

# **Main Street Light Rail Brownfields Assessment Grant Workplan Outline**

*Note: This document is being provided as general guidance by EPA Region 9. Please consult with your EPA grant project officer for project specific guidance. Project specific workplan recommendations and/or requirements may be established by the EPA Project officer. Please use the proposal that was submitted to EPA as a basis for preparing this Workplan.*

## **A. Recipient Title**

Main Street Light Rail Project – Community-Wide Assessment (Hazardous Substances and Petroleum Products)

## **B. Background**

Construction of a 3.1 mile extension of the existing regional Light Rail system along Main Street is scheduled to begin in 2012. Approximately 40 percent of the parcels along the proposed route have had historical automotive and industrial operations, resulting in sites contaminated with hazardous substances and petroleum products. These historical uses include gasoline service stations; automobile dealerships and repair shop; radiator, brake, paint, and body repair shops; and tire warehouses. Based on a preliminary Brownfields inventory completed by the City for this grant application, there are over 60 Brownfields sites in the project area ranging from 1/8 acre to over 5 acres. According to statistics provided by the Arizona Department of Environmental Quality website, there are about 20 leaking underground storage tanks (LUSTs) and two Resource Conservation and Recovery Act (RCRA) Large Quantity Generators in the vicinity of the Light Rail system route. Within the City of Mesa, there is one State Superfund site (South Mesa) and one Federal Superfund site (Former Williams Air Force Base).

The assessment program will complement the existing efforts by the City, METRO, Federal Transit Administration (FTA), non-profit organizations, and others in place for the Light Rail system planning with respect to site selection, community involvement, and program goals and objectives. We intend to complete approximately 40-60 Phase I ESAs (20-30 Petroleum Products and 20-30 Hazardous Substances) and approximately 10 Phase II ESAs (3-5 Petroleum Products and 3-5 Hazardous Substances). We are confident we can complete the assessments because of our on-going inventory efforts and proactive communication with existing property owners who have shown strong interest in the program. The City has well-developed Environmental and Finance Departments, with the technical and administrative capabilities necessary to successfully administer these grants. In addition, we will work closely with other grantees (City of Phoenix, City of Tucson, and Pima County) to incorporate their proven methods for implementing a Brownfields program.

## **C. Goals and Objectives**

*NOTE: Include “Subsection a.” as written below. Do **not** modify the wording.*

### **a. EPA Strategic Plan**

This project supports EPA’s Strategic Plan and GPRA Goal 4: Healthy Communities and Ecosystems, Objective 4.2 Communities – Sustain, Clean Up, and Restore Communities and the Ecological Systems that Support Them, Sub-objective 4.2.3 Assess, Clean Up and Redevelop Brownfields.

#### Outputs:

- Workplan for petroleum products and hazardous substances
- Completion of Health and Safety Plan
- Conduct public outreach meeting
- Completion of the Property Profile Forms
- Enter project data into ACRES system and submit quarterly reports to EPA.

#### Outcomes:

- 20-30 Phase I ESAs (petroleum products) and 20-30 Phase I ESAs (hazardous substances)
- We estimate 3-5 Phase II ESAs (petroleum products) and 3-5 Phase II ESAs (hazardous substances)
- Create 4 jobs

We estimated the number of Phase I and Phase II ESAs that will be completed using grant funds. However, this number is dependent on the final configuration of the light rail route and the cost of the ESAs.

### **b. Project Goals**

The ultimate goal of the grant is to take advantage of the strategic development and future growth potential resulting from the Light Rail investment to return Brownfields properties along the Light Rail alignment to productive commercial and mixed-use properties. The investment will help to complete the construction of the Light Rail through downtown Mesa.

- Complete Work Plan.
- Execute Cooperative Agreement.
- Publicly announce the grant award and initiate community involvement activities.
- Contract with environmental consultants to conduct Phase I/ II ESAs, site-specific Sampling and Analysis Plans (SAPs) and Health and Safety Plans (HASPs).
- Develop priority list of Brownfields properties to be assessed.
- Conduct Phase I ESAs.

- For Phase II ESAs, receive Brownfields funding eligibility determinations from ADEQ (Petroleum Products) or EPA (Hazardous Substances) and prepare a site-specific SAP and HASP.
- Update existing database to identify sites for which assessments have been completed or targeted including site-specific data and information for each property.
- Track grant's outcomes and outputs.

## **D. Tasks**

### **Task 1 - Program Management**

#### **a. Task Description**

Direct costs associated with programmatic and financial grant management, such as reporting and environmental oversight. Travel to EPA-sponsored and National Brownfields Association-sponsored national and regional conferences and workshops.

#### **b. Task Budget**

Cost: Brownfields Grant \$ 18,000

Travel – Petroleum Products Focus:

3 conferences per year (over 2 years) @ \$1,500 per conference = \$9,000

Travel: - Hazardous Substances Focus:

3 conferences per year (over 2 years) @ \$1,500 per conference = \$9,000

#### **c. Schedule**

*Task Start Date:*        October 1, 2011        *Task Completion Date:* September 30, 2013

#### **d. Deliverables**

The deliverables will include:

- Request for Proposals (RFP) for selection of the contractor.
- Quarterly Reports

### **Task 2 – Public Involvement**

#### **a. Task Description**

The City will continue to keep the public, business, and regulatory community involved throughout the life of this grant. Prior to beginning the ESA work, the City will work collaboratively with property owners through focused informational meetings and one-on-one

meetings. Work will include the preparation of outreach/promotional materials distributed via mail, informational meetings, and the City's website. Staff will also periodically update the website and conduct stakeholder meetings.

**b. Task Budget**

Cost: Brownfields Grant \$ 15,600

Petroleum Products:

Supplies: Outreach materials (fliers, poster boards, handouts) = \$1,900

Supplies: Advertising and postage = \$2,900

Contractual: Meetings = 25 hours @ \$120 per hour = \$3,000

Hazardous Substances:

Supplies: Outreach materials (fliers, poster boards, handouts) = \$1,900

Supplies: Advertising and postage = \$2,900

Contractual: Meetings = 25 hours @ \$120 per hour = \$3,000

**c. Schedule – Community Outreach**

*Task Start Date:* October 2011

*Task Completion Date:* September 2013

**d. Deliverables**

The deliverables will include:

- Fact sheets and other outreach materials
- Notes from outreach meetings
- Website for outreach (document with paper print)
- A press release informing the community of the grant award

**Task 3 - Environmental Assessments**

**a. Task Description**

Construction of a 3.1 mile extension of the existing regional Light Rail system along Main Street is scheduled to begin in 2012. Approximately 40 percent of the parcels along the proposed route have had historical automotive and industrial operations, resulting in sites contaminated with hazardous substances and petroleum products. These historical uses include gasoline service stations; automobile dealerships and repair shop; radiator, brake, paint, and body repair shops; and tire warehouses. Based on a preliminary Brownfields inventory completed by the City for this grant application, there are over 60 Brownfields sites in the project area ranging from 1/8 acre to over 5 acres. According to statistics provided by the Arizona Department of Environmental Quality website, there are about 20 leaking underground storage tanks (LUSTs) and two Resource Conservation and Recovery Act (RCRA) Large Quantity Generators in the vicinity of the Light Rail system route.

Contractors will perform approximately 50-60 Phase I ESAs (20-30 Petroleum Product and 20-30 Hazardous Substance) in accordance with AAI requirements found in 40 CFR 312. City of Mesa has established programs in place for contracting outside consultants that comply with Federal and State procurement requirements. Mesa will contract with local environmental firms that have environmental assessment capabilities, especially with EPA Brownfields programs, and on-call contracts will be in place by the time the Cooperative Agreement is finalized.

**b. Task Budget**

Cost: Brownfields Grant \$ 142,800  
 Contractual: Phase I ESAs – Petroleum - \$78,800  
 Contractual: Phase I ESAs – Hazardous Substances - \$64,000

Cost: Brownfields Grant \$ 218,000  
 Contractual: Phase II ESA – Petroleum - \$102,000  
 Contractual: Phase II ESA – Hazardous Substances - \$116,000

**c. Schedule**

*Task Start Date:* October 2011      *Task Completion Date:* September 2013

**d. Deliverables:**

- Sampling and Analysis Plan
- Health and Safety Plan
- Phase I (AAI) reports
- Phase II reports

**E. Schedule of Milestones & Deliverables**

*Include significant milestones from the Work Plan Tasks. Include all deliverables mentioned under the Tasks described in Part D above. Include grant management reports (FSR, MBE/WBE, etc.) to facilitate your overall successful management of the grant from an administrative and programmatic viewpoint. A sample format is included below:*

<b>Fiscal Year</b>	<b>Quarter</b>	<b>Quarterly Report Due</b>	<b>Milestones and Deliverables Due with Quarterly Report</b>	<b>Status</b>
2012	1 <sup>st</sup>	Jan 30 <sup>th</sup>	<ul style="list-style-type: none"> <li>• Selection of Contractor</li> <li>• Begin Sampling and Analysis Plan and Health and Safety Plan</li> <li>• Community Outreach Plan</li> </ul>	

			<ul style="list-style-type: none"> <li>• Begin Phase I/II work on initial properties</li> <li>• Press Release that work has begun</li> </ul>	
2012	2 <sup>nd</sup>	April 30 <sup>th</sup>	<ul style="list-style-type: none"> <li>• Phase I/II reports</li> <li>• Continue Phase I/11 work</li> <li>• Updates to website</li> <li>• Outreach Meetings</li> </ul>	
2012	3 <sup>rd</sup>	July 30 <sup>th</sup>	<ul style="list-style-type: none"> <li>• Continue Phase I/11 work</li> <li>• Outreach Meetings</li> <li>• Develop Fact Sheets</li> </ul>	
2012	4 <sup>th</sup>	Oct. 30 <sup>th</sup>	<ul style="list-style-type: none"> <li>• Continue Phase I/11 work</li> </ul>	
2013	1 <sup>st</sup>	Jan 30 <sup>th</sup>	<ul style="list-style-type: none"> <li>• Continue Phase I/11 work</li> </ul>	
Ongoing	--	--	<ul style="list-style-type: none"> <li>• Continue Phase I/11 work</li> <li>• Updates to website</li> <li>• Outreach Meetings</li> </ul>	

**F. Budget Summary**

<b>PETROLEUM PRODUCTS BUDGET</b>				
<b>Budget Categories</b>	<b>PROJECT TASKS</b>			
	<b>Task 1: Program Management</b>	<b>Task 2: Public Involvement</b>	<b>Task 3: Environmental Assessments</b>	<b>TOTAL</b>
Personnel				
Fringe Benefits				
Travel	\$9,000			\$9,000
Equipment				
Supplies		\$4,800		\$4,800
Contractual		\$3,000	\$183,200	\$186,200
Other				
<b>Total</b>	<b>\$9,000</b>	<b>\$7,800</b>	<b>\$183,200</b>	<b>\$200,000</b>
<b>HAZARDOUS SUBSTANCES BUDGET</b>				
<b>Budget Categories</b>	<b>PROJECT TASKS</b>			
	<b>Task 1: Program Management</b>	<b>Task 2: Public Involvement</b>	<b>Task 3: Environmental Assessments</b>	<b>TOTAL</b>
Personnel				
Fringe Benefits				
Travel	\$9,000			\$9,000
Equipment				
Supplies		\$4,800		\$4,800
Contractual		\$3,000	\$183,200	\$186,200
Other				
<b>Total</b>	<b>\$9,000</b>	<b>\$7,800</b>	<b>\$183,200</b>	<b>\$200,000</b>