

CLEANUP WORKPLAN

WCBC North, LLC

Workplan for CERCLA Section 104(k) Cleanup Cooperative Agreement

Period of Performance: 10/1/2022 - 9/30/2025

1. GOAL 6: Safeguard and Revitalize Communities

Objective 6.1 Clean Up and Restore Land for Productive Uses and Healthy Communities

CFDA: 66.818 Brownfields Multipurpose, Assessment, Revolving Loan Fund, and Cleanup Grants

OBJECTIVE: The Small Business Liability Relief and Brownfields Revitalization Act (SBLRBRA) was signed into law on January 11, 2002. The Act amends the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), as amended, by adding Section 104(k). Section 104(k) authorizes the U.S. Environmental Protection Agency (EPA) to provide funding to eligible entities to inventory, characterize, assess, conduct planning related to, remediate, or capitalize revolving loan funds for, eligible brownfield sites. The Brownfields Utilization, Investment, and Local Development (BUILD) Act of March 2018 reauthorized and amended the Brownfields provisions of CERCLA. Pursuant to these provisions, EPA conducts annual Brownfields Grant competitions. Recipients are selected from applications prepared in accordance with the FY 2022 Brownfields Application Guidelines for Assessment, Revolving Loan Fund, and Cleanup Grants, and submitted in a national competition. The **WCBC North, LLC, as a Not-for-Profit in the State of New York**, was selected for Clean-up funding in the FY 2022 competition.

The proposed brownfield cleanup site consists of two contiguous parcels owned by WCBC North, LLC (WCBC North) located at 58 Church Street within a primarily residential neighborhood in the Village of Arcade. The site is currently vacant and abandoned. Selective and unpermitted demolition and salvage operations over the last decade left the remnants of an industrial building complex on the site in a substantially deteriorated state. A Phase II investigation of the site documented hazardous materials in the site's buildings, debris piles, surface and subsurface soils and fill, and groundwater. Friable asbestos-containing material (ACM) was confirmed in demolition debris and in the remaining structures. Soil and groundwater in the vicinity of abandoned Underground Storage Tanks (USTs) and a former fuel dispensing island is contaminated with petroleum constituents commonly associated with gasoline at concentrations above applicable Standards.

WCBC North's overall objective for this project is to remove the physical and chemical hazards currently associated with the site and facilitate the redevelopment of the site for a mixture of senior housing and commercial use. The project work to be funded under this cooperative agreement will address the removal of asbestos-containing demolition debris and the demolition of the remaining structures on the site. Once these EPA grant-funded activities are complete, the designated private developer will complete the remediation of subsurface contamination under the New York State Brownfield Cleanup Program (BCP) and redevelop the site for the intended use.

The goal of the cleanup work to be conducted under this grant is to prepare the site for remediation and redevelopment under the BCP by removing the contaminated demolition debris

and building remnants. This goal will be accomplished by performing non-site-specific tasks and site-specific tasks. Non-site-specific tasks include hiring a Qualified Environmental Professional (QEP), asbestos abatement contractor and demolition contractor, and performing public outreach. Site-specific tasks include preparing a community relations plan, completing asbestos abatement and controlled building demolition, and preparing plans for redevelopment.

Cooperative agreement funding will be used to cover the costs of activities at or in direct support of brownfields sites as defined under CERCLA 101(39). The overall coordination of the cooperative agreement will be carried out by the WCBC North, LLC Project Manager, with technical assistance and oversight to be performed by a Qualified Environmental Professional (QEP.)

Describe your project and cleanup plan:

The cleanup project to be funded under the cooperative agreement will facilitate the remediation and redevelopment of the site under the BCP. A mix of residential and business uses is proposed for the site. The proposed redevelopment plan envisions market-rate apartments with attractive amenities and features targeted to seniors. A 2021 Market Study reported that there is a market support for up to 80 housing units. Business uses are proposed on a portion of the site, while land adjoining Cattaraugus Creek will be preserved for natural resource conservation and recreation.

The cleanup plan includes the controlled demolition of structures that remain on the site and the removal and proper disposal of all asbestos containing materials (ACM) and debris from the site. ACMs to be remediated include: the uncontrolled friable and non-friable ACMs found within the demolition debris located on the western portion of the site; uncontrolled friable and non-friable ACM in window glazing, pipe insulation, felt paper debris and roofing material located within the remnants of the Barn Structure; and numerous friable and non-friable ACM including readily visible Galbestos and Transite siding on the Tank Building. As the demolition debris piles contain ACM comingled with building demolition debris, all of the debris piles will be considered to contain asbestos and will be handled and disposed of accordingly.

The EPA-funded cleanup plan is a portion of a larger cleanup plan documented in the Analysis of Brownfield Cleanup Alternatives (ABCA) prepared for the site. In addition to asbestos abatement and demolition (EPA-funded work), this remedy includes: removal of USTs and associated petroleum soil/fill; in-situ treatment of residual petroleum impacted groundwater; implementation of a surface soil/sampling program to identify areas of the site not intended to be covered by impermeable surfaces; construction of a clean soil cover system in areas not covered by impermeable surfaces that have been identified with contaminant levels in surface soil/fill exceeding Restricted Residential Use Soil Cleanup Objectives (SCOs); implementation of a Site Management Plan (SMP); the placement of an environmental easement on the property; and annual certification of the engineering and institutional controls. The non-EPA funded tasks will be addressed under the New York State BCP after the EPA funded cleanup is complete.

2. FUNDING: \$500,000

3. BUDGET:

EPA funds will be used for all direct costs in *Tasks 1 and 2*. In *Task 3*, \$75,000 in Cost Share funds will be used for equipment rental (\$50,000) and a portion of the grading (\$25,000) and in *Task 4* for a portion of the Asbestos and Air monitoring costs (\$25,000.)

| | | Project Tasks (\$) | | | | |
|---|-----------------|---------------------------------|---------------------------------|-----------------------------------|--|---------------------|
| | | Task 1 | Task 2 | Task 3 | Task 4 | |
| Budget Categories | | Cooperative Agreement Oversight | Community Outreach & Engagement | Site Specific Activities/ Cleanup | Oversee Site Plan Cleanup/ Redevelopment | Total |
| Direct Costs | Personnel | \$434.81 | \$504.65 | \$176.37 | \$176.37 | \$1,292.20 |
| | Fringe Benefits | \$73.46 | \$80.34 | \$30.50 | 30.50 | \$ 214.80 |
| | Travel | \$300.00 | \$150.00 | | | \$ 450.00 |
| | Equipment | | | | | \$ 0.00 |
| | Supplies | | \$50.00 | | | \$ 50.00 |
| | Contractual | \$16,500.00 | 4,200.00 | \$464,293.00 | 13,000.00 | \$497,993.00 |
| | Other | | | | | |
| Total Direct Costs | | \$17,308.27 | \$4,984.99 | \$464,499.87 | \$13,206.87 | \$500,000 |
| Indirect Costs | | | | | | \$ 0 |
| Total Federal Funding | | | | | | \$500,000 |
| Cost share | | \$0 | \$0 | \$75,000 | \$25,000 | \$100,000 |
| Total Budget (Direct + Indirect + Cost Share) | | \$17,308.27 | \$4,984.99 | \$539,499.87 | \$38,206.87 | \$600,000 |

4. WORKPLAN TASKS:

NOTE: Assumes Month 1 is October 2022

| Task 1 - Cooperative Agreement Oversight Subtasks (Commitments) Pre-Cleanup | Anticipated Outputs (projected activities, deliverables, reports) and Anticipated Outcomes (projected results, effects, improvements) | Anticipated Accomplishment Date(s) (Month/Year) | Actual Accomplishment Date(s) |
|---|---|---|-------------------------------|
| Procurement <ul style="list-style-type: none"> Coordinate a competitive procurement process to select a qualified environmental professional (QEP), asbestos abatement contractor and demolition contractor | Outputs: <ul style="list-style-type: none"> Procured QEP contractor Procured asbestos and demolition contractors Documentation of procurement process Outcomes: <ul style="list-style-type: none"> Qualified professional team to carry out project | QEP procurement: December 2022 Asbestos and demolition procurement: March 2023 | |
| Grant Management/ Record-keeping and Reporting <ul style="list-style-type: none"> Enter data into ACRES | Outputs: <ul style="list-style-type: none"> Updated ACRES database Quarterly progress reports | October 2022 – September 2025 (duration of the grant) | |

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| <ul style="list-style-type: none"> • Prepare and submit quarterly progress and M/WBE reports • Maintain financial records • Maintain site project files | <ul style="list-style-type: none"> • MBE/WBE reporting • Up-to-date files and financial records <p>Outcomes:</p> <ul style="list-style-type: none"> • Compliance with Terms and Conditions and reporting requirements • Accurate and up-to-date records and data | <ul style="list-style-type: none"> • ACRES updates and Quarterly Reports every quarter • SF425 FFR annually by 10/30 | |
| <p>Communications/ Coordination</p> <ul style="list-style-type: none"> • Communications/ coordination with US EPA and NYS DEC | <p>Outputs:</p> <ul style="list-style-type: none"> • Periodic check-ins by phone and e-mail with NYSDEC and USEPA representatives <p>Outcomes:</p> <ul style="list-style-type: none"> • Effective and cooperative working relationship with NYSDEC and USEPA | October 2022 – September 2025 (duration of the grant) | |
| <p>Travel & Training</p> <ul style="list-style-type: none"> • Participate in the EPA Region 2 NY Brownfields Roundtable in Albany | <p>Outputs:</p> <ul style="list-style-type: none"> • Attend Brownfields Conference <p>Outcomes:</p> <ul style="list-style-type: none"> • Improve Brownfields knowledge and expand networking opportunities | February 2024 | |

| Task 2 – Community Outreach and Engagement | Anticipated Outputs (projected activities, deliverables, reports) and Anticipated Outcomes (projected results, effects, improvements) | Anticipated Accomplishment Date(s) (Month/Year) | Actual Accomplishment Date(s) |
|---|--|---|--------------------------------------|
| Prepare Community Relations Plan | <p>Outputs:</p> <ul style="list-style-type: none"> • Plan for involving the community in cleanup activities <p>Outcomes:</p> <ul style="list-style-type: none"> • Improve community understanding and participation in cleanup and redevelopment process | December 2022 | |
| Public Meetings | <p>Outputs:</p> <ul style="list-style-type: none"> • 3 public meetings <p>Outcomes:</p> <ul style="list-style-type: none"> • Community understanding of cleanup and redevelopment process and opportunity to comment in-person and have questions answered | February 2023 September 2023 March 2024 | |

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| <p>Communicate with neighboring property owners, residents, elected officials</p> | <p>Outputs:</p> <ul style="list-style-type: none"> • Handouts; meeting minutes; documentation of public comments; communications with elected officials/ businesses/ school community/local stakeholders <p>Outcomes:</p> <ul style="list-style-type: none"> • Community understanding of cleanup; input into redevelopment process; opportunities to comment and have questions answered | <p>January 2023 through March 2024</p> | |
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| <p>Task 3 -Site Specific Activities/Clean up</p> | <p>Anticipated Outputs (projected activities, deliverables, reports) and Anticipated Outcomes (projected results, effects, improvements)</p> | <p>Anticipated Accomplishment Date(s) (Month/Year)</p> | <p>Actual Accomplishment Date(s)</p> |
|--|---|---|---|
| <p>Develop asbestos abatement plan and scope of work for cleanup</p> | <p>Outputs:</p> <ul style="list-style-type: none"> • Develop scope of work for cleanup • Develop asbestos abatement plan consistent with approved scope of work and in compliance with NYS Industrial Code Rule 56 and all other applicable codes & regulations. <p>Outcomes:</p> <ul style="list-style-type: none"> • Ensure all contractors understand their roles and all agencies are in agreement with cleanup plan | <p>July 2023</p> | |
| <p>Obtain EPA approval</p> | <p>Outputs:</p> <ul style="list-style-type: none"> • Obtain EPA Approval of Asbestos Abatement Plan <p>Outcomes:</p> <ul style="list-style-type: none"> • Ensure cleanup will be done in compliance with state response program and EPA funds will be used for eligible costs | <p>August 2023</p> | |

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|------------------------|--|---------------------------|--|
| Complete site clean-up | <p>Outputs:</p> <ul style="list-style-type: none"> • Complete controlled demolition and asbestos abatement • Ensure cleanup will be done in compliance with state response program and EPA funds will be used for eligible costs <p>Outcomes:</p> <ul style="list-style-type: none"> • All buildings and debris containing asbestos have been removed from the site and the site is ready for remediation and redevelopment under the NYS BCP | September - December 2023 | |
|------------------------|--|---------------------------|--|

| Task 4 – Oversight Plan Cleanup /Redevelopment | Anticipated Outputs (projected activities, deliverables, reports) and Anticipated Outcomes (projected results, effects, improvements) | Anticipated Accomplishment Date(s) (Month/Year) | Actual Accomplishment Date(s) |
|---|---|---|--|
| <p>Project Monitoring</p> <ul style="list-style-type: none"> • QEP will: monitor project to ensure abatement is progressing in accordance with approved scope of work and NYS Code Rule 56; participate in weekly project updates; coordinate with NYSDEC and EPA; and assure all required reporting and closeout documentation is completed. | <p>Outputs:</p> <ul style="list-style-type: none"> • QEP site monitoring and reports • Weekly project meetings • Submission of all state-required reporting <p>Outcomes</p> <ul style="list-style-type: none"> • Ensure project is completed in compliance with approved plans | July 2023 – November 2023 | |
| <p>Redevelopment planning</p> <ul style="list-style-type: none"> • PM & QEP will coordinate with developer to prepare redevelopment plans | <p>Outputs:</p> <ul style="list-style-type: none"> • PM & QEP will coordinate with developer to prepare redevelopment plans <p>Outcomes</p> <ul style="list-style-type: none"> • Redevelopment plan that is beneficial to the community | November 2023 – March 2024 | |
| <p>Close -out</p> <ul style="list-style-type: none"> • Submit Final Closeout documentation | <p>Outputs:</p> <ul style="list-style-type: none"> • Close-out documentation • Submission of all state-required reporting • Submission of all documentation and letters to USEPA <p>Outcomes</p> <ul style="list-style-type: none"> • Site is officially cleaned up and ready for redevelopment | April – May 2024 | |

5. QUALITY ASSURANCE

Prior to undertaking confirmatory sampling, the WCBC North, LLC will prepare and submit a Quality Assurance Project Plan (QAPP) which meets the approval of the U.S. EPA Region II Brownfields Program. The QAPP will describe the sampling and analytical strategies, and the methods and procedures that will be used. QAPP approval will be obtained prior to performing any field activity.

6. PRE-AWARD COSTS, IF APPLICABLE

WCBC North, LLC **does not** request the approval of pre-award costs for this cooperative agreement.

7. BUDGET DETAIL - ATTACHMENT 1

See Attachment 1: Workplan Budget Detail