

FEBRUARY 24, 2023

*Proposal for*  
**EPA Brownfields Grant Implementation Assistance**  
**RFP No. 23-17-DEV-01**



**PREPARED FOR:**  
Cochise County Procurement  
Department  
1415 Melody Lane, Bldg C  
Bisbee, AZ 85603

**PREPARED BY:**  
Stantec Consulting Services Inc.  
3133 West Frye Road, Suite 300  
Chandler, AZ 85226

February 24, 2023

**Cochise County  
Procurement Department**

**Attn:** Anne Coppola,  
Contracts Administrator  
1415 Melody Lane, Bldg C  
Bisbee, AZ 85603

**RE:** RFP No. 23-17-DEV-01

Stantec Consulting  
Services Inc.  
3133 West Frye Road,  
Suite 300  
Chandler, AZ 85226

Members of the Selection Committee,

Stantec Consulting Services (Stantec) is pleased to provide this proposal to Cochise County for implementation of its EPA FY22 Community Wide Brownfield Assessment Grant. We believe it demonstrates our thoughtful approach to community outreach and engagement, environmental site assessment, and cleanup planning. The following are the primary reasons we believe Cochise County should hire Stantec for this work.

**We see brownfields as opportunities.** We understand how to effectively utilize these grants to help communities transform brownfields from liabilities to assets that are capable of enhancing business attraction and retention, job creation and providing significant community benefits. This perspective, as well as the expertise of our multidisciplinary brownfield redevelopment specialists is what sets us apart from the competition.

**At Stantec, we always design with community in mind.** For decades, Stantec has strengthened communities across Arizona and across the US. We translate emerging market potential into achievable vision with strong community buy-in that leads to full-scale property redevelopment. We'll provide nationally recognized brownfield expertise combined with local knowledge and understanding so you'll receive maximum benefit from this grant.

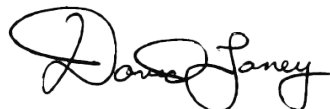
**We have unmatched Brownfield Grant expertise.** We've assisted nearly 300 communities throughout the US with securing and/or implementing more than 480 EPA Brownfield Grants worth approximately \$200 million, including back-to-back National Brownfield Economic Impact Award winning projects. We are unaware of any other company who has this amount of experience with large EPA grant funded brownfield programs which makes us uniquely qualified to assist Cochise County with its new grant, in much the same way we successfully assisted with implementation of your FY19 EPA Brownfield Assessment Grant BF-99T91301 from 2019–2022.

**We have local strength, knowledge, and relationships.** Our first office was opened in Arizona in 1991. Today, Stantec has more than 340 environmental and engineering professionals who work here. Our brownfields team includes experienced professional geologists (PGs), professional engineers (PEs), project management professionals (PMPs), certified hazardous materials managers (CHMMs), American Institute of Certified Planners (AICPs), environmental scientists, and grant experts who specialize in all facets of brownfield funding, assessment, cleanup, and redevelopment. Along the way we've gained valuable insight into the redevelopment challenges and opportunities that will be fundamental to the success of your latest EPA Brownfield Assessment Grant.

We look forward to partnering with you on this transformational project. Should you have any questions regarding this submittal, please contact us.

Sincerely,

Stantec Consulting Services Inc.



**Dave Laney, CHMM**

Principal, Environmental Services  
dave.laney@stantec.com  
602-670-7009



# CONTENTS

---

1. Business/Organization	1
2. Management Outline and Project Approach	3
3. Experience and Capabilities	12
4. Proposed Fee Schedule	27

# 1. BUSINESS/ORGANIZATION

Established in 1954, Stantec has more than 25,000 employees working in over 400 locations across 6 continents. We approach brownfields with a focus on the revitalization opportunities they represent, and help our clients form a clear vision for their redevelopment and reuse. We integrate this vision into the strategy for assessment, and then into the remedial and reuse planning. This approach leverages efficiencies and produces plans that are better designed and more likely to deliver transformational results.

## Who We Are

We are active members of the communities we serve. That's why we always design with community in mind. Our work, environmental sciences, engineering, architecture, planning, landscape architecture, surveying, project management, and project economics, from initial project concept and planning through design and implementation— begins at the intersection of community, creativity, and client relationships.

## Brownfield Program Experience

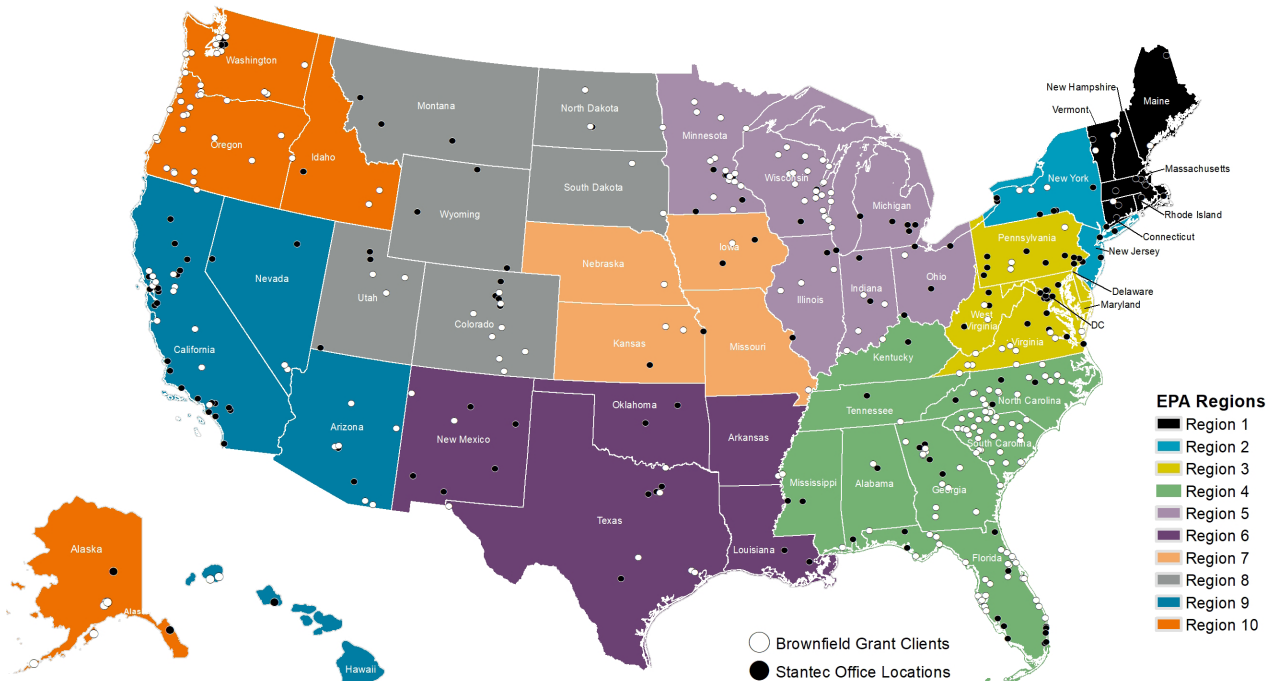
In the last 10 years, the Stantec team has assisted nearly 300 communities throughout the U.S. with securing and/or implementing more than 480 EPA Brownfield Grants worth approximately \$200 million, including back-to-back National Brownfield Economic Impact Award winning projects. This includes the

implementation of 15 brownfield grant programs in 5 different EPA regions with a value in excess of \$1M. We are unaware of any other company that has this amount of experience with large EPA grant funded brownfield programs which makes us uniquely qualified to assist Cochise County with implementation of your new grant. Figure 1 on page 1 depicts the locations of our offices and brownfield grant clients throughout the U.S.

## Leveraging our In-House Capabilities to Serve You

In Arizona alone, Stantec has more than 340 professionals. Our brownfields team includes experienced professionals who specialize in all facets of brownfield funding, assessment, cleanup, and redevelopment. Nationally, we also have more than 4,500 environmental services staff with expertise covering more than 20 disciplines. We can pull from a large pool of specialists covering almost every discipline in science, engineering, architecture, and planning. Should the project require expertise beyond our local, proposed team, all we have to do is pick up the phone to reach any number of inhouse experts.

Figure 1 - Stantec Offices and Brownfield Grant Client Locations throughout US



## Experts in Redevelopment - We Breathe New Life Into Old Properties

Rather than focusing solely on the initial environmental assessment/cleanup process, we approach brownfields as redevelopment projects. We incorporate remediation plans into the overall design to save our clients time and money through all phases from planning, funding, entitlements and approvals, to design and construction. Properties once perceived as liabilities become full of life and energy. Derelict land is made economically viable, and the value of once-thriving areas is reclaimed and carried forward for generations to come. Our team provides the full suite of brownfield redevelopment services—planning; environmental assessment and remediation; permitting and regulatory support; engineering; architecture, planning and building engineering; landscape architecture; geotechnical engineering; transportation infrastructure; public involvement; and funding.

To meet the County's specific needs for its EPA Community Wide Brownfields Assessment Grant, we have assembled a highly skilled team of Stantec specialists that includes experienced Arizona registered geologists (RGs), PEs, environmental scientists, planners, and grant specialists. The organizational chart on page 8 shows the key project team members for each of the tasks outlined in the RFP. We are confident that our nationally recognized EPA Brownfield Grant expertise, coupled with local experience, and a multidisciplinary approach will result in cost savings, efficiencies, and quality for the brownfield assessment grant implementation project. We understand EPA, Arizona Department of Environmental Quality (ADEQ), and brownfield stakeholder expectations and how to deliver results with precision. Our team has the experience, strength, and enthusiasm to support your communities in realizing the established goals and vision for Cochise County.

### Questions?

**Contact our point of contact/proposed project manager:**

Dave Laney, CHMM  
3133 West Frye Road, Suite 300  
Chandler, AZ 85226  
602-670-7009

Mr. Dave Laney, CHMM will be our project manager and is in our Tempe office. He will oversee the project team on all tasks under this contract and brings 39 years of experience in environmental consulting in the southwest to his role. Dave has assisted public and private sector clients in the redevelopment of environmentally-impaired properties and for 17 years has worked with federal and state brownfields programs, EPA Regions 6, 8, 9, and 10 grantees, and other clients receiving grant funds from state programs.



# 2. MANAGEMENT OUTLINE AND PROJECT APPROACH

Stantec intends to assist Cochise County with implementation of EPA Brownfields Community Wide Assessment Grant No. 4B-98T43601-0 by performing the tasks identified in its Cooperative Agreement Work Plan dated June 22, 2022. These are listed below.

- Task 1—Project Management and Reporting
- Task 2—Community Outreach & Engagement, Site Prioritization & Eligibility Determination
- Task 3—Brownfield Site Inventories
- Task 4—Phase I & II Environmental Site Assessments
- Task 5—Analysis of Brownfield Cleanup Alternatives (ABCA), Site Specific Cleanup Plans, and Area Wide Planning (AWP)

## Task 1—Project Management and Reporting

We propose to keep the Cochise County Project Manager for the grant apprised of the status of the budget and schedule on a regular and as needed basis. We also anticipate holding regular (monthly or quarterly) meetings with Cochise County cities who have property owners who need to access grant funds. As part of this work Stantec will develop and distribute an agenda, facilitate meetings, and prepare and distribute notes after meeting completion.

### *Quarterly Progress Reports*

Stantec is experienced in preparation of Quarterly Progress Reports (QPRs) for EPA Region 9. We propose to provide a draft QPR to the Cochise County Project Manager at least one week prior to the date when each QPR is due to the EPA Project Officer. This is the 30th day of the month following the completion of each quarter. For example, the QPR for Quarter 2 of FY23 which includes the period of January – March 2023 will be due to EPA on or before April 30, 2023.

### *ACRES Database Reporting*

The Stantec team includes two staff who are experts in reporting in the EPA Assessment, Cleanup, and Redevelopment Exchange System (ACRES) and for whom this is one of their primary job responsibilities. They specialize in initial set up of every new EPA brownfield grant that we work on, including all the essential information about the grant such as the grant period, dollar amount, grant number, grantee, project

outputs and outcomes, etc. We propose to use these staff to input this information initially and update the status of assessment or cleanup work on every brownfield property where grant dollars are spent on a quarterly or as needed basis. This includes inputting the type and phases of assessment or cleanup, the amount spent to date, outputs and outcomes including acres assessed, cleaned up and made ready for redevelopment, jobs created and dollars leveraged.

### *Annual MBE/WBE Report*

Stantec prepares dozens of these reports for EPA brownfield grantees who are our clients every year and we are very familiar with EPA form 5700-52A for the MBE/WBE Report that grantees are required to submit every year. We are also likely to be more familiar with the amount of money that is awarded to MBE/WBE firms who work on the project than Cochise County as they will be our subcontractors. Therefore, we propose the most cost-effective way to prepare this report for submittal to EPA is for Stantec to assume lead responsibility for completing an initial draft, for subsequent review and submittal by Cochise County to EPA.

We understand that reports are due 30 days after the end of each federal fiscal year (i.e., October 30th) and that the final report is due October 30th or 120 days after the end of the grant period, whichever comes first. Once we prepare the draft report, we will provide it to the Cochise County Project Manager for their signature. We will provide the draft report to Cochise County at least one week prior to the date it is due to EPA.

### *Final Project Close Out Report*

Stantec routinely prepares Final Project Close Out Reports for EPA brownfield grantees who are our clients at the end of their grant. We have dozens of examples that EPA Project Officers have reviewed and have used the feedback we have received from them to develop and refine a template that has routinely been praised by EPA. Once the date for closure of the grant approaches, Stantec will prepare a draft Final Project Close Out Report for this project for review and use by the Cochise County Project Manager. This report is typically due to EPA 90 days after the end of the grant period. The draft report will be provided by Stantec to Cochise County at least four weeks prior to the date it is due to EPA.

## Task 2—Community Outreach & Engagement, Site Prioritization & Eligibility Determination

Community outreach is important to any successful community-wide brownfield redevelopment project, and we look forward to helping coordinate ongoing public involvement activities for this grant. We will work with Cochise County staff and project partners to coordinate brownfield outreach efforts including press releases, project fact sheets, and website materials to publicize the project and encourage property owners to participate. In addition, we will assist with coordination of meetings of the Brownfield Advisory Committee (BAC) comprised of important stakeholders that was formed to assist the County with implementation of its brownfields assessment grant. We will also work with the BAC to prioritize brownfield properties for redevelopment to better achieve goals of the grant. We will utilize our extensive experience with one-on-one outreach to brownfield property owners. Many property owners in Cochise County already know us from our previous experience on the Cochise County brownfield coalition assessment grant. Our in-depth understanding of common property owner concerns, effectively communicating with regulators, and conveying the benefits of participation in the project will help break down barriers to participation and brownfield redevelopment.

## Task 3—Brownfield Site Inventories

If necessary, we will develop a brownfield site inventory for any Cochise County cities that do not currently have one. If desired, we will work with you to build a geographic information system (GIS)-based brownfield inventory and develop a scoring system to find sites that have the greatest potential for redevelopment and community benefit. Stantec has created an innovative interactive webmap tool that allows users to login to a secure portal and browse the inventory in a user-friendly map-based interface. This interactive visual representation of the inventory enhances both the County's and Stantec's ability to analyze patterns, facilitate discussions and goal-setting, and envision future redevelopment outcomes.

## Task 4—Phase I & II Environmental Site Assessments

After completion of preliminary community outreach (Task 2), and the completion of brownfield site inventories (Task 3), our approach to this task includes completion of three steps that need to occur prior to the start of environmental site assessments. These include:

- Step 1—Site nominations by property owners
- Step 2—Eligibility determination by EPA and ADEQ
- Step 3—Completion of site access agreements

### *Step 1—Site Nomination*

We have developed a Site Nomination Form that we typically ask property owners to complete if they want “to enroll” in the grant to get a free property assessment. The form is very straightforward and self-explanatory. It collects all the information that is needed to determine if a site is eligible to use the grant and takes approximately 10 minutes to fill out and submit.

### *Step 2—Eligibility Determination*

After a site has been nominated, eligibility forms for hazardous sites (those with asbestos and lead-based paint, PCBs, etc.) will be sent to EPA for review. Those sites that have petroleum contamination (gas stations, auto repair facilities, etc.) will be reviewed by ADEQ. In both cases, we will complete an EPA Region 9 eligibility determination form. EPA and ADEQ will use the information in the form to see whether the property is on a state or federal superfund (NPL) list and also whether a potentially responsible party currently owns the property. In those cases, the property may be deemed ineligible.

**Because we know that several elements of Phase I ESA reports have a 180-day shelf life after which they must be updated or redone, we will align the completion of ESAs with anticipated near-term real estate transactions so that assessments are current at the time of transfer of title, eliminating need for Phase I ESA updates.**

### Step 3—Access Agreements

If nominated properties are determined to be eligible EPA prefers for the property owner and the grantee to sign an access agreement that will give Stantec access to the property to perform environmental assessments. This will protect both the property owner and Cochise County. Getting a signed access agreement also serves to document the consent of the owner to the assessment work. We will make a template of an access agreement, used previously with the Cochise County brownfields coalition assessment grant, available for this purpose.

### Phase I ESAs

We propose to perform Phase I ESAs on brownfields properties nominated by owners and prioritized by the BAC. We will prepare Phase I ESAs in accordance with the ASTM E1527-21 and the All Appropriate Inquiry (AAI) rule and EPA requirements. Our knowledgeable Phase I ESA practitioners will align assessments with real estate transactions so that assessments are current at the time of transfer of title. Findings of the Phase I ESAs will be used to design Phase II ESA scopes of work. This work will include the following elements:

Site Reconnaissance—A Stantec employee meeting the definition of an Environmental Professional (EP) will observe conditions at the site for current uses, improvements, evidence of past uses, and evidence of hazardous substances, petroleum products, and other sources of potential Recognized Environmental Conditions (RECs). The site reconnaissance includes visual and physical observations (i.e., noxious or foul odors) noted while observing the periphery of the property, the periphery of all structures on the property, reasonably accessible interior of structures, maintenance and repair areas, and boiler rooms. We will note the presence of:

- storage tanks
- pools of liquid
- identified and/or unidentified substance containers
- heating/cooling source
- drains and sumps
- stained soil or pavement
- solid waste
- wells
- odors
- drums
- likely PCB-containing equipment

- interior stains or corrosion
- pits, ponds, lagoons
- stressed vegetation
- wastewater
- septic systems

Adjoining Properties—Will be evaluated for current and historical environmental concerns that could be potential RECs for the property.

Regulatory Database Search—Standard Environmental Record Sources will be searched for the property and surrounding area. Additional environmental record sources will be searched based on availability and relevance to the site area. Relevant records will be reviewed at the regulatory agencies for additional information, as necessary.

Physical Settings Source Review—At a minimum, topographic maps for the site will be reviewed. Information regarding other physical characteristics of the site area will be researched as appropriate to help evaluate conditions where hazardous substances or petroleum products could migrate onto or off of the site.

Historical Use Records Review—If available, the following records (including records of public agencies), will be reviewed by Stantec for the site:

- Historical aerial photographs
- Historical (Sanborn) fire insurance maps
- Topographic maps
- Historical city directories
- Ownership/lease-right history
- Historical property tax assessor records
- Previous Phase I ESAs

Interviews with Owners, Operators, and Occupants—Key personnel will be interviewed regarding knowledge of potential RECs and other information for the site parcel.

Phase I User Information—A representative of the property owner with knowledge, experience, and other information regarding the site will be asked to provide Stantec with a completed User Questionnaire.

After all work has been completed, we will prepare a Phase I ESA Report. Each Phase I ESA report will include figures, photographs, regulatory database reports, and other records to support report findings. The report will provide recommendations for additional investigations if RECs are identified or

strongly suspected. Any limitations, data gaps, or deviations from the standard Phase I ESA described in ASTM E1527-21 will be documented in the report.

Unlike Stantec, many consultants have not produced Phase I ESAs for EPA using funding from an EPA Brownfields Grant so they are unfamiliar with special requirements that these documents must meet. As required by AAI and EPA, every Phase I ESA Report we produce for this project will include the following information:

1. An opinion as to whether the inquiry identified conditions indicative of releases or threatened releases of hazardous substances, and as applicable, pollutants and contaminants, petroleum or petroleum products, or controlled substances, on, at, in, or to the subject property.
2. An identification of "significant" data gaps (as defined in §312.10 of AAI final rule and §12.7 of ASTM E1527-05 and E1527-13), if any, in the information collected for the inquiry. Significant data gaps include missing or unattainable information that affects the ability of the environmental professional to identify conditions indicative of releases or threatened releases of hazardous substances, and as applicable, pollutants and contaminants, petroleum or petroleum products, or controlled substances, on, at, in, or to the subject property. The documentation of significant data gaps will include information regarding the significance of these data gaps.
3. Qualifications and signature of the environmental professional(s). We will include the following statements in the document and our environmental professional will sign the document:
  - » "[I, We] declare that, to the best of [my, our] professional knowledge and belief, [I, we] meet the definition of Environmental Professional as defined in §312.10 of this part."
  - » "[I, We] have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. [I, We] have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312."
4. In compliance with §312.31(b) of the AAI final rule and §12.6.1 of ASTM E1527-05 and E1527-13, our environmental professional will include in the final report an opinion regarding additional appropriate investigation, if the environmental professional

has such an opinion. Each Phase I EPA Report that is submitted to the EPA Project Officer for this project will also be accompanied by a completed "All Appropriate Inquiries: Reporting Requirements Checklist for Assessment Grant Recipients" (Publication Number: EPA F-17-194).

Because we know that several elements of Phase I ESA Reports have a 180-day shelf life after which they must be updated or redone, we will align the completion of ESAs with anticipated near-term real estate transactions so that assessments are current at the time of transfer of title, eliminating need for Phase I ESA updates. Once each Phase I ESA is completed, information about the work that was performed will be input into EPA's ACRES database.

### *Phase II ESAs*

For sites for which the Phase I ESA identifies one or more RECs, a Phase II ESA may be performed. Completion of the Phase II ESA will be subject to available grant funding, continued interest by the property owner in participation in the program and approval by Cochise County and the BAC of expenditure of additional funds. This work will include assessment of the environmental condition of a property and the collection and analysis of soil and/or groundwater samples. We will approach planning and implementing Phase II ESAs with a focus on supporting property redevelopment goals. For example, we realize that when there is potential for a property to be redeveloped, there are opportunities to reduce clean-up costs by incorporating construction design into the chosen remedy, such as strategically locating paved areas or buildings to serve as a cap over contaminated soil.

A Health and Safety Plan (HASP) and Sampling and Analysis Plan (SAP) will be prepared by Stantec as part of each Phase II ESA. The SAP will be submitted to the EPA Region 9 Project Officer Scott Stollman for approval before performance on any Phase II ESA field work.

### *Regulated Building Material (RBM) Surveys*

We propose to use AHERA certified asbestos building inspectors and EPA lead inspectors to perform RBM Surveys of any building that is suspected to contain these materials. Unlike other consultants who might perform similar work, our RBM surveys includes three distinct components: (1) asbestos survey to locate and characterize the condition of asbestos containing material (ACM), (2) lead survey to locate and

characterize the condition of lead-based paint (LBP), and (3) a hazardous material survey. The RBM survey will identify items that when used for their intended purpose are not of concern but when discarded or disposed of need to be handled as hazardous. This is critical for building owners who are considering renovation or remodeling. These items include PCB-containing equipment such as lighting ballasts and PCB containing electrical units (i.e., electrical transformers); lead containing equipment such as car batteries or emergency exit sign batteries; fluorescent lighting tubes; mercury containing equipment such as light switches and thermostats; refrigerants, halon, and other CFCs such as fire extinguishing systems and Freon™ used in association with building drinking fountains; heavy metals as may be found in cooling tower water treatment systems; solvents, paints, fuel (storage tanks), lubricants, and other associated maintenance and cleaning products; radioactive materials that may be contained in equipment such as smoke detectors, or medical equipment; office materials, supplies, and equipment such as computer monitors and printing supplies; and miscellaneous materials such as unlabeled materials or substances of concern.


RBM surveys for older buildings may be especially important for this project because any building constructed before 1976 is more likely to contain ACM and LBP compared to newer buildings. However, the key to whether the presence of these materials represents a potentially costly abatement project or a minor inconvenience is their condition. We are very experienced in working with building owners who have ACM or LBP that is in good condition by providing them guidance as to how to manage this material in place and avoid the hassle and cost of removal or abatement.

## Task 5—Analysis of Brownfield Cleanup Alternatives (ABCA), Site Specific Cleanup Plans, and Area Wide Planning (AWP)

We will work with property owners, developers, the County, and ADEQ to evaluate and select cleanup options that meet EPA and ADEQ standards and objectives. Cleanup planning activities may include establishing site-specific cleanup levels, using institutional and engineering controls, evaluating green remediation options, and preparing detailed site-specific remedial action/cleanup plans. Preparing detailed site-specific plans and accurate cost estimates produces grant-ready sites, potentially eligible for EPA or ADEQ cleanup and redevelopment funding. In cases where redevelopment has been stalled by uncertainty regarding cleanup costs, scheduling impacts, and site redevelopment constraints, removing these unknowns can result in deal-ready and shovel-ready sites.

The County can use grant funds for broad planning analysis in areas where multiple brownfields and properties with potential environmental contamination present potential barriers to revitalization. Our team can help the County pair infrastructure analysis, land use planning, market data, and real estate strategy with cleanup planning. Because environmental issues are just one type of obstacle to revitalization, we can help the County develop solutions for additional challenges such as stormwater management, transit, and other infrastructure issues on an area-wide basis.

Where appropriate and in compliance with regulations, we integrate cleanup activities into redevelopment plans, such as capping contaminated soil with a new building or paved parking area rather than incurring the costs to treat or excavate the soil. At sites with significant environmental impacts where caps or use restrictions are not suitable remedies, we develop robust Remedial Investigation/ Feasibility Studies, Analysis of Brownfield Cleanup Alternatives (ABCA) and/or Cleanup Action Plans.

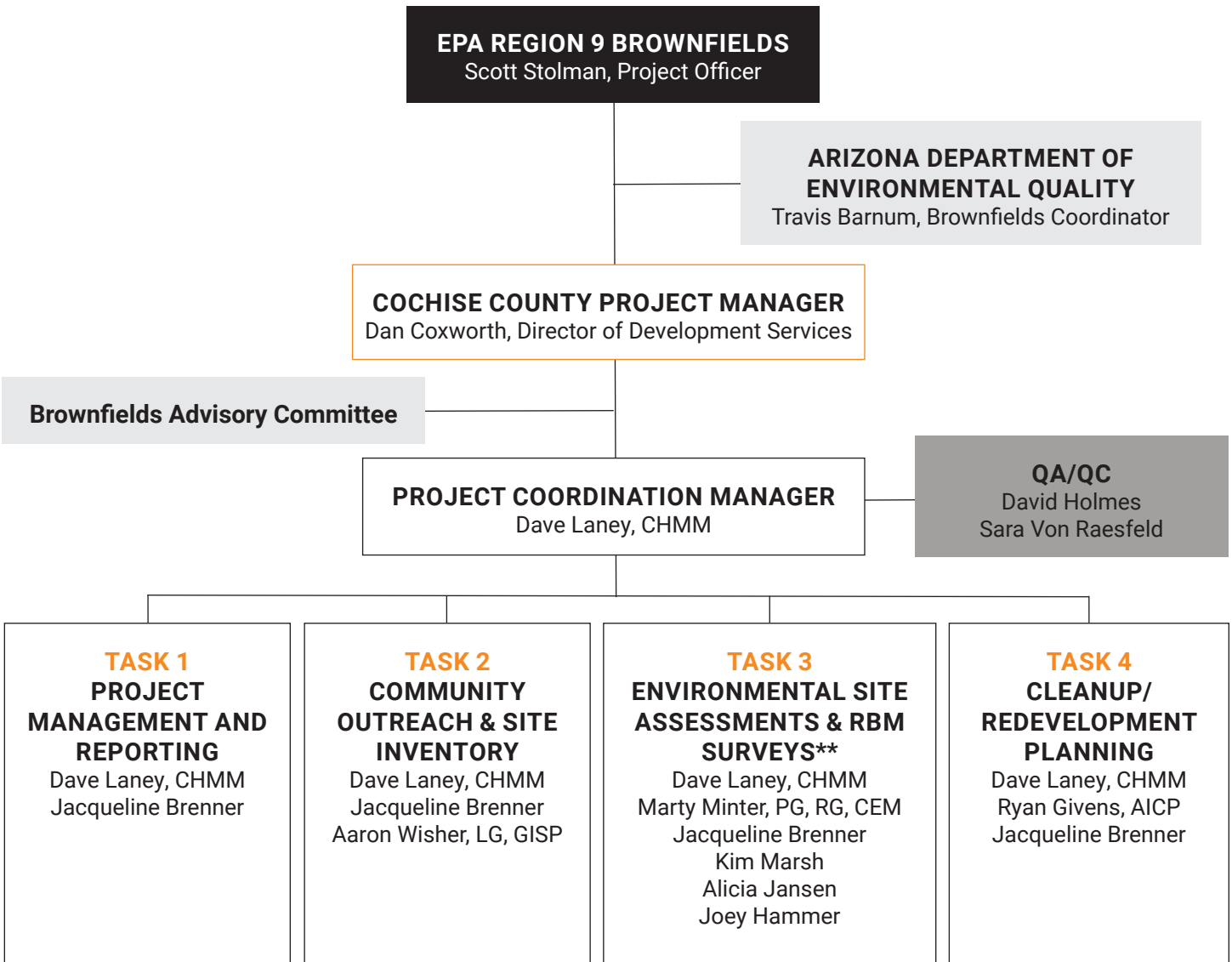


*“(Dave) has been instrumental in helping the City of Phoenix with our Brownfields to Healthfields work. His dedication to our efforts and commitment to excellent customer service helps me and our customers get things done. I can always count on him, especially when we’re under a crunch. At Quincea we had to move quickly to remove contaminated soil so that trees could be planted and the project could be completed by the ribbon cutting. I know his work hours to help get this done went well into the night and early morning. And, I can always count on him to be thorough and when he gives me an opinion or potential solution, he’s done the research and I know that I can rely on his intelligence.”*

**Roseanne Albright, Program Manager, Brownfields and Food Systems, City of Phoenix Office of Environmental Management**

# Key Personnel

The organizational chart below lists proposed key personnel and their current office locations. Qualifications and biographies of these staff follow the organizational chart.



\*CHMM - Certified Hazardous Materials Manager

\*\*RBM - Regulated Building Materials

# KEY PERSONNEL

---



**Dave Laney** CHMM  
Project Manager

Dave is an EPA Brownfields Grant specialist with 39 years of environmental consulting and program management experience including 17 years of brownfields experience. He is responsible for preparing applications for multipurpose, assessment, RLF and cleanup grants for numerous communities for submittal to EPA. He is also responsible for all aspects of implementation of brownfields grants for clients in EPA Regions 6, 8 and 9 (including Colorado, Arizona, New Mexico and Utah). He has assisted numerous clients with preparation of property eligibility determinations, development of community-wide inventories, preparation of Phase I and II Environmental Site Assessments, preparation of EPA approved QAPPs and SAPs in Alaska, Arizona, California, Colorado, Nevada, New Mexico, Oregon and Washington. Some of his most recent experience includes managing implementation of \$1.4 million of EPA brownfield assessments and multipurpose grants for Cañon City, Fremont County, and Florence Colorado, and \$600,000 assessment grants for the Northern Arizona Council of Governments, Apache County Arizona, Carbon County Utah and Bernalillo County New Mexico. He also previously managed the \$600,000 brownfield coalition assessment grant awarded to Cochise County.



**David Holmes**  
QA/QC

David has 35 years of professional consulting experience performing and managing environmental assessment, investigation, and cleanup projects and helping public and private sector clients to secure funding to implement these projects. He has worked on hundreds of brownfield sites on behalf of local government and developer clients throughout the US. David has exceptional experience in securing state and federal grants to support brownfields redevelopment and habitat restoration projects (with more than 126 grants and \$30 million in funding awarded to date).



**Sarah Von Raesfeld**  
QA/QC

Sarah has 22 years of professional experience working as a chemist. The last 17 years have been spent providing chemistry support to commercial and Federal remediation projects, Phase I and Phase II ESAs, and commercial and industrial environmental assessments. Her primary responsibilities have been laboratory and field work coordination, data screening and review, data validation, and writing validation summary reports. Her experience also includes QAPP preparation, laboratory audits, mobile lab supervision, and field work.



**Jacqueline Brenner**  
Brownfield Inventories,  
Phase I Environmental Site  
Assessments

Jackie has more than ten years of experience in the environmental and health and safety consulting field, specializing in creation and management of Geographic Information Systems (GIS) project deliverables, as well as technical historical research and field investigations, field management, health and safety and management of project deliverables. Jackie has conducted regulated building material surveys; hazardous material surveys; Phase I and Phase II ESAs; performed oversight of groundwater monitoring well installation and abandonment; direct-push soil assessments; groundwater sampling; and excavation oversight and sampling. Jacqueline has also written reports and memorandums, managed and completed brownfield property inventories and GIS mapping for a variety of applications, and conducted project data management and validation. She previously worked on brownfield inventories and ACRES reporting for the Cochise County brownfields coalition assessment grant.



**Marty Minter**, PG, RG, CEM

Phase I & II Environmental Site Assessments

---

Marty has more than 25 years of broad environmental experience with expertise in due diligence, site characterization, remediation, risk assessment, low threat closure, Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), brownfields, landfills, petroleum sites, permitting, reporting, geographic information systems (GIS), groundwater statistical analysis, project management, business development, and staff mentoring. He has managed a wide range of environmental projects, including numerous soil and groundwater characterization/remediation projects for hazardous waste sites throughout Arizona, California, Illinois, and Nevada. Marty has worked closely with regulatory agencies on municipal, county, state, tribal, and federal levels to promote adherence to negotiated clean-up requirements. Prior to working in the environmental industry, Marty spent several years working in the petroleum industry.



**Kim Marsh**

Phase I & II Environmental Site Assessments

---

Kimberly has over 25 years of experience in environmental science, geology, water resources, and mining. She is passionate when it comes to protecting human health and the environment, and strives to complete all field activities while meeting client expectations of zero incidents and injuries. Kimberly's experience includes planning and managing the permanent closure of underground storage tanks (USTs), Phase 1 and 2 assessments, baseline site assessments, soil and groundwater investigation and remediation, soil vapor assessments, low threat soil and groundwater closure, due diligence assessments, hydrologic and geologic data analysis and interpretation, and contaminant fate and transport

analysis. Prior to joining Stantec, Kimberly held positions with other environmental consulting firms, the Arizona Department of Environmental Quality, Water Infrastructure Finance Authority of Arizona, and mining companies. This broad environmental experience makes her an asset to teams looking for a well-rounded member.

Kimberly is frequently responsible for managing whole client portfolios, which often include multiple sites and a variety of environmental assessments. While at Stantec, she has been instrumental in executing interdisciplinary approaches to defining and resolving a wide range of environmental concerns. Her ability to make critical decisions based upon observations and analytical data has proven invaluable in reducing project costs without compromising the integrity of the projects that she has managed.



**Alicia Jansen**

Phase I & II Environmental Site Assessments

---

Alicia is a Senior Scientist with over twenty years of experience in Phase I and II ESAs, with strong emphasis in water quality and environmental research. She has managed the preparation of environmental documents, training programs, and environmental compliance during large scale environmental monitoring projects. Alicia's experience includes performing asbestos and lead-based paint surveys, oversight of contractors during asbestos abatement, hazardous materials surveys, and Phase I ESAs in accordance with the practices identified in the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation E 1527-21 and the Standard Practice for Environmental Site Assessments for Forestland or Rural Property, ASTM Designation E 2247-16.



**Joey Hammer** PMP

Phase I & II Environmental  
Site Assessments

---

Joseph has more than 20 years of consulting experience planning, designing, and managing complex multi-site domestic and international environmental, health, and safety (EHS) projects for a wide variety of commercial and government clients, including merger and acquisition EHS due diligence, site assessments, remedial investigation/feasibility studies, site cleanup/reuse planning, and site closure and deconstruction. Joseph is adept at fulfilling the requirements for All Appropriate Inquiry and conducting Phase I ESAs in compliance with ASTM Practice E1527.



**Ryan Givens** AICP

Site Specific Cleanup & Area  
Wide Planning

---

As a land use and urban design expert, Ryan leads area-wide planning initiatives as part of brownfield redevelopment projects. His role includes public engagement, conceptual site design, and policy writing. He brings 20 years of experience in all facets of urban planning with a particular focus in long-term redevelopment strategies for established, transitioning communities. Ryan has specific experience in redevelopment, master planning, long-range strategy plans, community visioning, and conceptual design. His planning approach includes a focus on the physical design of a project and incorporates land use laws, market trends, building functionality, infrastructure planning, and environmental preservation. He values infill developments that specifically enable communities to activate urban centers and enhance existing neighborhoods. Ryan has led many diverse community design projects in both urban and rural settings. He started his career focused in downtown redevelopment and progressed into urban design. Ryan also helps local communities with special planning projects that involve Comprehensive Plans, Zoning Codes, Complete-

Streets policy, and public visioning. In addition, Ryan had lead multiple site reuse and area-wide planning efforts for EPA Brownfield Assessment Grant projects on behalf of clients in Washington, Alaska, Oregon, Idaho, California, Utah and Colorado.



**Aaron Wisher** LG, GISP

Brownfield Inventory, ACRES

---

Aaron is a geologist with more than 26 years of experience in field investigation, analysis, reporting, and the preparation of geologic maps and reports. He supports projects for state and local governmental entities, private clients, and large corporations with environmental contamination. Aaron is a subject matter expert in brownfield inventories and GIS analysis and production, and works independently on projects in marine, urban, and remote environments. He has conducted site assessments for critical area investigations, reviewed geologic and geotechnical reports, conducted field investigations using various drilling and exploratory techniques. As an expert in brownfield inventories he has assembled inventories in dense urban areas and in sparsely populated areas from data gathered from multiple sources including historical records, site visits, and publicly available data.

# 3. EXPERIENCE AND CAPABILITIES

At Stantec, we understand the complexities associated with assessment, clean-up, and reuse of brownfield sites. We appreciate the financial, legal, and environmental challenges related to these underused sites and leverage the expertise of a multidisciplinary team to reclaim and reshape communities.

Stantec's robust local technical experience providing environmental services is described below. As shown in the description of our qualifications and experience, we can supplement our core environmental investigation and cleanup services with specialized expertise including emerging investigation methods like the ADEQ-approved Incremental Sampling Methodology, working with the ADEQ to develop Prospective Purchaser Agreements, evaluating asbestos and lead paint in buildings, managing contaminated media during construction, and more.

## i. Conducting Phase I and Phase II ESAs

Over the past two decades Stantec has completed thousands of environmental assessments in Arizona and throughout the Southwestern US, ranging from due diligence-focused Phase I and II ESAs to large-scale remedial investigations, feasibility studies, and remediation and redevelopment projects. Our staff is adept at completing Phase I ESAs in accordance with the ASTM International (ASTM) E1527-21 standards, and Phase II ESAs in accordance with the ASTM E1903-11 standard and has a unique specialty in providing these services in the implementation of EPA brownfield grants. We have been providing these services to communities through Arizona since 2000.

Dave Laney has managed the completion of more than 200 Phase I and II ESAs for brownfield properties in Arizona using EPA brownfield grant funding. Stantec has also completed numerous additional Phase I and II ESAs for clients at brownfield properties using EPA brownfield grant funds.

### *Cochise County, FY19 EPA Brownfield Grant Implementation and Phase I and II ESAs – Various Locations*

Reference: Dan Coxworth, Cochise County, Director of Development Services, 520-432-9268

Between 2019 and 2022, as part of this brownfield grant implementation project Stantec performed dozens of Phase I and II ESAs on properties owned by cities and private parties to improve the quality of life and economic development in downtown Douglas, old town Bisbee and the west end of Sierra Vista next to Fort Huachuca, as well as in several smaller rural communities throughout Cochise County. Stantec team members who were actively

involved in the project include Dave Laney, Jackie Brenner, Ryan Givens, and Alicia Jansen. Stantec prepared the EPA-approved CA Work Plan, an EPA-approved QAPP, hosted several in person and online Coalition member project status review meetings, developed community engagement materials and a project webpage. We also completed a brownfield inventory of more than 5,100 parcels, hosted several Brownfield Advisory Committee meetings, and held online and in person public information meetings with numerous stakeholders including business and property owners, community-based organizations, bankers and realtors. Several RBM surveys to evaluate buildings for asbestos and lead-based paint were also completed including work on the four-story Old Bisbee High School built in 1910 which the County recently sold for redevelopment as affordable housing, a two story building in Douglas that was previously used for retail commercial businesses, and a 1940s era Chevrolet automobile dealership being redeveloped for as a grape press and wine bottling facility. One of the approaches that Stantec used to maximize grant funding include preparation of an Area Wide Sampling and Analysis Plan (AWSAP) for RBM surveys. Instead of preparing a SAP for every building that required asbestos and lead-based paint sampling, the AWSAP characterized all the buildings in the Coalition member communities that require this work and provided a compelling argument to show that the AWSAP could be used for this purpose. This approach saved the County more than \$35,000 in grant funding.



### *Phase I ESAs, 1225 G Avenue, Douglas, Arizona*

Stantec adopted an innovative approach for review and characterization of the physical setting, historical documents, and agency documents for the property at 1225 G Avenue in Douglas that was continuously developed and used starting in 1904. After receipt of the environmental database search report, we knew that there were no groundwater wells registered with ADWR in the vicinity of the property. However, there were several former gas stations that had been closed near the property. We requested a complete copy of ADEQ records for all known LUSTs in the vicinity of the property. From review of this information, we learned that previous work performed on gas stations on the west side of the street across from the property consisted of drilling at least one dry hole and a failure to find groundwater even at a depth of 200 feet below ground surface (bgs) while work on gas stations to the east of the site included sampling of groundwater at a depth of 40 feet bgs. Review of a USGS geology and ground water resources study of the Douglas Basin indicated that a groundwater divide is present beneath the portion of the City where the property is located and that it accounted for the variance in groundwater occurrence at various locations. The information showed that if groundwater is present beneath the property, the property would likely be downgradient of at least on gas station with an open LUST file and it would be within the Area of Concern identified in ASTM E2600-15.

The set of Sanborn maps from the database search firm seemed somewhat incomplete. Knowing that one of the most comprehensive sets of Sanborn fire insurance maps is maintained by the Library of Congress we were able to search that source and obtain several maps of additional years for free, all much more legible and color coded. By placing them over current aerial photographs of the property and matching the alignment of the edge of G Avenue in the map for each year with the photo we were able to understand that what appeared at the present time to be occupation of the property by a single building differed significantly from historical use of the property when there were as many as four different addresses with corresponding buildings.

Clarification of why the property has two slabs or building foundations was obtained after the chief of the City of Douglas Fire Department said they had no records about fires at the property even though visual evidence and information in ADEQ records suggested that the site had a history of this. We found a report about the history of the fire department which showed that there have been three different fires at the property during the time period covered by Sanborn maps. This information, in combination with notes on the Sanborns, showed that several different buildings that occupied the property over the years have been destroyed by fire including two automobile dealerships with auto sales and service. It also made clear that when the last building was constructed and before it burned, a new slab was poured on top of the slab of the last building that was there before it, and no site clearance or demolition of the remains of the prior building occurred.

All of this information was used in planning a Phase II ESA designed to investigate the nature and extent of the multiple RECs included in the Phase I ESA report. By recognizing that the complex history of the property required a more thorough review of records and a search of nontraditional sources of historical and agency information, we ensured that the list of RECS was more complete and the Phase II was more cost effective and targeted in its approach.

## *Phase II ESA, Sky Chef Property, Sky Harbor Airport, City of Phoenix Aviation Department*

Prior to conducting the Phase II ESA sampling at the Sky Chef property at Sky Harbor Airport, Stantec reviewed the proposed sampling locations, which included a recently removed sump for a former above-ground storage tank (AST) area, a soil pile for the removed AST sump, a trench for removed AST sump piping, a removed sump for a former maintenance area, and a UST basin for a former UST that had been previously removed and sampled per ADEQ requirements by others.

Marty and Kim worked with the City's contractor who was already on-site to collect the samples, which negated the need to mobilize another contractor and saved time and money. Stantec requested the Arizona-approved analytical laboratory to analyze the samples for chemicals associated with the equipment at each of the sampling locations, including volatile organic compound (VOCs), polynuclear aromatic hydrocarbons (PAHs), and RCRA metals. Stantec also selected laboratory turn-around times that helped to meet the City's objectives. In addition, Stantec collected sample containers for polychlorinated biphenyls (PCBs) and toxicity characteristic leaching procedure (TCLP analyses), which were held in the event they were needed based on the initial laboratory results.

Stantec transmitted the results of the laboratory results upon receipt to the City of Phoenix via email along with a discussion of the results in relation to the agency's soil cleanup standards. Since there were no detections above the ADEQ's Residential Soil Remediation Levels (rSRLs), no additional sampling was required. Stantec transmitted the final results to the City in a brief technical memo that included a map and the analytical laboratory results.

By avoiding the production of a lengthy report with page after page of nondetects, focusing our findings on an absence of detected contamination above levels of concern, and getting this information in the hands of the City as soon as data was received from the lab, we were able to save the City both time and money and allow the project to succeed without significant delay.

## *Saffron Properties Phase I and II ESA – Salem, Oregon*

Reference: Annie Gorski, City of Salem, Economic Development Manager, 503-540-2480

In March 2018, Stantec completed an ASTM E1527-13 Phase I ESA of the Saffron Property located in downtown Salem at the intersection of Center Street NE and Front Street NE. Prior to conducting the Phase I ESA, Stantec assisted the City with the required and complex process of garnering approvals to use the City's grant funds from both DEQ and EPA. Securing the eligibility approvals required highly specialized knowledge of the nuances of DEQ and EPA brownfield grant eligibility determinations.

Stantec prepared the Phase I ESA on behalf of the City of Salem, as part of the City's pre-acquisition due diligence. Stantec researched historical photographs, maps, and city directories, reviewed DEQ records, and conducted a site visit to identify potential environmental concerns. Stantec's research revealed that a portion of the site had previously been a gas station and auto repair business, and that an underground storage tank was likely still present beneath the site. Stantec prepared a detailed Phase I ESA report, and advised the City regarding recommendations for further assessment.

Based on our recommendations, the City contracted with Stantec to conduct a Phase II ESA of the Saffron Property in June 2018. Stantec coordinated and supervised a geophysical survey of the site, using magnetometry and ground-penetrating radar to explore for underground storage tanks and other significant subsurface features. The survey identified two likely underground storage tanks that remained from past auto repair operations. Stantec collected soil and groundwater samples to evaluate whether releases had occurred from on-site operations, and whether groundwater impacted by a historical gasoline release on the adjacent Union Gospel Mission site was migrating to the property.

Sampling results confirmed that a release of petroleum had occurred on the site. Stantec assisted the property owner with the required notifications to DEQ of a release associated with an underground storage tank. We completed a Phase II ESA report describing the work scope and findings and providing recommendations for further assessment to obtain a notice of No Further Action from the DEQ. Stantec is currently assisting the City with a cost estimate for remediation to prepare the site for redevelopment.

## *40 State Street Phase I and II ESA – Salem, Oregon*

Reference: Annie Gorski, City of Salem, Economic Development Manager, 503-540-2480

Stantec is currently managing a multi-faceted Phase I and II ESA project at 440 State Street in downtown Salem. The site is occupied by a vacant former restaurant building, and a prospective purchaser requested assistance with environmental due diligence from the City prior to purchasing the site for redevelopment. Using the City's brownfield grant, Stantec prepared a Phase I ESA, and identified a vent pipe that indicated an underground storage tank may still be in place beneath the site.

Stantec navigated the nuanced process of receiving approval to use the City's petroleum brownfield grant funds for the project from DEQ and EPA to complete the next step in the assessment process: evaluating whether a tank remained beneath the site. Receiving approval to use these petroleum funds is difficult and requires specialized knowledge of EPA and DEQ requirements and processes.

Stantec received approval from DEQ and EPA, and oversaw the survey, which identified an underground storage tank at the site using magnetometry and ground-penetrating radar. Stantec again received approval from DEQ and EPA to complete additional assessment that would involve removing the underground storage tank to gain access to sampling beneath the tank, essentially helping the property owner remove a potential source of contamination at no cost to the property owner. The tank removal was approved pending the notification of the State Historic Preservation Office (SHPO) of the plan to disturb the site surface. The SHPO and the City archaeologist responded with a requirement to do an archaeological survey of the area prior before removing the tank due to the property's location in Salem's historic Chinatown neighborhood. Because Stantec's multi-disciplinary team of experts includes a qualified archaeologist, we were able to quickly respond to the SHPO and prepare a plan to complete a survey to satisfy the requirements. We are currently in the process of coordinating with the property owner to complete the archaeological assessment and move on to the final phase of environmental assessment.

## *Union Gospel Mission Phase II ESA – Salem, Oregon*

Reference: Annie Gorski, City of Salem, Economic Development Manager, 503-540-2480

As the City of Salem's EPA-funded brownfield assessment consultant, Stantec completed a Phase II ESA of the Union Gospel Mission property in downtown Salem. The northeastern corner of the property, at the intersection of Commercial Street NE and Center Street NE, was occupied by a retail gasoline service station from the 1920s through the 1970s.

Previous assessments identified a petroleum release, including the presence of free product gasoline that had migrated offsite and was measured floating on the groundwater table just north of the site. Our scope of work included:

- Coordinating with DEQ project manager and reviewing DEQ file including UST decommissioning reports, and environmental assessments of the property and nearby sites to identify data gaps and plan further assessment
- Completing EPA grant project requirements including evaluation of site eligibility for EPA petroleum brownfield grant funding, completion of National Historic Preservation Act and Endangered Species Act reviews, and preparation of a Sampling and Analysis Plan for review and approval by DEQ project manager and EPA
- Obtaining City of Salem permits for monitoring well installation in the Center Street right-of-way
- Coordinating with an off-site property owner to sample a down-gradient monitoring well
- Evaluating storm sewer system as potential preferential pathway for contaminant migration
- Conducting Phase II ESA field activities including installation of monitoring wells; collecting soil, soil gas, and groundwater samples using direct-push drilling methods; free product measurements; and managing investigation-derived waste
- Preparing a Phase II ESA report providing figures, boring logs, a risk assessment, Conceptual Site Model and Beneficial Water Use Determination, data validation, and recommendations

### *Hauser Farms Environmental Phase I Site Assessment - Verde River and Beaver Creek, Arizona*

Reference: Jody Norris, jody.norris@tnc.org, 928-890-9873. Kristen Ross, kross@tnc.org, 520-545-0186

Stantec was contracted to conduct a Phase I ESA on approximately 200-acres of agricultural property located near the convergence of the Verde River and Beaver Creek. These activities included site reconnaissance, interviews and records reviews, review of historical documents (i.e., historical aerials and topographic maps, environmental title lien and activities use limitation AUL search, etc.), and preparation of a report. This project was completed on-budget and the draft report was provided to the client within two weeks of contract award.

### *Proposed Sierra Bloom Development Phase I Environmental Site Assessment – Salt River Pima Maricopa Indian Community, Arizona*

Reference: Josh Teague, jteague@hdp partners.com, 704-618-1153. Barry Sidel, sidelbarry@gmail.com, 704-618-1153.

Stantec was contracted to conduct a Phase I ESA on approximately 43-acres of undeveloped land on the Salt River Pima-Maricopa Indian Community. These activities included site reconnaissance, interviews and records reviews, review of historical documents (i.e., historical aerials and topographic maps, environmental title lien and AUL search, tribal documents, etc.), and preparation of a report. This project was completed on-budget and the draft report was provided to the client within 8 days of contract award. Stantec was subsequently asked to provide additional services, including preparation of a reliance letter, which was authorized by the client in a change order.

## **ii. Conducting environmental investigations and cleanups.**

### *Sparrow Street Property - Milwaukie, Oregon*

Reference: Brian Harper, Senior Planner, Metro, 503-797-1833

In 2018 Stantec managed a Phase I ESA of property in Milwaukie owned by the Housing Authority of Clackamas County. The work was conducted on behalf of tri-county (Clackamas, Washington, Multnomah) planning agency, Metro, using their EPA brownfield grant funds. We managed grant-funded Phase I and II ESAs at this brownfield site formerly used for construction equipment storage. The City of Milwaukie is considering purchasing and redeveloping the site to develop affordable housing.

After identifying potential soil contamination through the Phase I ESA, Stantec assisted Milwaukie with joining the DEQ Voluntary Cleanup Program, prepared a Sampling and Analysis Plan that was approved by EPA and DEQ, and managed a soil sampling program at the site. Stantec is currently working with Metro and the City to evaluate remediation options to remove and mitigate soil contamination, estimate remediation costs, establish a Prospective Purchaser Agreement, and develop messaging to share project information with the local community.

## *Oregon State Penitentiary – Salem, Oregon*

Reference: Steve Mitchell, Oregon State Penitentiary, 503-378-2453

The Oregon State Penitentiary (OSP) retained Stantec to design and operate a groundwater pump and treat remediation system to recover spent dry-cleaning solvent released to the subsurface. Tetrachloroethene (PCE) is the primary contaminant at the site. The source of the dry-cleaning solvent was the on-site dry-cleaning facility located on the grounds of OSP.

The system was installed in approximately 2000 and was operated until 2014 when it was placed in stand-by mode. System components included a well pump, two air stripping treatment towers, a blower, two transfer pumps and an outfall structure at Mill Creek. The system is controlled by a programmable logic controller (PLC) that is configured and maintained by Oregon Department of Corrections (DOC) staff. When the system operates, it pumps water continuously from a well pump approximately 300 yards from the main treatment facility at user-defined set-point of approximately 320 gallons per minute. Well water is pumped through two treatment towers before going to the outfall.

The system has successfully reduced PCE contaminant concentrations in groundwater and prevented plume migration. As a result, the system is currently set on stand-by mode, to be put back into operation only if the contaminant plume appears to be migrating. Stantec completes a yearly system test to ensure it can be operated on short notice. To monitor the progress of the remedial efforts, Stantec conducts quarterly groundwater sampling of the network of monitoring wells installed to monitor groundwater quality. In addition to remediation services, Stantec assists in risk assessment and communication/coordination with DEQ on behalf of OSP.

## *Former Oregon State Hospital North Campus – Salem, Oregon*

Reference: Darren Brightman, Oregon Department of Administrative Services, 503-373-7065

On behalf of the Oregon Department of Administrative Services (DAS), Stantec conducted environmental assessment and petroleum UST decommissioning services at this site. The project site consisted of approximately 47 acres of land developed with seven buildings and associated infrastructure. The site was formerly occupied by the northern portion of a state psychiatric facility between approximately 1888 and

2012 but was designated as “excess property” and listed for sale in 2013. Stantec’s services included completing:

- Phase I ESA
- Initial Phase II ESA to evaluate issues identified in Phase I ESA
- Management of diesel UST removal and investigation
- Regulated Building Material Survey
- Comprehensive Phase II ESA that included the collection of Incremental Sampling Methodology soil samples (total of more than 200 borings) to adequately characterize all property areas, and use this information to obtain a no further action letter from the DEQ that DAS could use to help market the property

During completion of the Phase I ESA in accordance with ASTM international E1527-13, Stantec identified 10 potential environmental concerns. To evaluate these concerns, we advanced direct-push borings at strategic locations for soil and groundwater sampling. Stantec later designed the sampling plan using the DEQ-preferred Incremental Sampling Methodology, compositing soil samples from across the site to ensure results were geographically representative of the entire property (not just areas where environmental concerns have been identified). We also oversaw the removal of a diesel UST and conducted post-excavation confirmation sampling in four direct push borings located five feet north, south, east and west of the tank excavation.

Stantec also completed a screening-level evaluation of hazardous building materials present on the property, which totaled more than 500,000 square feet in size. The purpose of the survey was to evaluate asbestos-containing materials present in large quantities to complete a rough order of magnitude estimate of asbestos abatement costs. The cost for asbestos abatement was estimated at \$1.8 million to \$2.2 million. Later, we supported a second far more comprehensive pre-demolition asbestos survey of all site buildings.

In 2017, Stantec also completed a Phase I ESA and coordinated a limited regulated building materials assessment of the Yaquina Building on the former Oregon State Hospital campus on behalf of the Salem Housing Authority using City of Salem brownfield grant funds.

### iii. Project experience in implementing US EPA grant-funded projects performed on behalf of local units of government.

#### *EPA Community-Wide Brownfields Grant, Brownfields to Healthfields Project – City of Phoenix, Arizona*

Stantec assisted the City of Phoenix in implementation of a \$400,000 community-wide brownfields assessment grant awarded by EPA in 2015. The goal of the City's brownfields to healthfields (B2H) project, the largest of its kind in the western U.S., is to safeguard and protect public health and the environment through proactive redevelopment in 11 economically disadvantaged areas of Phoenix that lack access to adequate healthcare and healthy food and have been adversely affected by abandoned and underutilized properties that have been or are perceived to have been impacted by hazardous substances and pollutants. The focus has been on many of the 43 food deserts and the numerous medically underserved areas in the City. Work completed to date includes development of a web-based city-wide brownfields inventory of approximately 6,000 properties; engagement of the community (Village Planning Committees) in targeted areas to provide information and awareness and to seek input on the site selection process; Phase I ESAs for 9 properties, Phase II ESAs for 8 properties, cleanup planning, preparation of EPA approved Sampling and Analysis Plans, and completion of asbestos and lead-based paint surveys at selected properties. Through strategic alliances and collaboration with non-profit and county organizations advocating improvements in health, food and nutrition, several of the brownfield properties have been redeveloped for community gardens, aquaponics facilities, urban agriculture, farmers markets and food hubs.



Stantec sampled urban agriculture beds at Harmon Part Gardens as part of the City of Phoenix Brownfields to Healthfields project.

### *EPA Brownfield Assessment Grant Program, 2016 - Richmond, California*

Stantec implemented a \$400,000 FY 2016 Assessment Grant for the City of Richmond. The focus of the grant was to provide assessment and cleanup planning to encourage community redevelopment and living wage employment in historically under-served inner-city neighborhoods. A portion of grant funding was directed to planning resources to encourage community-driven development projects focusing on affordable housing and neighborhood recreational facilities. The City teamed with the Richmond Community Foundation to facilitate access to underutilized properties. Stantec prepared a project-wide SAP covering Phase I site assessment and completion of hazardous materials surveys at targeted sites and completed Phase I ESAs and hazardous materials assessments at nine initial properties. The contract with City of Richmond was approved in August 2017; tasks include site inventory management, community outreach, preparation of QAPP and SAP documents, preparation of Site Eligibility forms, Phase I/II ESAs at priority sites, clean-up and re-use planning, and routine reporting to EPA.

### *EPA Brownfield Assessment Grant Program, 2015 - Lodi, California*

In 2014, Stantec was retained by the City of Lodi to assist with grant writing and subsequent implementation of a \$400,000 USEPA Brownfields CWA Grant awarded in 2015. The initial grant focused on a variety of vacant and underutilized properties in or near downtown Lodi including two former fire stations, a former warehouse, a 66-acre former manufacturing plant, a 9-acre former rail facility, and a half-block of vacant commercial buildings. During the initial phase of the project. Stantec completed a GIS brownfield inventory of the focus area, which included most of the City's downtown as well as two railroad corridors. The project exceeded the output metrics specified in the project work plan, with Phase I and II ESAs completed on 13 and 8 sites (versus goals of 12 and 6 sites). A Phase I ESA facilitated the subsequent sale of a vacant former auto dealership to a new owner who renovated the building for a food and wine market (The Barrel Yard). Phase I ESAs supported the sale and subsequent renovation of two other downtown properties to local businesses. Phase I ESAs and regulated building material surveys facilitated the purchase of five downtown parcels by the World of Wonders Science Museum – as an initial step in a planned \$25M expansion. A market study was completed for the City's largest brownfield site

– a 66-acre former General Mills cereal plant with over 1.1M ft<sup>2</sup> of interior space. A noise mitigation study was also completed on a 9-acre portion of the former General Mills site in support of a proposed \$40M mixed use development. The noise mitigation study was a key in addressing concerns associated with noise produced by a small “peaker” power plant on an adjoining lot. Based on the success of the initial project, Stantec was retained by the City to secure and implement a subsequent \$300,000 USEPA Brownfields CWA grant awarded in 2020. The application received the third highest score (149 of 150 points) of 323 applications submitted nationwide during the FY2020 grant competition.

### *EPA Brownfield Coalition Grant Program, 2015 - Clark County, Nevada*

Stantec is currently implementing a \$500,000 EPA Brownfield Coalition Grant on behalf of Clark County and its coalition partners the County of Las Vegas and Regional Transportation Commission of Southern Nevada. The project study area is the Maryland Parkway Corridor, a six-mile arterial corridor that connects the McCarran Airport with downtown Las Vegas. Stantec was awarded the project through a competitive RFP process in March 2016. During the first year of the project, we completed: 1) two public outreach events, 2) a brownfield inventory of the study area, 3) a Master Quality Assurance Project Plan, and 4) quarterly progress reports. We are currently preparing eligibility determinations, ESA and NHPA consultations, and SSSAPs for two properties where regulated building materials (asbestos and lead paint) assessments and Phase II ESAs are planned.

### *EPA Brownfield Coalition Grant - Henderson, Nevada (Clark County)*

For our County of Henderson Coalition Grant project, Stantec completed a brownfield inventory for a study area along and eight-mile section of the Boulder Highway Corridor. We received GIS data from the County for more than 50,000 parcels located within the study area. The following methodology was then employed in using this data to identify and rank opportunity sites:

Step 1: We removed residential tax lots, and combined adjacent tax lots with common ownership into single sites.

Step 2: We used site size, improvements age, and the ratio of improvements to land value to identify our top approximately 200 sites.

Step 3: We added sites listed on an environmental database and sites identified by the project team to have a high degree of redevelopment potential that didn't make our short list of sites during Step 2 to the inventory.

Step 4: We used the following criteria to rank the sites: 1) within an urban renewal area; 2) low or very low rent; 3) proximity to Boulder Highway transit stops; 4) for sale or lease; and 5) suspected or documented presence of contamination.

Inventory deliverables included a ranked spreadsheet with all data utilized in the analysis and a GIS-based online inventory that allows a user to navigate and view sites in a map environment. By clicking on a site, all data used in the developing the inventory is available to the user.

### *EPA Brownfield Coalition Assessment Grant - City of Trinidad, Colorado*

Stantec is currently working with the City of Trinidad, Colorado to implement a \$500K EPA Brownfield Coalition Assessment grant awarded in 2015. We helped the City with writing the successful brownfield grant application and prepared a Cooperative Agreement Work Plan that was reviewed and approved by the EPA. We worked with the City and its coalition partners, Las Animas County and the Town of Aguilar, to develop an inventory of brownfield sites in the focus areas to help guide site selection for assessment and redevelopment.

We have completed four Phase I Environmental Site Assessments and four Phase II assessments on properties ranging from a vacant and dilapidated historic theater in downtown Trinidad to a former bulk plant and tannery property planned for mixed-use revitalization. We are working with the Town of Aguilar to explore revitalization strategies by meeting with community leaders, business stakeholders, and the community to explore how brownfield reuse can support growth of the area's tourism and commercial/industrial potential.

### *Community-Wide Assessment Grant - Salem, Oregon - EPA Brownfield*

Stantec has been helping the City of Salem strategically use a \$400K EPA Brownfield Grant awarded in 2014. We are helping the city achieve revitalization goals in the North Gateway Urban Renewal Area and at high-priority opportunity sites throughout the city.

Stantec is facilitating public outreach activities by helping to coordinate the city's Brownfield Advisory Committee comprised of citizens, real estate experts, and local leaders; preparing mailers and fact sheets publicizing the grant program; preparing content for the city's website; and developing strategies to keep the community engaged throughout the project.

To date, Phase I and/or II assessments have been conducted on 16 brownfield properties to help redevelop derelict and underutilized properties. Several more brownfield properties are under consideration for use of grant funding for assessment. Stantec's assessments at a former gas station and ice cream factory supported redevelopment of a brownfield as a much-needed childcare facility in downtown Salem. We are also working with the City of Salem to bring one of the area's oldest industrial brownfield properties back into productive use while restoring a vital stream ecosystem impacted by the site. Plans for the site include evaluating residual contamination from more than 100 years of industrial use, daylighting and restoring the stream, and developing a recreational trail that will link downtown Salem to its Waterfront Park.

### *EPA Brownfield Community-Wide Assessment Grant - Lake County, Colorado*

In 2014, Stantec assisted Lake County, Colorado with securing \$400,000 of EPA Brownfield CWA Grant funding to assess priority brownfield sites throughout the county. Due to historic mining operations and a dramatic decline in the mining industry, a wide variety of brownfield sites are clustered throughout the greater Leadville area, including abandoned mines, slag piles, and former commercial and industrial sites. Additionally, former smelting operations have resulted in widespread heavy metal impacts in near surface soils throughout the community. Over the first year of the project we worked with community stakeholders to complete a comprehensive inventory of brownfields, resulting in a list of approximately 20 priority sites. Over the last two years, we've completed Phase I/II ESAs and/or cleanup planning at several priority sites, including a 500-acre former mining area surrounding the Leadville Airport, a site developed by a local non-profit (Cloud City Conservation Center; C4; for additional information, please see website at: [www.cloudcityconservation.org](http://www.cloudcityconservation.org)) into a community farm/greenhouse, a surplus equipment storage yard for the Parkville Water District, and over 15 acres of land slated for future residential development.

## iv. Development/redevelopment experience and market feasibility research.

Downtown, corridor, and neighborhood redevelopment planning utilizing market research are major components of our team's core services. We integrate local values with the unique needs of the community to successfully realize revitalization goals. Our plans build upon each community's distinctive identity, addressing a variety of issues, including land use and community design, environmental enhancement, economic revitalization, historic preservation, transportation, integration of public facilities, and streetscape improvements.

Our unique specialties and local experience will be a significant asset during site reuse planning. The firm's knowledge of market realities and financial challenges is particularly important when planning the redevelopment and reuse of brownfield sites. Market research data will help establish land use viability, determine current and projected future demand for land uses, and forecast potential future land values, all of which should be considered when prioritizing sites for investment. In an era of limited government resources, the ability to focus efforts on sites with the greatest potential for successful economic development is a critical component of a successful brownfields program.

### *Klamath Falls EPA Brownfield Grant – Area-Wide Planning*

Using the City of Klamath Falls Brownfield Community-Wide Assessment grant, Stantec and our subcontractor conducted an economic and demographic overview to identify and prioritize opportunities for redevelopment of potential brownfield sites in downtown Klamath Falls. We analyzed current and anticipated market trends to determine market viability of development for retail, office and residential uses. The team worked with City staff and the consultant team to determine market opportunities for growth based on research, interviews, surveys with the community, and the information and priorities identified in City's brownfield inventory. This scope of work resulted in the following deliverables:

- **Market Analysis:** A memorandum that evaluates current economic and demographic conditions and their comparison to national trends and their impact on Klamath Falls.
- **Housing Opportunity Analysis:** A memorandum defining appropriate housing density and type validated through a real estate pro forma analysis that clearly conveys to potential developers the viability of this redevelopment option. The analysis explored plausible rent rates, market depth, and current and projected future demand.

## v. Redevelopment planning and community involvement activities related to brownfield properties.

Our team develops Public Involvement Plans, organizes interactive public forums, creates informational print and electronic media, and facilitates multi-organizational partnerships, such as brownfield advisory committees.

Stantec has helped the Oregon communities of Salem, Eugene, Ontario, Klamath Falls, and Coos Bay, as well as the Oregon Cascades West Council of Governments and the Rogue Valley Council of Governments conduct Community Outreach and Public Involvement for EPA Brownfield grant application/implementation projects. We have coordinated meetings, open houses, and other engagement events to gather and incorporate community input into the brownfield assessment and redevelopment process. These meetings have been attended by business/landowners, neighborhood groups, environmental groups, developers, residents, business/economic development groups and government partners. We have also assisted the Cochise County communities of Sierra Vista, Willcox, and Bisbee with redevelopment planning.

## Sierra Vista Park, Sierra Vista, Arizona

As part of the Cochise County EPA Brownfield Grant, Stantec prepared a conceptual reuse plan for a 2.5-acre City-owned property in Sierra Vista's West End Business District to explore various design options to transform the vacant property into a community park. The locally-preferred plan includes new walking trails, lawn/gather areas, a plaza, and outdoor movie walk. The project included a regional stormwater management component using Low Impact Development (LID) treatment methods.



Stantec held a town hall meeting and prepared an AWP for the Willcox CBD.

## Destination Downtown Willcox Area-Wide Plan, Willcox, Arizona

As part of the Cochise County EPA Brownfield Grant, Stantec led a comprehensive area-wide planning (AWP) initiative aimed to bring vitality and reinvestment to Downtown Willcox. The AWP captures the community's vision and establishes a set of seven revitalization strategies that will support reinvestment. The strategies focus on capital projects, zoning/ regulatory controls, and marketing practices that will better support and entice private reinvestment to this re-emerging regional center in central Arizona. The project included multiple conceptual reuse plans involving streetscape enhancements, park improvements, and infill projects.



Stantec prepared a site reuse plan for this property.

### *Calumet and Arizona Hospital Site Reuse Study, Bisbee, Arizona*

As part of the Cochise County EPA Brownfield Grant, Stantec create a site reuse plan for the City-owned Calumet and Arizona Hospital property in Bisbee, AZ (a beloved historical community icon). Stantec conducted an existing conditions analysis including review of municipal zoning standards and past ESAs to establish a baseline for reuse options. The project team facilitated a formal working group to generate potential reuse options for the property - the group focused on affordable housing and artist spaces. Stantec generated a series of reuse options and authored a final study document that recorded the findings, reuse options, and recommendations to facilitate adaptive reuse activities that align with the community's goals.

### *City of Salem Brownfield Outreach*

Stantec has been working with the City since 2014 on plain-language, effective messaging for the previous grant-funded project. Stantec worked with the City to develop an outreach mailer to publicize the grant funds and encourage property owners to use grant funds to promote brownfield redevelopment. We also worked with the City and DEQ to develop language about an area-wide plume of solvent contamination in groundwater in the North Salem/Keizer area stemming from numerous dry cleaners and other sources. The language is written in a clear, non-technical style intended for use in outreach materials to explain the status and significance of this environmental issue to the community.

### *Truitt Properties Redevelopment Strategy - Salem, Oregon*

Stantec was engaged by the City of Salem and the Truitt family to evaluate the real estate market and prepare a preliminary reuse/development strategy for approximately 18 acres of land owned by the Truitt's just north of Downtown, Salem, Oregon. The work was completed under the City's EPA brownfield grant. The Truitt properties are currently used for food processing activities and have about ¼ mile of Willamette River frontage. Components of the team's work were to conduct a comparable redevelopment case study, evaluate the Truitt properties, review area demographics, summarize housing and commercial development market conditions, and evaluate recent comparable land sales.

We recommended a phased reuse/redevelopment of the site in the event that the Truitt companies no longer process food there. In early phases, Leland recommended that the numerous older, interesting warehouse/industrial buildings on the site be adaptively reused/renovated as "maker's space," offices, general commercial, (limited) retail, and food and beverage, particularly facing the river. One northern property is undeveloped and could be developed ground-up as housing. Over the long term, once new commercial uses become established in the older buildings, new, mixed-use development can be selectively undertaken in the properties.

## vi. Performance of environmental inventories utilizing GIS in conjunction with US EPA brownfield grants.

From small-scale revitalization area studies to complex county-wide inventories, Stantec has designed brownfield inventories of varying complexity, including custom GIS programs and web-based portals developed for our EPA brownfield clients.

### *Vancouver EPA CWA & AWP Grants - Vancouver, Washington*

After securing \$400,000 of EPA Brownfield CWA Grant funding for the City of Vancouver, our team utilized ESRI ArcGIS technology to compile records for several thousand potential brownfield sites throughout the City. We paired over 4,000 environmental records from Ecology and federal environmental databases with assessors' attributes for all 55,000 City parcels and added additional real estate and historical resources to create the Vancouver Site Inventory Tool (VAST). VAST allows the City to evaluate sites based on key environmental and real estate related attributes such as occupancy and floor area ratios.

With the City's input, we developed formalized ranking criteria to compile a list of high profile sites and produced corresponding database reports and site maps to help the City prioritize sites for assessment. We then surveyed 120 top ranked sites to verify existing site conditions such as occupancy and potential environmental concerns. Next, we conducted a series of stakeholder meetings with major site owners and developers to solicit interest in the grant program. As a result, the City has received requests to use grant funding for redevelopment activities at several priority sites. We also completed an inventory that focused only on a targeted revitalization area - the Lower Grand Employment Area, a 173-acre, 104-parcel, aging industrial district. We performed a comprehensive windshield survey and reviewed additional data sources, including Sanborn fire insurance maps, historical topographic maps, aerial photographs, and occupancy/land uses to identify dozens of potential catalyst brownfield sites not listed in environmental databases. We utilized this information to help Vancouver secure a \$200,000 EPA Brownfields AWP Grant during FY2013 – the only AWP grant awarded in EPA Region 10 that year.

### *Mat-Su Borough Coalition, Brownfield Site Inventory - Matanuska-Susitna Borough, Alaska*

As part of the FY2016 EPA Brownfield Grant competition, Stantec helped the Mat-Su Borough Coalition secure \$550K of community-wide assessment grant funding to assess brownfield sites within a 24,600-square-mile area that includes the Cities of Houston, Palmer and Wasilla. Implementation activities completed by Stantec included preparing the EPA-approved Cooperative Agreement Work Plan, conducting BAC and public outreach activities, preparing a Master QAPP, and conducting a comprehensive Borough-wide inventory of potential brownfield sites to guide site prioritization activities, area wide planning, and Phase I and II ESAs. To augment the inventory, Stantec's GIS Specialist Nick Faust created an interactive webmap that allows the user to login to an online portal to browse inventory data using a map-based interface. The webmap tool provides a spatial view of the inventory area and allows the user to zoom in on individual properties and obtain additional information about a site or parcel. This tool also enables the user to change backgrounds (topographic map, satellite image, street map, etc.), annotate and selectively turn layers on/off. Viewing data in this manner provides a useful perspective that can easily be understood and analyzed for use as a long-term planning tool.



"Thanks to you and your colleagues for all your work on the EPA Brownfield grant. I was impressed with your extensive research and how quickly you incorporated our information and comments into the narrative. If we get the grant (or should I say when we get the grant), I have no doubt that we will be able to accomplish a lot given what we all did in two weeks to get the grant submitted."

**Frankie Barker**

*Environmental Planner (Retired 2017)  
Mat-Su Borough, Alaska*

## **vii. Knowledge and expertise pertaining to federal and state environmental grant programs and track record preparing successful grant applications.**

We've assisted nearly 300 communities throughout the U.S. with securing and/or implementing more than 480 EPA Brownfield Grants worth approximately \$200 million, including back-to-back National Brownfield Economic Impact Award winning projects. This includes the implementation of 15 brownfield grant programs in 5 different EPA regions with a value in excess of \$1M. Stantec also has a North American Funding Program that employs more than 150 grant writers that over the last five years has successfully secured more than \$4 billion in grants and loans for communities from more than 100 different federal and state programs.

## **viii. Knowledge and expertise pertaining to federal and state environmental statutes or associated regulations.**

Through our in-depth experience with federally-funded environmental projects, we have a thorough understanding of the Comprehensive Environmental Response, Compensation, Liability Act (CERCLA), which guides EPA decisions about environmental assessment, cleanup, and liability. Stantec has detailed knowledge of EPA's All Appropriate Inquiries (AAI) Final Rule requirements and ASTM E1527-21 standard for Phase I ESAs and liability exemptions under CERCLA.

Stantec has experience with the Resource Conservation and Recovery Act (RCRA), having performed investigation and remediation on numerous RCRA sites. We understand U.S. Army Corps of Engineers Section 404 permitting requirements for shoreline areas and have secured more than 1,000 state or federal environmental permits. We have performed numerous projects on Indian religious/archeological and historic sites and at sites involving endangered or threatened species, subject to National Environmental Policy Act (NEPA) requirements.

Our team has robust experience with Arizona's unique and complex environmental regulations. In Arizona, cleanup decisions are driven by assessing contaminant concentrations and comparing them to

Soil Remediation Levels or SRLs. In some cases, alternative cleanup levels based on the potential risk to human health and the environment based on site-specific characteristics can be utilized. Our Arizona personnel understand the processes associated with each of these approaches and what must be done to ensure that site characterization data is in compliance with ADEQ regulations so that site cleanup progresses more rapidly.

Stantec also brings valuable experience helping clients manage and understand ADEQ's environmental liability protections. We have helped public and private clients across Arizona establish Prospective Purchaser Agreements with ADEQ, protecting them from unexpected environmental liabilities after buying a contaminated property. We help property owners join ADEQ's Voluntary Cleanup Program and obtain ADEQ oversight and approval of assessment and cleanup actions to ensure each step meets ADEQ's standards and moves a site closer to cleanup and redevelopment. We work closely with ADEQ regulators throughout the state, including the ADEQ brownfield coordinator and have developed productive and effective working relationships to help move projects forward. A brief description of our knowledge of EPA environmental regulations is included in Section ix below.

## **ix. Knowledge and expertise pertaining to EPA environmental and other Federal laws and regulations.**

Through our in-depth experience with federally-funded environmental projects, we have a thorough understanding of the CERCLA, which guides EPA decisions about environmental assessment, cleanup, and liability. Stantec has detailed knowledge of EPA's AAI Final Rule requirements and ASTM E1527-21 standard for Phase I ESAs and liability exemptions under CERCLA.

Stantec has also experience with the RCRA, having performed investigation and remediation on numerous RCRA sites. We understand U.S. Army Corps of Engineers Section 404 permitting requirements for shoreline areas and have secured more than 1,000 state or federal environmental permits. We have performed numerous projects on Indian religious/archeological and historic sites and at sites involving endangered or threatened species, subject to NEPA requirements.

## **x. Individual staff knowledge and technical experience relative to ESAs, brownfield projects, and contaminated site remediation.**

The Stantec team has decades of experience providing environmental services. A description of the key personnel for the Stantec team is provided on pages 9–11.

We have substantial experience, knowledge, and understanding of a wide range of federal, state, and local regulatory guidance documents and policies obtained by working on hundreds of Arizona projects over the last 20 years. We supplement our Arizona regulatory expertise with experts in disciplines such as geochemistry, data management and validation, toxicology and risk assessment, and a range of assessment and remediation technologies who are available to provide solutions to complex technical issues. Our team includes Arizona Registered Geologists, a Certified Hazardous Materials Manager, a Professional Engineer and a deep bench of experts in multiple environmental disciplines. In addition to our comprehensive local scientific expertise, we have access to Stantec national caliber technical experts throughout the US.

Our experts know that environmental assessments can serve a variety of purposes. Most commonly these assessments are done either to satisfy lender requirements during a property transaction (environmental due diligence), or to respond to regulatory requirements or obtain a notice of No Further Action from ADEQ. The Stantec team has in-depth experience with the regulatory and technical aspects in each of these contexts.

We perform due diligence assessments in accordance with the industry standard ASTM E1527-21 and E2247-16 guidelines for Phase I ESAs, and ASTM E1903-11 for Phase II ESAs. All of our reports are prepared or overseen by Environmental Professionals as defined in these standards.

To satisfy ADEQ requirements, there are two basic standards that must be met when performing environmental investigation projects:

1. Adequate delineation of the nature, extent and concentration of the release.
2. Collection of sufficient data to complete both risk assessment and/or an evaluation of cleanup alternatives

Our team has a wealth of experience fulfilling these requirements. We employ the principals of the Triad Approach (systematic project planning, dynamic work strategies, and use of real time measurement technologies) during site characterization to manage decision uncertainty regarding contaminant presence, location, fate, exposure, and risk reduction and to promote cost effective characterization programs.

# 4. PROPOSED FEE SCHEDULE

Charges for all professional, technical, and administrative staff directly charging time to the project will be calculated and billed on the basis of the following schedule.

Billing Level	Staff Member Title			Hourly Rate
3	Administrative I			\$104
4	Administrative II	CADD Technician I	Research Technician	\$117
5	Administrative III	CADD Technician I	Permitting Technician	\$127
6	Administrative IV	CADD Technician I II	Assistant Engineer/Scientist	\$131
7		CADD Technician II	Staff Engineer/Scientist I	\$139
8	Design Engineer	CADD Technician II, III	Staff Engineer/Scientist II	\$145
9	Design Engineer	CADD Technician III	Civil Designer	\$155
10	Project Engineer I	CADD/GIS Tech IV	Civil Designer	\$161
11	Project Engineer II	Civil Designer	Project Civil Designer	\$172
12	Associate Engineer	Project Manager I	Senior Civil Designer	\$178
13	Associate Engineer II	Project Manager II	Principal I	\$187
14	Senior Engineer	Sr. Project Manager	Principal II	\$195
15	Senior Engineer II	Sr. Project Manager	Senior Principal I	\$220
16	Principal Engineer	Sr. Project Manager	Senior Principal II	\$250
17	Sr. Principal Engineer	Sr. Project Manager	Managing Principal	\$259
18			Chief Engineer/Scientist	\$265
19			Technical Director	\$273

*Expert Witness Services carry a 50% premium on labor. Overtime will be charged at 1.5 times the standard billing rate. All labor rates will be subject to annual increase.*

## Other Direct Disbursements

Disbursement	Rate
Vehicle Mileage	Prevailing IRS Rate
Subcontract Services	Actual Cost + 10%
Travel/Per Diem	Actual Cost + 10%
Capital Purchases and Expendable Materials	Actual Cost + 10%
Postage and Shipping	Actual Cost + 10%

Efforts will be made to perform work cost effectively so that grant money can be available for assessment and cleanup planning for as many brownfield properties as possible. For example, staff with lower billing rates will be utilized whenever available, provided they have the necessary qualifications and experience and it is possible to meet EPA requirements for the quality of project deliverables. Likewise, if it becomes necessary to utilize senior staff for field work or activities because of unavailability of junior personnel, adjustments may be made to the hourly rate that is charged for this work. This may result in reduced pricing of as much as 25% over the rates that are provided above.

Another very significant cost savings that will accrue to Cochise County if using Stantec for this project is our practice of whenever possible using subcontractors for 50 to 75% of assessment work for brownfield grant projects including relatively low cost local Woman and Minority owned businesses. Also included in this are fully accredited and licensed environmental laboratories with whom we have negotiated national Master Services Agreements (MSAs) that include discounted prices due to the volume of work we provide them.

Additionally, we have reviewed the proposed contract terms in RFP Attachment 1 (Terms and Conditions) and believe that should we be selected for this assignment, we will be able to conclude a mutually satisfactory contract with you. However, we request your consideration of some suggested changes to the contract terms and conditions (Requested Edits to Existing Articles) that will be provided if we reach the contract negotiation stage.