Hazardous Substances Brownfields Cleanup Cooperative Agreement

Final Close-Out Report

Uniroyal Buildings #7, 33 & 43

February 25, 2016

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Final Close-Out Report

Cooperative Agreement Number: BF96166501

Reporting Period: October 1, 2012 – September 30, 2015

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Executive Summary

The former Uniroyal Tire Complex, located in the Chicopee Falls neighborhood, consists of approximately 28 acres of land, originally developed during the late 1800s. The Site was utilized as a lumber yard prior to the manufacture of bicycle tires and later, automobile & truck tires and adhesives. Uniroyal, Inc. closed the plant in 1980 and sold the property to the neighboring Facemate Corporation in 1981. In a failed attempt to develop the Chicopee Industrial Park, Facemate leased portions of the Uniroyal buildings to various companies for manufacturing, printing, machine shops, office, storage and health care facilities. At the time this Cooperative Agreement was awarded, seventeen (17) vacant buildings, encompassing 1.5 million square feet, remained standing at the Site. The demolition of Buildings #7, 33 & 43 was completed following the abatement of hazardous building materials as proposed under this Cooperative Agreement.

The Uniroyal and neighboring Facemate properties are part of 'RiverMills at Chicopee Falls,' a redevelopment project encompassing approximately 65 acres of Brownfields property. The RiverMills Vision Plan was completed in December 2010 and proposes the creation of an active and passive recreational network that reconnects the neighborhood to the Chicopee River. This network is the armature around which a mixed-use community of residential, commercial and office developments is molded. Based on extensive market analysis and community input the redevelopment program includes the following elements:

- active and passive recreational network;
- 33,500 square feet of new commercial/retail space;
- 131,000 square feet of new office space;
- 131 new residential units;
- a 34,500 square foot Community Recreation Center; and
- a 21,000 square foot Senior Center (opened in 2014).

Site clearance activities began in summer 2010 when the City completed demolition of Uniroyal Buildings #1-6. Phase I redevelopment activities began during winter 2011 with the initiation of Facemate demolition efforts. The City's new Senior Center was built on a portion of the property and opened in September 2014. The remaining Facemate property (two, estimated four acre parcels) will be developed by the private sector following the City's request for development proposals, planned for release in early 2016. The City anticipates the Center acting as a catalyst, spurring additional private redevelopment projects at RiverMills. The City is also moving forward with Phase II of the Chicopee River Walk, a rail-trail conversion that will link RiverMills to the City's downtown (south-west of the Site).

The 28 acres of Uniroyal property have remained mostly vacant since the early 1980's when Uniroyal Tire ceased operations and sold the property to the Facemate Corporation. Cooperative Agreement funding was used to cover the costs of activities related to the abatement of hazardous building materials in the structures identified by parcel below.

Uniroyal Parcel #124-03 represents 4.33 acres of the Uniroyal property with four buildings and various other structures remaining. The footprint of Buildings 7, 8, 14 & 15 covered 27.3% (1.18 acres) of the parcel and totaled approximately 277,250 square feet of vacant industrial space.

- Building #7 was a six-story, masonry structure described as being in poor condition. Most of the buildings' windows were broken, allowing water to penetrate the structure. Water damage was apparent throughout most of the structure and small isolated areas of floor collapses were documented. The structural report indicated additional collapses throughout are an imminent threat.

  During performance of this Cooperative Agreement, it was determined that conventional abatement of hazardous building materials was not possible because of the poor structure integrity of the building; therefore; demolition was determined to be the only viable 'abatement' activity. The building was demolished and waste materials property disposed of as part of this project.

Uniroyal Parcel #124-11 represents 0.349 acres of the Uniroyal property with one remaining building. The footprint of Building #43 covered 37.2% (0.13 acres) of the parcel and totaled 5,550 square feet of vacant industrial space.

- Building #43 was a one-story structure with exterior masonry walls and a structural steel frame system. Rated in fair condition, exterior brick walls exhibit efflorescence and isolated areas where brick had previously failed, been repaired and were exhibiting signs of new deterioration. Areas of soft, deteriorated brick were also documented.

  Through this Cooperative Agreement it was determined that conventional abatement of hazardous building was possible based on the structure integrity of the building; demolition was completed following abatement activities.

Uniroyal Parcel #147-09 represents 8.78 acres of the Uniroyal property with eight buildings remaining. The footprint of Buildings 27, 28 North, 28 South, 28 North Extension, 29, 33, 40 & 42 covered 51.9% (4.56 acres) of the parcel and accounted for a total of 1,056,887 square feet of vacant industrial space. Hazardous Building Material Inspections were completed on Buildings 28, 28 North, 28 Extension & 33 in June 2011 and confirmed the presence of asbestos, lead and other hazardous materials.

- Building #33 was a two-story structure with one story partially below grade and one story above. Rated in poor to serious condition, the roof had collapsed in several locations and water penetration was clearly evident. Upper sections of masonry walls where the roof had collapsed had also collapsed into the building. The lower level concrete deck exhibited substantial cracking and spalling. Efflorescence stalactites, spalls with exposed reinforcing steel and hollow sounding areas of the concrete deck were also all apparent. Structural steel members were impacted by heavy rusting and areas of section loss.

  Through this Cooperative Agreement it was determined that conventional abatement of hazardous building materials was not possible because of the poor structure integrity of the building; therefore; demolition was determined to be the only viable 'abatement' activity. The building was demolished and waste materials property disposed of as part of this project.

The proposed cleanup plan included the preparation of specifications for the abatement and removal of regulated building materials and other hazardous substances in Buildings #7, 33 and 43. As of the completion date of this Cooperative Agreement, Buildings #7, 33 and 43 have been abated and demolished. Waste materials including hazardous building materials have been managed at appropriate facilities.

Building #33 – Demolition of roof structure

Status of Activities During the Reporting Period

Task 1: Cooperative Agreement Oversight

- ***Establish Information Repository***
  An Information Repository was established during the first quarter. The Information Repository was available at the Office of Community Development (OCD) and Department of Planning & Development at any time during normal business hours (Monday – Friday, 9:00a.m. – 5:00p.m.). Additionally, a second copy of the Repository was maintained at the Chicopee Public Library for review during normal business hours. All documents have also been uploaded to the Department of Planning & Development's webpage and are available digitally at (http://www.chicopeema.gov/196/Uniroyal-EPA-Cleanup-Grants).

  Additionally, the City is completing development of the Brownfields Program website. The HEAL Chicopee website will serve as the City's main community outreach platform for the Brownfields Program. All materials in the Information Repository will be uploaded and available from the website which is expected to launch during winter 2016. The City will also utilize social media including RSS Feeds, Facebook, Twitter, LinkedIn, YouTube, Vimeo, Tumblr and Instagram to further connect the community to the program while opening numerous avenues for residents to provide feedback, thoughts and ideas to the City.

- ***Reporting***
  Quarterly reports were filed with the U.S. EPA as required. Eleven quarterly reports have been submitted to U.S. EPA. M/WBE forms were filed semi-annually. Property profiles in the ACRES database were regularly updated throughout the Cooperative Agreement performance period.

  Quarterly reports as follows:
  - 1/29/13;
  - 4/30/13;
  - 7/30/13;
  - 10/30/13;
  - 1/29/14;
  - 4/30/14;
  - 7/25/14;
  - 10/30/14;
  - 1/30/15;
  - 4/30/15; and
  - 7/30/15.

- ***Request for Reimbursements or Advances***
  Requests for Reimbursements totaling $483,535.61 were submitted on the following dates:
  - 2/26/13;
  - 6/20/13;
  - 11/14/13;
  - 11/15/13;

- 1/24/14;
- 3/19/14;
- 6/24/14;
- 10/8/14;
- 3/30/15; and
- 8/27/15.

- ***Travel & Training***
  The City of Chicopee sent four (4) City Officials to the National Brownfields Conference held in Atlanta, Georgia on May 15-17, 2013. Attendees included:

  - Lee M. Pouliot, former Planner & Administrator – Office of Community Development
  - Carl Dietz, former Director of Community Development
  - Karen Betournay, former City Solicitor
  - Chris Nolan, former Project Manager – Office of Community Development.

  Attendees participated in a variety of training sessions, including participation in an Economic Redevelopment Forum Advisory Panel to review the on-going work at the former Uniroyal Property. Lee Pouliot also presented the City's West End Area-wide Plan (AWP) during a panel discussion with multiple Area-wide Planning grantees.

- ***Prepare Community Relations Plan***
  The final Community Relations Plan (CRP) was released on March 20, 2013, in conjunction with an updated Analysis of Brownfields Cleanup Alternatives (ABCA).

- ***Prepare Analysis of Brownfields Cleanup Alternatives (ABCA)***
  An updated ABCA was released for public comment on March 20, 2013.

- ***Implement 30-Day Public Comment Period on ABCA***
  The 30-day public comment period began on March 20, 2013 and ended on April 19, 2013. No comments regarding the updated ABCA or recommended cleanup alternative were received before the close of the public comment period.

- ***Public Meetings***
  A public meeting was held on April 10, 2013 at the Chicopee Public Library (449 Front Street Chicopee, MA 01013) to review the updated ABCA and solicit feedback from the community. Two community members attended the meeting along with City staff from the Office of Community Development and BETA Group, Inc., the City's Licensed Environmental Consultant.

- ***Prepare Decision Document***
  The presentation and sign-in sheets from the ABCA public meeting held on April 10, 2013 were submitted to the U.S. EPA Project Officer on April 12, 2013. No comments were received from the community during the public comment period. The ABCA was finalized and approved following the close of the public comment period on April 19, 2013.

- ***Historic Preservation***
  A Memorandum of Agreement (MOA) between the Massachusetts Historical Commission (MHC) and the City of Chicopee was executed on May 18, 2011 regarding the former Uniroyal property and structures being addressed through this Cooperative Agreement. Documentation was provided to the U.S. EPA Project Officer on June 26, 2012 and on June 27, 2012 it was determined that compliance with MHC and Section 106 had been met.

Building #33 - Segregation of steel (off-site recycling) and concrete (crushing & on-site reuse)

Task 2: Abatement Design & Procurement

- ***Obtain Professional Engineering Services***
  Prior to the City being awarded cleanup grant funds, a Licensed Site Professional (LSP) / Professional Engineer had been procured by the City for assessment and cleanup activities occurring at the property. BETA Group, Inc., the City's LSP, was procured through an open/competitive process (MA 30B Procurement requirements). BETA has been under contract with the City since January 2010.

  A review of the procurement process, by the City and the U.S. EPA Project Officer, determined that BETA was procured through an open/competitive process and therefore could provide the LSP/professional engineering services required on this project. Negotiations regarding the Scope of Work specific to this project were completed during the second quarter. Amendment #9 to BETA's contract was executed on March 4, 2013.

- ***Hold a kick-off meeting with State, EPA, LSP and Professional Engineer***
  A number of initial/update meetings occurred during the first quarter. The City held regular meetings with the Brownfield Support Team (BST) designated for the site, which included representatives from the City, U.S. EPA, the Massachusetts Department of Environmental Protection (MassDEP), the Massachusetts Department of Transportation (MassDOT), MassDevelopment, the Massachusetts Office of Business Development, the Office of the Attorney General and the Executive Office of Energy and Environmental Affairs. At BST meetings, updates on the project's status were reviewed by the group, including efforts related to this cleanup project. BST meetings, at which the U.S. EPA Project Officer was present, were held on the following dates:
    - June 26, 2012;
    - September 13, 2012; and
    - November 27, 2012.

- ***Green and Sustainable Remediation (GSR)***
  The abatement and demolition of Buildings #7, 33 & 43 resulted in the removal and off-site management of approximately 3,150.86 tons of asbestos impacted building debris.

  The three buildings were constructed with significant structural steel components, of which 1,518.79 tons were recycled by the cleanup contractor. Additionally, asphalt, brick and concrete (ABC) materials and materials to be approved under a Beneficial Use Determination (BUD) from MassDEP were segregated for re-use on-site as backfill. Approximately 5,071 cubic yards of these materials were diverted from landfills and have been successfully repurposed on the property. Retaining these materials on site reduced round-trip truck shipments to landfills by approximately 280 trips resulting in reduced emissions and fuel usage during the project.

- ***Prepare Site Specific Quality Assurance Project Plan and Health & Safety Plan***
  Additional sampling required to move forward with Abatement Design & Engineering was

identified during the fourth quarter. A Site Specific Quality Assurance Project Plan (QAPP) and Health & Safety Plan were drafted and submitted to the U.S. EPA on August 8, 2013 for review and approval. Following the incorporation of edits, the QAPP was approved on September 6, 2013 and implementation of the proposed sampling plan was initiated.

- ***Abatement Design & Engineering***
  Structural assessments on Buildings #7, 33 and 43 were completed during the second quarter. In addition, a Technical Assistance Meeting and Site Walk with MassDEP representatives to discuss the viability of conventional hazardous building material abatement techniques versus alternative work practices were held on April 2, 2013. General consensus during this meeting defined/garnered support for the most appropriate approach to abatement in these structures.

  Abatement Design and Engineering documents were completed and incorporated into Bid Documents on October 3, 2013.

- ***Project Bidding / Contractor Selection***
  Bid documents were released by the City's Purchasing Department on October 3, 2013. The project was advertised in The Republican (local newspaper) on October 3, 2013 and in the Massachusetts Central Register on October 3, 2013. Bids were due to the City's Purchasing Office on October 24, 2013. Twelve (12) bids were received, two were disqualified. BETA Group reviewed all accepted bids and recommended the City execute a contract with low bidder, Costello Dismantling, Inc. of Middleboro, MA. A Notice of Award was issued to Costello on November 6, 2013 and a contract between Costello and the City was executed on November 21, 2013.

- ***Project Status Meetings***
  Brownfield Support Team (BST) meetings were held through the early portion of the project. The BST met and discussed updates on this project on the following dates:
    - June 26, 2012;
    - September 13, 2012;
    - November 27, 2012; and
    - January 23, 2013.

  A kick-off meeting with Costello Dismantling, BETA Group and the City was held on November 26, 2013. Progress meetings were held on the following dates:
    - December 11, 2013;
    - December 19, 2013;
    - May 15, 2014;
    - June 10, 2014; and
    - June 25, 2014

  Periodic update meetings between City staff, BETA Group and Costello Dismantling occurred as needed throughout the project.

Task 3: Abatement Activities

- **Oversight of Cleanup Activities**
  BETA Group, the City's LSP, provided oversight of all cleanup activities. BETA and BETA's sub-consultant Smith & Wessel Associates, Inc. dedicated staff for continuous on-site monitoring when abatement work is being completed by Costello Dismantling. Inspection staff attended the kick-off and all progress meetings throughout the project.

- ***Davis-Bacon Documentation***
  All required postings were reviewed with Costello Dismantling during the kick-off meeting for posting at the project site. Davis-Bacon Wage Rates, Certified Payrolls, Statement of Compliance and Employee Interview forms were reviewed as well. Certified Payroll Reports and Statements of Compliance were submitted by Costello Dismantling and two sub-contractors, American Environmental, Inc. on a weekly basis throughout the duration of the project.

  Employee Interviews were conducted on the following dates:
  - August 8, 2014;
  - August 12, 2014; and
  - September 29, 2014.

- ***Abatement Activities***
  Cleanup activities began on December 1, 2013 and continued through substantial completion on July 31, 2015. Costello Dismantling's scope was deemed complete and retainage released in August, 2015.

  Conventional abatement procedures were advanced in Building #43 as this building was deemed structurally sound. Abatement activities involved the demolition of Buildings #7 & 33. These structures, during Abatement Design & Engineering were documented as being unsafe for worker access, making demolition the only viable abatement alternative. This analysis and determination is documented in the finial ABCA for the project. Additionally, an Alternative Work Practices (AWP) Plan was approved by MassDEP on November 14, 2013.

- ***Cleanup Documentation***
  The Asbestos Abatement Closeout Package was prepared by American Environmental, Inc. and submitted to the City's LSP through Costello Dismantling, Inc. on February 4, 2015. The Package includes the following documentation:
  - Project Notification;
  - Containment Sign-in Sheets;
  - Contractor License;
  - Personnel Documentation;
  - Personal Air Samples; and
  - Waste Manifest.

- ***Cleanup Complete Documentation***
  A letter from BETA Group, the City's Licensed Site Professional, dated February 22, 2016 documents the completion of the proposed cleanup project as of July 2015. The letter has been provided to the U.S. EPA Project Officer.

Building #7 – Demolition of 'sky bridge'

Task 4: Air Monitoring & Post-Abatement Testing

- ***Air Monitoring & Post-Abatement Testing***
  Air Monitoring and post-abatement testing activities were overseen by BETA Group through BETA's sub-consultant Smith & Wessel Associates. Monitoring and testing was on-going while abatement and demolition activities were being advanced by Costello Dismantling. Clearance reports and updates were issued by Smith & Wessel including the following:
  - Building #43 ;
  - Buildings # 7; and
  - Building #33.

Building #7 – Demolition

Modifications to the Workplan

No modifications to the workplan were approved during the project performance period.

Schedule

No significant delays or other schedule conflicts were encountered during the project performance period. No significant schedule changes occurred throughout the duration of the project.

Resources Leveraged

The City of Chicopee leveraged financial resources from two additional funding sources to advance the project to completion. Those resources included:

- Community Development Block Grant (CDBG) Funds = $ 109,965.73
- MassDevelopment Brownfields Priority Grant Funds = $ 480,365.00

Total additional resources leveraged in support of the project = **$ 590,330.73**

Cost Share

The City of Chicopee met the required twenty percent cost share ($120,000.00) through the use of Community Development Block Grant (CDBG) funds programmed for the abatement and demolition of Buildings #7, 33 & 42 and staff time allocated to the project (i.e. Cooperative Agreement Oversight), as follows:

- CDBG Funds (staff) = $ 11,535.21
- City Funds (staff) = $ 388.11
- CDBG Funds (abatement & demolition) = $ 108,076.68

Building #43 – Post-abatement & demolition

Project Funds Expended

Total Budget

	Initial Approved Budget	Final Approved Budget	Total Costs Incurred	Total Funds Remaining
Personnel	-	-	-	-
Fringe Benefits	-	-	-	-
Travel	$5,928.00	$4,656.92*	$4,656.92	$0.00
Equipment	-	-	-	-
Supplies	$1,572.00	$1,870.76*	$1,870.76	$0.00
Contractual	$592,500.00	$593,472.32*	$477,007.93	$0.00
Other	-	-	-	-
Total	$600,000.00	$600,000.00	$483,535.61	$116,464.39
Cost Share	$120,000.00	$120,000.00	$120,000.00	$0.00
Grand Total	$720,000.00	$720,000.00	$603,535.61	$116,464.39

**Budget amendments were approved by the EPA Project Officer on May 6, 2013 & April 7, 2015.*

Parcel #124-03

	Initial Approved Budget	Final Approved Budget	Total Costs Incurred	Total Funds Remaining
Personnel	-	-		
Fringe Benefits	-	-		
Travel	$1,976.00	$1,552.31*	$1,552.31	$0.00
Equipment	-	-		
Supplies	$524.00	$623.58*	$623.58	$0.00
Contractual	$197,500.00	$197,824.11*	$197,823.51	$0.60
Other	-	-		
Total	$200,000.00	$200,000.00	$199,999.40	$0.60
Cost Share	$40,000.00	$40,000.00	$40,000.00	$0.00
Grand Total	**$240,000.00**	**$240,000.00**	**$239,999.40**	**$0.60**

Parcel #124-11

	Initial Approved Budget	Final Approved Budget	Total Costs Incurred	Total Funds Remaining
Personnel	-	-		
Fringe Benefits	-	-		
Travel	$1,976.00	$1,552.32*	$1,552.32	$0.00
Equipment	-	-		
Supplies	$524.00	$623.58*	$623.58	$0.00
Contractual	$197,500.00	$197,824.10*	$81,360.31	$116,463.79
Other	-	-		
Total	$200,000.00	$200,000.00	$83,537.21	$116,463.79
Cost Share	$40,000.00	$40,000.00	$40,000.00	$0.00
Grand Total	**$240,000.00**	**$240,000.00**	**$123,537.21**	**$116,463.79**

Parcel #147-09

	Initial Approved Budget	Final Approved Budget	Total Costs Incurred	Total Funds Remaining
Personnel	-	-		
Fringe Benefits	-	-		
Travel	$1,976.00	$1,552.29*	$1,552.29	$0.00
Equipment	-	-		
Supplies	$524.00	$623.60*	$623.60	$0.00
Contractual	$197,500.00	$197,824.11*	$197,824.11	$0.00
Other	-	-		
Total	$200,000.00	$200,000.00	$200,000.00	$0.00
Cost Share	$40,000.00	$40,000.00	$40,000.00	$0.00
Grand Total	**$240,000.00**	**$240,000.00**	**$240,000.00**	**$0.00**

Building #7 – On-going demolition

Property-Specific Information

	Uniroyal – Parcel #124-03	Uniroyal – Parcel #124-11	Uniroyal – Parcel #147-09
ACRES Property ID	155101	155102	155103
Hazardous Substance Funding Amount	$200,000.00	$200,000.00	$200,000.00
Petroleum Funding Amount	N/A	N/A	N/A
QEP Services Procured	3/4/2013	3/4/2013	3/4/2013
Community Relations Plan Finalized	3/20/2013	3/20/2013	3/20/2013
Information Repository Established	8/30/2012	8/30/2012	8/30/2012
30-Day Comment Period Begins	3/20/2013	3/20/2013	3/20/2013
Public Meeting Date	4/10/2013	4/10/2013	4/10/2013
Comment Period Ends	4/19/2013	4/19/2013	4/19/2013
ABCA Finalized	4/20/2013	4/20/2013	4/20/2013
Approved SSQAPP Date	9/6/2013	9/6/2013	9/6/2013
Cleanup Start Date	11/25/2013	11/25/2013	11/25/2013
Cleanup Completion Date	7/31/2015	7/31/2015	7/31/2015
Date of NFA Letter from State or Equivalent	2/22/16	2/22/16	2/22/16
Date Engineering Controls in Place (If Required)	N/A	N/A	N/A
Date Institutional Controls in Place (If Required)	N/A	N/A	N/A