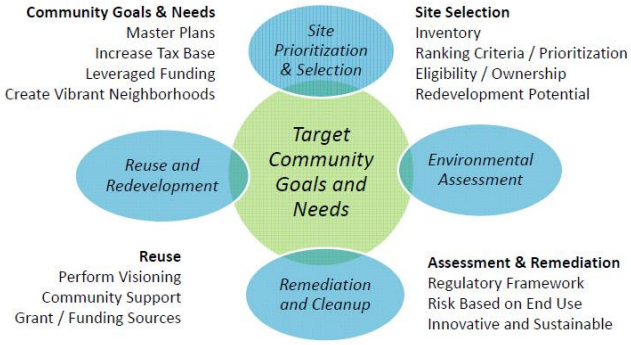
Urban/Neighborhood Redevelopment Planning Experience: Establishing a clear vision with the community is a critical step for any planning process, but the vision must be well-grounded by market realities and implemented through well-crafted, clear, and integrated land use regulations. Our planners, landscape architects and brownfields professionals, have decades of experience working in the municipal sector on both sides of the development process. Our experience includes working with waterfront neighborhoods and on corridor projects including redevelopment, resilience, sustainability, and connectivity projects throughout the Northeast.

We see the potential in challenging sites where development is complicated by conflicting land uses, contamination, and divergent property owner interests, among other factors. Despite their complexities, these areas often reflect a unique character that attracts a diversity of businesses and residents. Realizing their potential requires a thorough understanding of existing conditions and market realities so that the path forward is logical, actionable, and aligned with federal, state, and city regulations.

SECTION 4 - UNDERSTANDING, APPROACH, & SEQUENCING

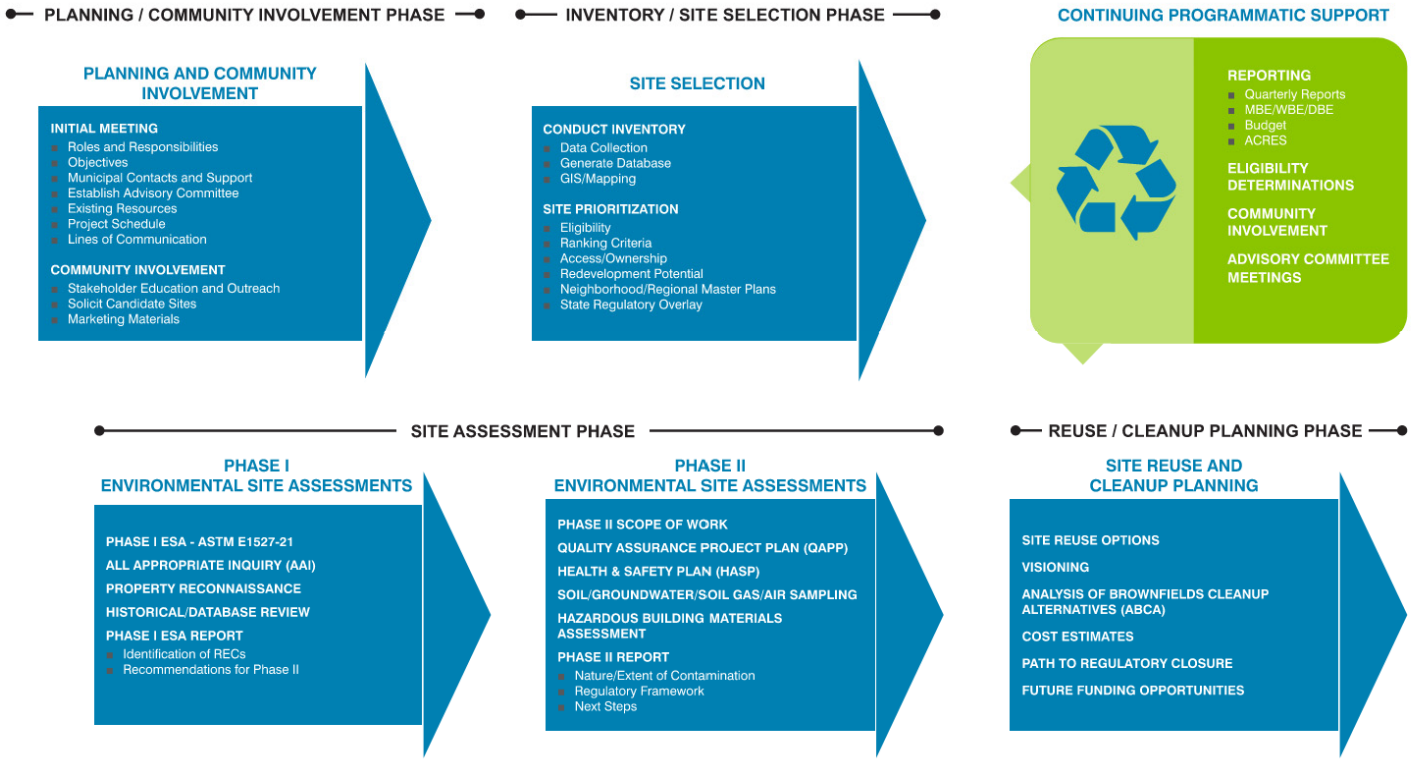
Project Understanding, Approach to Scope of Work, and Sequencing

We will work closely with Gardiner to build on its revitalization planning efforts to date, collaborate with key stakeholders to drive brownfields initiatives and the community's visions forward, and advance the goals of the program. We promote flexibility in programing recognizing that priorities can change. Most importantly, all phases of a brownfields program should tie to the overall community goals and stakeholder needs of the city. **Our goal is to track allotted funds and amend the budget throughout the program so that as priorities shift, we can ensure that all the grant is utilized effectively.**



In this section, we outline the sequencing of a typical program, recognizing that activities can happen simultaneously, and that programmatic support will be continuous throughout the program and outreach may occur at multiple intervals.

BROWNFIELDS SITE ASSESSMENT PROGRAM



Task 0: Project Kick-off - The initial meeting is one of the most important phases of the program. Weston & Sampson will meet with the city to discuss the goals and aspirations of the program, learn more about target sites and other community priorities, establish contacts, and discuss the public engagement process. All tasks in the program should tie to the overall community goals and needs that Gardiner and its stakeholders establish.

Task 1: Program Development - Cooperative Agreement Oversight: Weston & Sampson will provide technical and cooperative agreement programmatic assistance to the city throughout the duration of the grant program. This may include, but not be limited to, eligibility determinations, Section 106 Historic Preservation Act regulatory compliance efforts, project budget tracking, database reporting within ACRES, preparing quarterly reports, annual Minority- and Women-owned Business Enterprises (MBE/WBE) reporting, grant closeout reporting, and participating in Brownfields Committee meetings.

We will help Gardiner establish its steering committee and bring years of experience in what is an effective steering committee. The grant application included "Healthy communities of the Capital Area," Gardiner Main Street," and "Gardiner Board of Trade" as stakeholders for the Brownfields Advisory committee (BAC). We also have ideas on other entities to include processes for screening sites, processes to make go/no go decisions and outreach.

Task 2: Community Participation - We will work with Gardiner to develop an effective and equitable community engagement program. We can assist by preparing outreach and educational materials, such as brochures, fact sheets, press release information, and educational materials to support public meetings and/or content for social media and websites. We can present technical information in a user-friendly and understandable manner. Our staff has prepared informational pieces, conducted design charrettes, and reached out to the community where they are located, such as farmers markets, for feedback and input for many community projects.

Task 3: Site Identification - Weston & Sampson will work with Gardiner to evaluate any current priority sites, master plan areas, and city-owned or tax title eligible sites. We will work with MaineDEP to evaluate sites listed and will review federal and state databases. We will work with the city to refine its current inventory and plot the sites on its GIS platform. According to the grant application, the city has identified approximately 20 sites (7 in the Water Street area and 13 within the Cobbossee Stream corridor), which are within our current slope stabilization site work area. These sites cover approximately 70 acres, including the two target sites: the Gardiner Paperboard site at 483 Water Street and Blue Seal Feed Site at 19 Maine Street. Based on our history of evaluating potential sites and performing assessments through the Brownfields Program, frequent review and prioritization of Brownfield properties is critical for redevelopment success. We will work with the city, as needed, to develop the most appropriate inventory, ranking, and prioritization system for your community.

Task 4: Site Selection: Weston & Sampson will work with the city to evaluate the priority areas and sites of interest and/or additional sites, as appropriate. We will evaluate parcel ownership, access, and eligibility. The site prioritization process can be a formal scoring system or a less formal system where other factors are evaluated. Based on our experience we strongly recommend looking at sites:

- That have a high chance of redevelopment success to create or retain jobs and/or housing,
- That fit into a current master plan such as a Transit Oriented Development District,
- That have been identified by the residents and the community as a concern and/or priority,
- That can be grouped,
- That can support open space – we have plenty of examples that demonstrate that open space is economic development,
- That remove blight and/or benefit a neighborhood, as well as a catalyst to achieving a community's vision,
- That support Environmental Justice
- That can support natural resources such as a riverwalk, a stream or watershed, or create wetlands to retain and filter stormwater.

Once a site has been selected by the city for assessment, Weston & Sampson will work with Gardiner to compile the information necessary to complete a formal EPA Brownfields Site Eligibility Form for the property. Upon formal

approval by EPA Region 1, we will work with the city to develop and execute site access agreements with the respective property owners to complete the Phase I and/or Phase II Environmental Site Assessments (ESAs), if applicable.

Task 5: Environmental Analysis (Phase I / Phase II ESAs) - Weston & Sampson will conduct Phase I ESAs in accordance with the latest version of the protocol for All Appropriate Inquiry (AAI), as found in 40 CFR Part 312, and ASTM E1527 standards. The purpose of the Phase I ESA is to identify Recognized Environmental Conditions (RECs) based on observations, site use, or site history and the Phase I ESAs will be conducted to evaluate existing conditions and to consider historic property uses. The report will include a summary of known information, including RECs identified, findings, conclusions and recommendations, and figures and plans.

Weston & Sampson will prepare a work plan and establish a budget for each Phase II ESA. The city and EPA approved work plan will be built into a Quality Assurance Project Plan (QAPP) for the site. EPA-funded projects require a QAPP be approved prior to conducting site assessment fieldwork and associated sampling activities. The QAPP will present the RECs identified during the Phase I ESA (and/or other previous reports) and will include site history, proposed sampling locations and analysis strategy, contaminants of concern, and quality assurance/quality control (QA/QC) samples as well as our sampling procedures, analytical methods and procedures, data management and other processes that will ensure quality control. We will submit the site-specific QAPP to EPA, the city, Maine DEP and/or other stakeholders, as appropriate, to ensure the plan addresses the needs of the project. EPA requires up to 30 days to review and comment on a QAPP. The site-specific QAPP must be approved by EPA and Maine DEP in writing prior to conducting any field work. We will incorporate applicable comments and finalize the report.

Weston & Sampson's Phase II ESA investigation approach on a "typical" site may include advancing soil borings; installation of groundwater monitoring wells; excavation of test pits; sample collection and analysis of soil and/or groundwater; and soil gas surveys. All samples collected during Phase II ESA activities will be analyzed at an accredited laboratory for the analysis being performed.

Weston & Sampson can conduct surveys for asbestos containing materials, lead based paint (LBP), polychlorinated biphenyls (PCBs), and/or other Hazardous Building Materials (HBM), such as universal wastes. HBM reports include approximate quantities and cost estimates for abatement.

Weston & Sampson will prepare draft Phase II ESA reports for review and comment by the city, EPA, and stakeholders, as appropriate. The reports will include a summary of the work scope, descriptions of the completed tasks, findings, conclusions and recommendations, and figures and plans, as necessary.

Task 6: Cleanup and Area-Wide Planning - Weston & Sampson specializes in this phase of the program. As a municipally focused firm, we understand the steps and available funding sources needed to take a project from the assessment phase to a biddable public project. Through our environmental, landscape architecture, and engineering groups, Weston & Sampson has provided many clients with conceptual reuse planning documents from site visioning to layout design. We bring this expertise to your program and can utilize these skills to support community outreach efforts and to attract potential developers. Once the potential future redevelopment of the site is understood, an ABCA, which may mirror Maine DEP's requirements for a Remedial Action Plan (RAP), will be developed to evaluate the most appropriate way to clean up the site within the context of risks posed. We focus on Green and Sustainable Remediation (GSR) techniques to minimize use of fossil fuels and carbon emissions.

Another eligible grant activity, Weston & Sampson can prepare a Brownfields Area Wide Plan for the Target Area with our innovative urban and environmental planning team. Our planners are engaging with clients and communities every day to understand issues, facilitate ideas, and provide practical, forward-thinking solutions. Collaboration among our planners, designers and engineers leads to innovative solutions and high-quality, cost-effective products tailored to meet the needs of our clients.

Other Support Services: Weston & Sampson is a full service, multi-disciplinary engineering and design firm; therefore, we can also provide a broad range of technical support services and skills that might be required and/or beneficial to your program. The following are potential services Weston & Sampson believes may be necessary to complete the project outside of those items identified or implied in the tasks above:

- Structural Engineering – Our structural engineers may be needed to assess on-site structures or buildings, which could be in various stages of disrepair and collapse, in order to evaluate areas that may be safe for entry or sampling. In addition, comprehensive structural engineering services may be necessary to integrate into proposed site assessment / redevelopment / cleanup and reuse planning activities.
- Site / Civil / Geotechnical Engineering – Our Professional Engineers can provide technical expertise that may be a critical part of site reuse and cleanup planning activities.
- Leveraged Funding –We regularly assist our clients in preparing (or peer review) grant applications for EPA funding, state redevelopment and/or revolving loan fund and many other grants. Our goal is to create a sustainable program for the City of Gardiner so that as funding becomes depleted, the city will have identified new projects to support the next application, achieve their redevelopment goal, and/or bring these underutilized properties back to beneficial reuse so that a community's full potential can be unleashed. By creating a "pipeline of projects" Gardiner can access multiple assessment and cleanup grants and potentially develop its own Revolving Loan Fund.

PROJECT SCHEDULE

Based on our experience, our proposed schedule for your program, and the typical task sequence, is shown on the table below. We ensure that we have the flexibility to adjust the program as priorities and demands change. Therefore, the milestone dates provided below are for guidance only. We can adjust this timeline to best meet the requirements and goals of the City of Gardiner, and all dates are subject to review and discussion.

TASK	START	FINISH
Overall Program	March 1, 2024 (Notice to Proceed)	September 30, 2026
Kick Off Meeting with City & QEP	March 2024	March 2024
Community Participation		
➢ Outreach materials / FAQs / Brochures / Success Stories / etc.	Spring 2024	Spring 2025
➢ Steering Committee Meetings	Spring 2024	Summer 2026
➢ Initial Community Wide Public Meeting	Spring 2024	Spring 2024
➢ 2-3 Neighborhood Level Meetings / Target meetings with stakeholders in Target Area	Fall 2024	Winter 2025
➢ Final City-Wide Level Meeting – Program Results	Spring 2026	Spring 2026
Site Identifications		
➢ Review existing relevant documentation	March 2024	March 2024
➢ Research Potential Brownfields Sites	March / April 2024	March / April 2024
➢ Update Inventory & GIS Database/Maps	Spring / Summer 2024	Summer 2024
Site Selection		
➢ Establish Process and Criteria	Spring / Summer 2024	Spring / Summer 2024
➢ Update and Review Ranking Methodology	Spring / Summer 2024	Spring / Summer 2024
➢ Eligibility Forms	Spring 2024*	Winter / Spring 2026*

TASK	START	FINISH
Phase I Assessments	Spring/Summer 2024*	Winter/Spring 2026*
➢ Review documents, records, plans, etc.	Approximately 1 week from approved work plan and cost estimate	Approximately 2 weeks from approved work plan and cost estimate
➢ Site Visit	Approximately 1 week from approved work plan and cost estimate	Approximately 1 day
➢ Draft Phase I Assessment Report	Approximately 2 weeks from approved work plan and cost estimate	Approximately 4 weeks from approved work plan & cost estimate
➢ Final Phase I Assessment Report	Approximately 1 week after receipt of comments	Approximately 1 week after receipt of comments
Quality Assurance Plan	Summer 2024*	Spring 2026*
➢ Develop Assessment Protocol	Approximately 1 week from approved task order	Approximately 2 weeks from approved task order
➢ Submit Draft Site Specific QAPP	Approximately 1 week after the assessment protocol / scope of work has been agreed upon	Approximately 2 weeks after the assessment protocol / scope of work has been agreed upon
➢ Submit Final QAPP	Approximately 1 week after receipt of comments	Approximately 1 week after receipt of comments
Phase II Assessments	Summer 2024*	Summer 2026*
➢ Additional research and site visits	Approximately 1 week from approved QAPP	Approximately 2 weeks from approved QAPP
➢ Soil/Water/Hazardous Building Material Sampling & Testing	Initiate Field Activities approximately 2 weeks from approved QAPP	Approximately 1-2 weeks from commencement of field activities
➢ Geophysical Testing, if necessary	Initiate Field Activities approximately 2 weeks from approved QAPP	Approximately 1-3 weeks from commencement of geophysical testing activities
➢ Draft Phase II Assessment Report	Following completion of field activities	Approximately 4 weeks from receiving all environmental data
➢ Final Phase II Assessment Report	Approximately 1 week after receipt of comments	Approximately 1 week after receipt of comments
Cleanup and Reuse Planning	Fall 2024*	Summer 2026*
➢ Identify Environmental Constraints	Approximately 4 weeks from receiving all environmental data associated with Phase II ESA	Recommendations based upon findings of Phase II ESA activities provided in Final Report
➢ Potential Redevelopment Scenarios	Fall 2024*	Summer 2026*
➢ Market Assessment	Fall 2024*	Summer 2026*
➢ Incorporate GSR principals / techniques into ABCA	Approximately 1 week from approved work plan and cost estimate	ABCAs within approximately 4 weeks from approved work plan and cost estimate

TASK	START	FINISH
➢ Recommended Cleanup, Land Use and Economic Development Strategies through Remedial Action Plan	Approximately 1 week from approved work plan and cost estimate	ABCAs within four weeks from approved work plan and cost estimate
General – Cooperative Agreement Requirements		
➢ Quarterly - ACRES / Quarterly Reports	March 2024	September 2026
➢ Annual W/B/DBE Reports / SF 425 FFR	October 2024	September 2026
➢ Final Closeout Report	End of Program	Within 90 days (No later than 12/31/26)

Notes and Assumptions:

Assumed Notice to Proceed – March 1, 2024.

*At this time, we have developed an anticipated schedule for the Phase I and II assessments and cleanup planning work, as well as assistance with community outreach and reuse planning activities, as needed. We assume this work will occur throughout the duration of the project. **We assume that some Phase I ESAs will occur within the first six (6) months and others later as site access and/or timing of acquisition, etc. are identified.** We typically deliver draft Phase I ESA reports and ABCAs within approximately four weeks of assignment; draft Phase II ESA reports within approximately four weeks of receiving all environmental laboratory data; and site specific QAPPs within approximately two weeks after the scope of work has been agreed upon. **Weston & Sampson's depth of resources allows us to perform multiple projects concurrently, as needed, to meet the overall project schedules. This resource depth and flexibility set us apart from the competition.**

Ryan Park, Norwalk, Connecticut – An EPA Brownfields Success Story

> *I've had the pleasure of working with George and Sarah for over 10 years on various brownfield projects and Peabody's Brownfield program. Besides the strong knowledge base that their Brownfield team brings, what particularly stands out is their ability to see the big picture and work creatively on unique projects to ensure all needs are met for the city and property owners. They exceed my expectations in all aspects of our brownfield projects and on numerous occasions have overcome challenges that have arisen by the nature of these often-complicated brownfield sites.*
>
> *-Brendan Callahan, Assistant Director of Planning, Community Development, Peabody, MA*

HARRISON AVENUE SLOPE FAILURE REPAIR

city of gardiner, maine

Weston & Sampson was retained by the City of Gardiner to provide design, permitting, and FEMA support services for the Harrison Avenue Slope Failure Repair project. Weston & Sampson will also provide construction support services during project construction. Federal disaster relief funding will be used to fund the project.

The south end of Harrison Avenue is located along and above the west bank of Cobbosseecontee Stream. Soil slopes up to approximately 44 feet tall are present between the roadway and the stream. Approximately 80 linear feet (LF) of soil slope failed in May 2023 after a period of heavy precipitation. The failure caused most vegetation and surficial organic soils to slide into the stream, exposing sloughed embankment soils. The failure also undermined sections of roadway closest to the slope crest and caused rotation of utility poles and guardrails towards the failed slope.

Services that have been or will be completed for the project include evaluation of the existing site conditions, subsurface explorations, topographic survey, permitting, cost estimating, FEMA support, and geotechnical engineering evaluation and design of slope failure repair. Preliminary engineering evaluations indicate that slope repair with riprap will be the most-cost effective approach for this project. Mitigation efforts could extend slope repair beyond the failed slope section. Additional project elements could include installation of stormwater collection/diversion improvements along the south end of Harrison Avenue. Permitting coordination and approvals are expected with Maine Historic Preservation Commission, Army Corps of Engineers, and Maine Department of Environmental Protection.

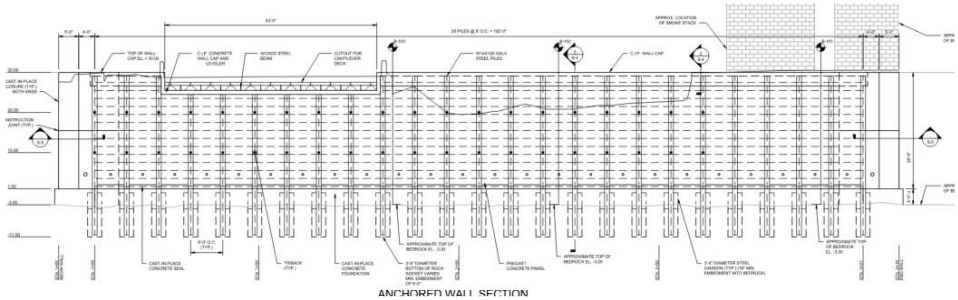
Weston & Sampson is working diligently with the city and FEMA, including attending in-person meetings, to help develop a cost-effective project that will satisfy engineering and agency requirements. We anticipate construction to begin in summer 2024.

client contact

Andrew Carlton
City Manager
207-582-4200
acarlton@gardinermaine.com

RIVERWALK RETAINING WALL REPLACEMENT

city of biddeford, maine



ANCHORED WALL SECTION

Weston & Sampson was retained by the City of Biddeford to complete design, permitting, and FEMA support services for the Riverwalk Retaining Wall Replacement project, as well as construction support and resident engineering services during construction. Federal disaster relief funding will be used to fund the project.

Retaining walls up to approximately 33 feet tall are located along the Biddeford side of the Saco River in the area of the Saco River Riverwalk. An approximately 80-foot-long section of retaining wall failed on October 31, 2021, during a period of significant rainfall and Saco River flow. The failure occurred between an approximately 250-foot-tall historic smokestack/boiler house building and the riverwalk overlook structure/MSE wall. The failed section of wall and backfill material, along with features immediately behind the wall, collapsed into the Saco River. The failure left a steep, sloughed soil slope along the failed wall section. Failure of the retaining wall caused significant damage to the adjacent MSE wall and overlook structures and sections of rubble retaining wall along the smokestack and boiler house building.

Temporary stabilization and flow diversion measures were implemented soon after failure. These measures included placement of large riprap over the sloughed slope to stabilize the slope and installation of a stone access in the Saco River to divert flow away from the sloughed slope and damaged wall sections.

Our services have included evaluation of the existing site, retaining wall, and structure conditions, subsurface explorations, topographic survey, environmental assessment, permitting, and engineering evaluation and design of retaining wall replacement. Engineering evaluations indicated that replacement of the failed and damaged sections of retaining walls with a soldier pile and lagging retaining wall is the most cost-effective approach. The wall will measure approximately 210 feet long and 33 feet tall. Lagging will be comprised of precast concrete panels with a veneer finish that will aesthetically blend with surrounding historic structures.

We have worked diligently with the city, permitting agencies, and FEMA to develop a cost-effective project that will satisfy engineering and agency requirements. Saco River Corridor Commission, Maine Historic Preservation Commission, and Shoreline Zoning approvals have been received. Maine Department of Environmental Protection approval is expected in early 2024, with construction anticipated in summer/fall of 2024.

client contact

Roby Fecteau
Director of Code Enforcement &
Emergency Management
207-229-2526
roby.fecteau@biddefordmaine.org

EPA BROWNFIELDS ASSISTANCE, DEMOLITION DESIGN, PERMITTING & OVERSIGHT

town of berwick, prime tanning site, berwick, maine

Weston & Sampson is providing technical assistance, including the preparation of EPA Brownfields assessment and cleanup grants, to the Town of Berwick on the Prime Tanning Site. In addition to this recent work, Weston & Sampson has become a trusted advisor to the town through our extensive work on EPA Brownfields related tasks, including:

EPA BROWNFIELDS ASSISTANCE

- Participated on the Envision Berwick Committee in town to provide environmental and EPA programmatic advice.
- Attended numerous public meetings with town personnel and Board of Selectmen to discuss the Prime Tanning redevelopment.
- Assisted with the development of a public-private partnership agreement between the current owner of Prime Tanning and the town. This agreement allowed the town to acquire the Prime Tanning site by tax foreclosure.
- Weston & Sampson and Credere Associates preparation three EPA Brownfield Cleanup Grants totaling $600,000.

DEMOLITION DESIGN, PERMITTING **& OVERSIGHT**

Once the EPA Brownfields Cleanup grants were obtained from EPA, Weston & Sampson, together with Credere Associates, LLC, won a competitive bid process to become the town's Qualified Environmental Professional (QEP). Weston & Sampson's role included providing demolition design for three site parcels that were dominated by old mill buildings. Challenges included the demolition of buildings interconnected with other buildings that would remain intact and onsite for future redevelopment. Weston & Sampson provided the necessary permitting assistance during the project and developed plans and specifications for demolition public bidding. A brewery, a brew pub restaurant, and small grocery store are interested in redeveloping the property, as well as a New Hampshire Brownfields developer. Visioning and a market study are underway to support the potential redevelopment. This redevelopment will likely leverage between $20 million and $40 million in private investment.

client contact

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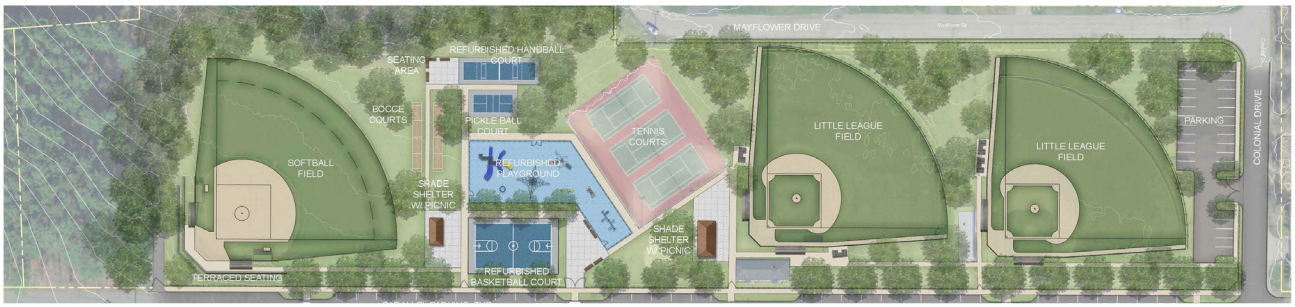
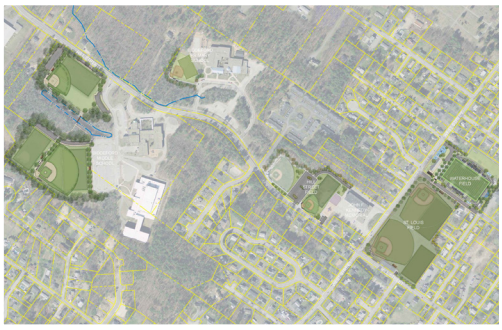
Berwick, Maine
207-698-1101 Ext. 115

Rip Patten, PE
Credere Associates, LLC
Westbrook, Maine
207-828-1272

RECREATION & PARKS MASTER PLAN

city of biddeford, maine





The City of Biddeford retained Weston & Sampson in early 2017 to complete a comprehensive Recreation and Parks Master Plan to assess the current outdoor field and park properties. Our team developed a master plan that includes a comprehensive inventory and analysis of all existing conditions and a series of recommendations for improving, or adding new, facilities throughout the City of Biddeford.

The master plan focuses primarily on 20 public, city-controlled and operated outdoor playing field venues located at nine properties and will serve as a guide for the future development of park and recreation properties, as well as a tool to secure funding from various private, municipal, state, and federal sources.

Our work included:

- Compiling base maps and plans suitable for the development of all conceptual design plans for each of the properties being considered
- Recording and reporting on all existing conditions
- Identifying safety issues and site limitations, constraints, and opportunities
- Formulating a city-wide user assessment of the fields to evaluate current use and identify needs.
- Compiling needs assessment results and identifying the most critical needs
- Engaging the Biddeford community in a public dialogue to further establish and confirm needs, preferences, and priorities relative to the future renovation and restoration of each property
- Developing concept plans for each property in response to community needs and preferences
- Establishing budgets and phasing, as well as funding and implementation strategies for all desired property enhancements
- Developing a final preferred master plan and report

Upon completion of this initiative, we left the city with the ability to establish and maintain playing venues in good condition, develop improvement projects, offer a sufficient number of facilities to support the desired level of use, provide gender equity, and offer multi-generational recreation options.

- development of a city-wide outdoor parks and recreation plan
- multi-generational considerations
- comprehensive public outreach and participation program

client contact

Jeremy Ray
Superintendent of Schools
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jray@biddefordschooldepartment.org

BROWNFIELD ASSESSMENT GRANT PROGRAM

city of auburn, maine

In September 2007, the City of Auburn selected Weston & Sampson to serve as consultant on the Auburn Brownfield Assessment Grant Program. The US EPA awarded the $200,000 grant to the city to increase the potential for economic development or recreational uses on property which may contain hazardous waste. The city is seeking to perform up to 10 Phase I Assessments. Prior to initiating the Phase I Assessments, Weston & Sampson will meet with representatives of the city for a kick-off meeting to discuss each potential project site and to share information to appropriately screen the available sites. Issues to be discussed may include:

- Current regulatory status and history of the property
- Known or perceived environmental conditions
- Outstanding legal, municipal, or environmental actions against the property
- Intended or potential property end-uses
- Implications of zoning, codes, or related restrictions
- Desired schedule for assessment and redevelopment
- Project requirements and funding constraints
- Community involvement and community concerns
- Other pertinent information or hurdles impeding redevelopment
- Site access and surrounding areas to the project sites

After the initial kick-off meeting, Weston & Sampson will initiate the Phase I process. Weston & Sampson will prepare a Phase I Environmental Site Assessment (ESA) in accordance with the latest version of the protocol for AAI Phase I ESAs as found in 40 CFR Part 312, effective November 1, 2006 and ASTM E1527-05, effective November 18, 2005. The Phase I ESA will include, but may not be limited to:

- Review of pertinent records for evidence of present and historic use of the site and adjacent properties, such as city records, plans, and directories; historical maps and society records (including Sanborn Fire Insurance maps); fire marshal's records; and building department and department of health records
- Review of current municipal, state, and federal environmental files and databases and previous environmental reports, where available
- Review of available geologic information and GIS data, such as the topography, surficial and bedrock geology, and hydrogeology of the site area
- Site reconnaissance and preparation of site maps

- "The three firms we interviewed were all well qualified, and it was a tough decision for the selection team. The Weston & Sampson personnel have vast experience with municipal brownfields and are highly regarded by the communities they have served."
— Maureen Aube
City of Auburn

client contact

TBD

REDEVELOPMENT OF STENTON MILL

winndevelopment | sanford, maine

Weston & Sampson is currently engaged as the landscape architect for the renovation and redevelopment of the Stenton Mill in Sanford, Maine. As a follow-on from our Master Planning effort, we are part of a team of design consultants working with Winn Development to create a new mixed-use development for this site.

Our design will include new public open spaces, maximizing existing connections and creating new connections to adjacent neighborhoods. These placemaking spaces include multi-functional entry plazas, a promenade with amphitheater seating, a new parking lot with green infrastructure, a children's playground, and open lawn areas for exercise and gathering.

- master planning & implementation
- mixed-use development
- placemaking
- connectivity & gathering spaces
- green infrastructure & stormwater management

client contact

Timothy Mustacato
Director of Acquisitions
WinnDevelopment
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tmustacato@winnco.com

PHASE I ENVIRONMENTAL SITE ASSESSMENT FORMER CIRCUIT BOARD RECYCLING FACILITY

city of sanford, maine

Weston & Sampson and its subconsultant, MAI Environmental, Inc., performed an ASTM Phase I Environmental Site Assessment (ESA) under All Appropriate Inquiry (AAI) and as part of the Environmental Protection Agency (EPA) Brownfield Assessment Grant for a former concrete manufacturing and circuit board recycling facility in Sanford, Maine.

The site is located close to one of the city's public water supply areas. Activities associated with the Phase I included interviews with site users, owners, and city personnel; review of state and municipal records; searches of multiple local, state, and federal regulatory agency databases; and a site visit. The following Recognized Environmental Conditions (RECs) were documented at the site:

- Metals impacts to soil, sediment, groundwater, and surface water
- Historical use as a pre-cast concrete manufacturing facility
- Historical use as a circuit board recycling facility
- Illegal dumping of wastes
- Gasoline pump; location of storage tank unknown

Based on these RECs, Weston & Sampson and our subconsultant recommended further assessment of the site under the City of Sanford's Brownfields Phase II Assessment Program. Weston & Sampson prepared a Quality Assurance Project Plan (QAPP) and draft Phase II work plan for the site. In addition, a community /public meeting was held to communicate the results of the Phase I and the proposed future activities. The findings were presented to the public, and copies of the presentation were distributed to the public.

The Phase II field investigation was conducted in October 2007.

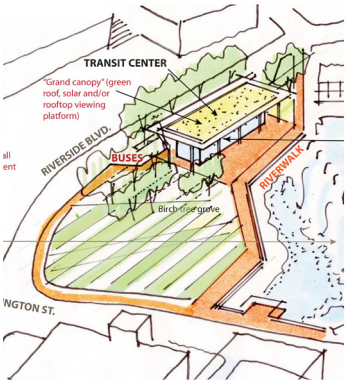
- public water supply
- groundwater and surface water impacts
- residential area
- ASTM phase I (AAI) / phase II
- community outreach
- public meetings
- coordination with EPA region 1

client contact

Jim Nimon
Executive Director
Sanford Regional Economic Growth Council
207-324-9155

EPA BROWNFIELD AREA-WIDE PLAN, SANFORD MILLYARD

city of sanford, maine



Weston & Sampson was selected by the City of Sanford to lead the Brownfields Pilot Area-Wide Planning Grant, funded by the Environmental Protection Agency (EPA). Sanford was one of only three communities in Region 1 to secure this highly competitive grant. Our multi-disciplinary team understood that in order for Sanford to reach a new, more sustainable prosperity, it must take bold action. Sanford's impressive success in securing EPA funding for the assessment, clean-up, and planning of its Millyard Area was a significant step in the right direction. The premise for our work that supported Sanford's commitment to high quality growth: economic success and quality places go hand in hand.

In order to revive the Millyard Area as a successful enclave, the area must be considered as an employment base and primary economic growth area for the city. This first concept is also based on actively engaging existing residents and business owners who are currently the lifeblood of Sanford. Secondary to that theme (and one that need not necessarily run counter to the industrial legacy of Sanford) is improving and enhancing the natural resources of the district, specifically the Mousam River and #1 Pond. The third theme is using this district redevelopment as an opportunity to improve the quality of life for the residents and create a compelling environment that will draw first-time home buyers, emerging businesses, and retail to form a vibrant mixed-use destination. With these successes in hand, Sanford will become the most sought-after neighborhood in perhaps not just Southern Maine, but all of inland Maine.

Our team of landscape architects, urban designers, planners, architects, environmental engineers, infrastructure experts and structural engineers worked hand in hand with economic redevelopment specialists to define a sustainable vision for the Millyard that included early action phasing and longer term goals. An extensive community outreach process involving the latest technology in representation and audience response systems created an excitement that has continued throughout the life of the project.

Weston & Sampson's involvement has created opportunities for new development in the Millyard area, opened possibilities for collaboration with mill owners, identified and supported grant writing efforts for future improvement funding, and orchestrated renewable energy potential for hydro, solar, and geothermal power solutions.

In conjunction with the Planning Grant the City of Sanford received additional funding for a park at the corner of Washington Street and Riverside Boulevard overlooking the falls. Weston & Sampson provided a conceptual design for this prominent urban corner which includes; passive green space, an extension of the riverwalk along the Mousam and a location for a new transportation center.

2013 EPA REGION 1 PHOENIX AWARD

BOSTON SOCIETY OF ARCHITECTS
2012 DESIGN AWARD FOR PLANNING

BOSTON SOCIETY OF LANDSCAPE ARCHITECTS
2013 MERIT AWARD FOR LANDSCAPE ANALYSIS AND PLANNING

client contact

James Nimon
Executive Director
Sanford Regional Economic Growth Council
207-324-9155

ENVIRONMENTAL SERVICES - FEDERAL AGENCY MULTI-SITE CONTRACT

john a. volpe national transportation systems center (volpe center)

The John A. Volpe National Transportation Systems Center (Volpe Center) selected Weston & Sampson for a multi-million dollar contract managed by the Department of Transportation (DOT) and the Federal Aviation Administration (FAA) to conduct site assessment, cost estimating, and remediation at selected sites in the Eastern United States. Under this contract, Weston & Sampson was authorized to conduct environmental site assessments at three Maine and four Massachusetts facilities. Brief descriptions of projects are provided below.

Air Route Surveillance Radar Site
Caribou, Maine

The former United States Air Force (USAF) site was used as a communications center for the Loring Air Force Base and contained multiple buildings, antenna arrays and several aboveground and underground storage tanks. The tanks were removed in the 1990s followed by the construction of the Air Route Surveillance Radar tower and installation of bedrock water supply well. The well water contained gasoline and diesel contaminants above action levels established by the Maine Department of Environmental Protection (Maine DEP). Several additional wells were installed and monitored between 1996 and 1999 as part of the Maine DEP -approved Corrective Action Plan to determine the extent of contamination

In 2003, the site was transferred to the FAA. Prior to this property transfer, Weston & Sampson performed additional assessment to establish environmental baseline conditions. A field investigation was implemented to collect and analyze soil, groundwater and air samples. The new data and existing groundwater monitoring data were used to establish baseline conditions and make recommendations for future actions.

Air Traffic Control Beacon Interrogator (ATCBI) Site
Skowhegan, Maine

The site was constructed by the FAA in 1970, and includes a single-story concrete block operations building, a steel beacon tower, a concrete block garage, a pre-fabricated metal hazardous material storage shed, and a standby diesel engine generator shed.

Potential areas of concern included surficial soil impacted by herbicides, polychlorinated biphenyl (PCB) transformers, lead paint and/or lubricating oil, subsurface soil impacted by releases from underground storage tanks (USTs), and septic tank leachfield impacted by wastewater and the bedrock aquifer. Weston & Sampson completed a field investigation that included drilling and sampling of soil, groundwater, and air. Based on the results, we prepared a scope of work summarizing the findings and recommendations for future remedial actions.

- EPA brownfields projects
- phase I and II site assessments
- asbestos/lead-paint survey
- data trend analysis
- risk assessment
- remediation cost estimates

client contact

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USDOT/RSPA/Volpe Center
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Federal Aviation Administration
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978-725-3521

EPA BROWNFIELDS ASSESSMENT FORMER PRINTING FACILITY

kennebec valley council of governments – pittsfield, maine

Weston & Sampson and our subconsultant performed an ASTM Phase I Environmental Site Assessment (ESA) under All Appropriate Inquiry (AAI) and as part of the Environmental Protection Agency (EPA) Brownfields Assessment Grant for a former printing facility in Pittsfield, Maine.

Activities included interviews with site users, owners, and municipal personnel; review of state and municipal records; searches of multiple local, state, and federal regulatory agency databases; and a site visit. The following Recognized Environmental Conditions (RECs) were documented at the site:

- Historical use of the site as a printing company
- Presence of oil and hazardous materials (OHM) containers
- Lack of documentation regarding historical chemical disposal practices
- Subsurface disposal system
- Floor drain

Based on these RECs, Weston & Sampson and our subconsultant recommended further assessment of the site under KVCOG's Brownfields Phase II Assessment Program. We also prepared a Scope of Work for the Phase II assessment, as well as a Quality Assurance Project Plan (QAPP) for the work. Upon approval of the work plan and QAPP, the activities were implemented.

The Phase II investigation indicated a small area of petroleum impacted soil and low levels of metals. In addition, the building survey identified asbestos containing materials (ACM).

- leachfield and septic system
- OHM containers
- asbestos containing materials
- building integrity issues
- historical AST
- ASTM phase I (AAI)
- phase II work plan/ QAPP
- phase II assessment

project testimonial

"Thanks so much ... [Weston & Sampson's] organizational style in putting together these grants is outstanding."

- Kathryn Rush, Town Project Manager, Pittsfield, Maine

client contact

Gail Chase
Community Development Manager
Kennebec Valley Council of Governments
Fairfield, Maine
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gchase@kvcog.org

EPA BROWNFIELDS ASSESSMENT GRANT FORMER HIGH SCHOOL

kennebec valley council of governments – augusta, maine

Weston & Sampson and our subconsultant performed an ASTM Phase I Environmental Site Assessment (ESA) under All Appropriate Inquiry (AAI) and as part of the Environmental Protection Agency (EPA) Brownfields Assessment Grant for a former high school property in Augusta, Maine.

Activities included interviews with site users, owners, and municipal personnel; review of state and municipal records; searches of multiple local, state, and federal regulatory agency databases; and a site visit. The following Recognized Environmental Conditions (RECs) were documented at the site:

- Floor pit (oil-water separator) located in the metals shop
- Floor trench-large (automotive lift) located in the metals shop
- Floor trench-small (unknown use) located in the metals shop
- Floor drains located in the metals shop
- Historical coal pocket located on the east side of the building
- Current/historical underground storage tanks (USTs) located on the property

Based on these RECs, Weston & Sampson and our subconsultant recommended further assessment of the site under KVCOG's Brownfields Phase II Assessment Program. Weston & Sampson prepared a QAPP and Phase II work plan for additional assessment on the property.

- waste in floor pits
- potential ACM
- multi-floor building
- ASTM phase I (AAI)
- UST in parking lot

client contact

Gail Chase
Community Development Manager
Kennebec Valley Council of Governments
Fairfield, Maine
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gchase@kvcog.org

EPA BROWNFIELDS ASSESSMENT GRANT
FORMER CASCADE WOOLEN MILL

kennebec valley council of governments – oakland, maine

Weston & Sampson performed an ASTM Phase I Environmental Site Assessment (ESA) under All Appropriate Inquiry (AAI) and Phase II as part of the Environmental Protection Agency (EPA) Brownfields Assessment Grant for a former textile mill in Oakland, Maine.

The following Recognized Environmental Conditions (RECs) were documented at the site:

- Historical use of buildings located on the site for activities associated with textile mill operations
- Reported soil contamination associated with a former #6 fuel oil underground storage tank (UST)
- Observed waste dump area on the east side of the property
- Observed floor drain in the boiler building
- Reported historical discharge of wastewater to open trenches and potentially onto the ground surface in the sub-basement
- Observed oil and hazardous materials (OHM) storage
- Reported historic OHM use and storage at the former textile mill
- Historic coal pile area
- Potential for contaminated soil beneath a building

Weston & Sampson prepared a QAPP and Phase II work plan for the site.

The Phase II investigation indicated the presence of metals, petroleum products, and volatile organic compounds (VOCs). Asbestos was detected in piping in several areas of the mill.

In January 2010, the former mill building burned to the ground. Fire debris contains asbestos containing materials. The town EPA and the Maine DEP reviewed the options for cleanup of the site utilizing the existing Brownfields clean-up grant.

- former textile mill
- waste areas
- historical mill use
- located along a river
- multi-level building
- ACM and LBP
- ASTM phase I (AAI) / phase II
- fire debris and waste
- TCIP soil and ACM in debris

client contact

Gail Chase
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Kennebec Valley Council of Governments
Fairfield, Maine
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100 International Drive, Suite 152, Portsmouth, NH 03801
Tel: 603.431.3937

MORAL INTEGRITY AFFIDAVIT

The Respondent wishes to demonstrate moral integrity to the satisfaction of the City of Gardiner, Maine.

As of the date of signing this Affidavit, neither the Respondent nor any of his owners, officers, or directors are involved in any Federal, State, or other Governmental investigations concerning criminal or quasi-criminal violations, except as follows (If none, so state):

None

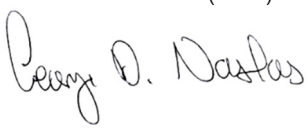
1. Neither the Respondent, nor any of his owners, officers, or directors has ever committed any violation of a Federal or State or quasi-criminal statute, except as follows (If none, so state):

   None

2. Respondent is personally acquainted with the operations of the firm; has full knowledge of the factual basis comprising the contents of this Affidavit; and attests that the contents are true.

3. This Affidavit is made to the City of Gardiner, Maine, knowing that the city relies upon the truth of the statements contained herein.

George D. Naslas, PG, LSP | Vice President
Authorized Officer (Print)



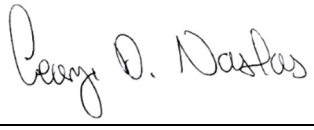
Authorized Signature

Weston & Sampson Engineers, Inc.
(Name of Business)

CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion of fraud with any other person. As used in this certification, the word “person” shall mean any natural person, business, partnership, corporation, union committee, club, or other organization, unity or group or individuals.

George D. Naslas, PG, LSP | Vice President
Authorized Officer (Print)



Authorized Signature

Weston & Sampson Engineers, Inc.
(Name of Business)

100 International Drive, Suite 152, Portsmouth, NH 03801
Tel: 603.431.3937

January 11, 2024

Ms. Melissa Lindley, Economic Development Director
City of Gardiner, Maine
Via Email: mlindley@gardinermaine.com

Re: **Brownfields Qualified Environmental Consultant**
Fee Structure & Cost Proposal

Dear Ms. Lindley:

As requested, please find a copy of our fee structure and cost proposal under a separate cover. Please note that costs are estimated based on information obtained from the grant application and the RFP. Importantly, all programs are and should be flexible. We have left room in our budget to meet the actual requirements of the program once the sites are identified and the level of effort finalized.

Please contact me at 800-SAMPSON or naslasg@wseinc.com if you have any questions or to discuss how we can assist you with your program goals.

Sincerely,

WESTON & SAMPSON ENGINEERS, INC.

George D. Naslas, PG, LSP
Vice President / Authorized Signatory / Primary Contact

Christopher M. Perkins, PE
Clerk

WESTON & SAMPSON ENGINEERS, INC. CORPORATE SEAL 1976 MASSACHUSETTS

FEE STRUCTURE & COST PROPOSAL

1. TYPICAL BROWNFIELD PROGRAM COSTS

Our typical costs for program elements are provided on the following pages with a detailed breakdown estimate in the attached table. We have the flexibility to adjust the program, if needed, as priorities and demands change. Therefore, the costs provided below are budgetary estimates only.

Tasks	Estimated Costs Ranges
Phase I ESA (ASTM E1527-21 Standard) Based on the facility size, environmental history, releases/use of abutting properties, number of ESAs being performed (e.g., economy of scale) and availability/provision of information from municipal/property owners, the cost for a Phase I ESA can vary widely. For the City of Gardiner, we have budgeted approximately $4,200 per site. We will be able to offer an additional discount for those Phase I ESAs that can be conducted simultaneously and/or are in nearby proximity to each other. *Actual costs per site may vary based on size (<1acre – 1-2 acres – 2-20+ acres), and complexity.*	$3,500 - $5,000 per Phase I Assume ~$4,200
Public Outreach / Community Participation Costs vary for this type of task also. As identified in the RFP it appears that the city would like support for two (2) initial public meetings, one (1) mid-project public meeting and a final public meeting (4 total). We have assumed that each community meeting would include up to three (3) hours of material preparation time for supporting specific project staff; one (1) hour for meeting attendance for both the PM and Senior Task or Program Manager and associated costs for travel, material and/or expenses. *Therefore, public meetings could cost $1,000 - $1,500 or more depending on the complexity of the information presented at the public meeting and the required preparation and/or engagement materials requested, the need for translation services, etc*. In addition, the RFP includes a survey of residents and the neighborhood. The cost of the survey will depend on the number of residents that are required to be interviewed. We recently completed a survey in the Willimansett area of Chicopee MA, and can share the outcomes, successes, and costs of that effort with Gardiner as we plan this part of the outreach.	Outreach Meeting Preparation and Attendance ~ $1,000 - $1,500 per meeting (excluding translation services and community survey)
Travel Expenses Weston & Sampson charges mileage at the applicable federal rate (for 2024 this is $0.67/mile). Our staff travel time to / from Gardner will be limited to 1 hour each way (e/w). Staff that live locally will calculate from the reduced distance.	$0.67/mile Staff time 1 hour e/w

Tasks	Estimated Costs Ranges
QAPP Preparation Weston & Sampson will work with MEDEP and work from their Generic QAPP and our own Region 1 approve Generic QAPP. We will prepare site specific addenda to our generic QAPP for the sites chosen for Phase II ESA. NOTE: Due to our experience – our QAPPs typically receive rapid approval from EPA and the last 8 have received little to no comments from EPA. Our experience means that we are not spending Gardiner's grant funding to go through multiple iterations. *Actual costs per site may vary based on complexity of proposed sampling activities for the project*.	Generic QAPP - $0. Site Specific QAPP Addendum – approximately $3,000 - $4,000 per SSQAPP
Phase II ESAs There are no "typical" costs for a Phase II ESA. Drilling costs vary depending on site access, type of drilling equipment required (direct push vs Hollow stem auger vs Drive and wash, or bedrock coring) and subsurface conditions. Typical drilling rates are for approximately 100 feet/day for overburden and up to 150 feet/day, if using direct push technology. Our mobilization costs from approval of QAPP to arriving on site would be a few hours to schedule the driller, arrange for sampling equipment and with the laboratory, as well as to conduct a Site visit to pre-mark proposed soil boring /monitoring well locations, etc. Our drilling subcontractor will provide notification to DIGSAFE prior to the commencement of field work activities.	Drill Rig Typical cost range ~$2,500- $4,000 per day Personnel mobilization costs $500 Phase II ESA typical Cost Ranges from $15,000 - $45,000
Hazardous Building Material Assessment Cost estimate includes laboratory analysis of 15 Asbestos Samples, 10 Lead Based Paint (LBP) Samples and 5 PCB Samples per site. Typical costs vary based upon the size and age of the structure, number of samples required, etc.	$3,000 - $5,000 per site
Reuse and Remediation Planning Reuse Planning is the most flexible task in the program. We can assist Gardiner with visioning, area-wide planning, remedial evaluations, remedial design, and cost estimation as well as evaluating funding options. Our cost estimate for this task assumes a moderate level of effort and a standard Analysis of Brownfield Cleanup Alternatives (ABCA) document required by EPA. However, depending on the detail needed and project potential, we could also engage our subconsultants to conduct a detailed site reuse plan and a market study. We have budgeted for four (4) ABCA's, four (4) reuse studies and one (1) Brownfields Reuse Plan including one (1) market study per the grant application.	ABCA Per Site: $3,000 - $8,000 - $9,500 Detailed Reuse Planning Study: $10,000 - $15,000 per site Market Study Per Site: $10,000 - $15,000
Brownfields Marketing Cost estimates include development of fact sheets and brownfield information that can be used by the City of Gardiner to market target sites for reuse or redevelopment.	$1,000 - $1,800 per site
Programmatic Support / Program Development Cost estimates include kick-off meeting and monthly status meetings, budgetary tracking, ACRES reporting including Quarterly and Annual reports, and typically includes 2-3 hr/month for Program Manager and 1-2 hr/month for Task Manager.	Estimated at <$25,000 over 2.5 years

Per the RFP in the following matrix we provide information on key staff members expected to work on the tasks, subcontractors or subconsultants and per hour costs.

Billing Rates

On the following page we provide our proposed cost breakdown, including hourly billing rates of staff, fringe rates, subcontractor markup rates and other expected costs (how milage and travel time will be charged).

STAFF PERSON	STAFF LEVEL*	HOURLY BILLING RATE	PERCENTAGE OF TIME (Estimated)
George Naslas, PG, LSP	Principal-in-Charge	$220	2%
Sarah DeStefano, ENV SP	Program Manager	$210	10%
Todd Bridgeo, PE, LSP	Senior Remediation Specialist	$195	10%
Kevin Mackinnon, PG PH-Gw	Maine CG	$195	3%
Susan Mara, AICP	Planning Specialist	$195	5%
Loren McGrath	QA/QC specialist / Project Manager	$160	20%
Lexi Hidrovo	Project Engineer	$120	15%
Isabelle Dolcino	Environmental Scientist	$85	20%
Casia Martens	CAD/GIS	$95	5%
Noah Belinowiz	Geologist	$85	10%
TBD	Field Tech	$75	

Notes: Weighted average is $140/hr.

See Note 3 on overhead and escalation factor, below.

Weston & Sampson will conduct the work for this project in accordance with the fee schedule listed above. Our budget and billing will be on a time and materials accrual basis with the hourly billing rates presented for categories of employee. *Typically, most of the work, such as field work and labor-intensive tasks, is performed by junior- or mid-level personnel with input from senior staff. This approach helps keep costs down*. We provide cost savings to Gardiner because we are experienced and efficient. For example, our last 6 QAPPs did not receive any comments from EPA.

2. EXPENSES

Expected expenses (materials, travel, etc.) include:

- Photoionization Detector.....$80/day
- Low-Flow Sampling equipment….$175/day/set up
- XRF……..$500/day
- GPS Unit…… $85/day
- Metal Detector……$40/day
- Mileage……Applicable Current Federal Rate – $0.67/mile (2024)

See Note 4 on markup below.

We do not charge for:

- Copying costs
- Plotter costs
- Computer management fee
- Communication fee
- Level D Field Supplies

3. OVERHEAD RATE & PROFIT

All labor rates are fully loaded with a 1.4 Direct Personal Expense (DPE) factor, which includes taxes and fringe benefits, as well as a 1.85 overhead rate, plus 10% profit. All rates are valid through December 31, 2024; and will be subject to a 4% annual increase effective January 1, 2025, and each year thereafter, through the life of the contract. Subcontractor costs and allowable expenses will include a 10% mark-up. We will only charge up to one (1) hour for travel or from the home base of the staff, whichever is less. Mileage will be calculated at the applicable current federal rate; staff that live locally will calculate from the reduced distance.

4. INDIVIDUAL STAFF HOURS PER TASK

RFP does not require the number of hours expected to be worked by individual staff members/sub-contractors per tasks to be estimated.

5.TOTAL PREDICTED/ESTIMATED SUBCONTRACTOR COSTS AND EXPENSES

Drilling Costs (WBE)……	$40,000 (assumes 8 sites)
Laboratory costs (WBE)……..	$68,200 (assumes 8 sites)
Gamble Associates (Reuse Planning)……	$50,000 (assumes 4 site specific reuse studies)
RKG Associates……	$12,000 (assumes 1 market study)
Translation Services*	TBD (~$0.25-$0.50/word and approximately $125-$165/hr)
Excavator/Test Pit Costs (MBE/WBE)**	TBD (~$2,500 - $3,500/day)
Survey*	TBD (~$5,500/acre)
Hazardous Building Materials Sub**	TBD
Geophysical Survey**	TBD (~$2,500 - $5,500+/ acre)

Notes:
* - Not specifically requested in RFP but available if needed.
** - Costs dependent on scope of Phase II ESA.

See Note 4 on markup above.