



Village of Romeoville
Administration Department

1050 W. Romeo Road
Romeoville, IL 60446
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www.romeoville.org

Brownfields Cleanup Quarterly Report

Grantee Name: Village of Romeoville
1050 W. Romeo Road
Romeoville, IL 60446

Cooperative Agreement #: BF 00E00881-0

Start Date: October 1, 2011

End Date: September 30, 2014

Quarterly Report Number: 7

Date Submitted: July 31, 2013, revised 08/26/13, revised 09/30/14

Federal Fiscal Quarters: April 1, 2013 – June 30, 2013

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Introduction

This Quarterly Report provides insight as to the activities that have taken place during the quarter of the administration of the Village of Romeoville, Illinois Brownfields Cleanup Grants for the Spartans' Square Shopping Center Redevelopment Site. The Assistant Village Manager is responsible for the administration of the Cleanup Grant.

The Village of Romeoville's USEPA Approved Cleanup Grant Work Plan contains six tasks to be completed. This report will supply information on the status of the tasks as of June 30, 2013. Included are a percentage of completion by task and a list of deliverables associated with the tasks.

Project Overview

Task 1: Pre-Remediation Activities

Task 2: Mobilization and Remediation Implementation

Task 3: Remedial Action Completion Report

Task 4: Project Management

Task 5: SRP Oversight

Task 6: Community Outreach

Task 1: Pre-Remediation Activities

This task includes the development of the USEPA required Alternative Brownfield Cleanup Analysis (ABCA) report, Site Health and Safety Plan, pre-remediation planning, preparation of plans and specifications for remediation bids, and preparation / negotiation of contracts with the Client and the Remediation Contractor.

Status: There are *non-grant* related activities (paid by the Village) that must occur prior to remediation, which includes a soil gas sampling plan with IEPA approval, soil gas investigation, site-specific (Tier 2) remediation objective modeling, updating and preparing the remedial objectives report and the Remedial Action Plan. These non-grant items must occur first, prior to finalizing the ABCA and creating the bid specs. The soil gas sampling plan was conditional approved by IEPA on October 12, 2012, with an additional sample requested. Gaining indoor access to the on-site tenant space delayed the fieldwork. The soil gas survey was performed in mid-February 2013. A Supplemental Comprehensive Site Investigation, Remediation Objectives Report and Remedial Action Plan (non-grant item) was submitted for IEPA review in June 2013. The remedial action was updated to be in-situ chemical treatment, following discussions with potential developers and review of site development and remediation plans. A draft of the ABCA will be provided for USEPA review in July, with a public review period shortly following USEPA review.

Discussions about the specifications for the remediation bid and field sequencing have occurred between the Village, V3, Demolition contractor and Construction company. The draft bid for the remediation contractor will be completed in July and submitted shortly after to the public.

Reasons for changes in schedule: There were active leases on the building and the Village has negotiated the buyout with the lease holders. The tenants moved

out of the building by June 1, 2013. The completion of the Site building demolition was recently completed in June 2013.

Previous discussions between potential developers and the Village regarding whether the building will remain in place, also caused delays in moving forward. The building status was important because remediation would need to be modified if the building stayed in place. The final decision was to demolish the building. The west half of the building was demolished in January and the east half was just completed in June.

Delays in soil gas survey fieldwork were due to site access by the tenant in the laundromat space. The Village worked with the tenant to agree on access. The field delays caused the report deliverables to also be delayed as shown on table below.

The schedule for the remediation bid was moved to occur during August.

Task 1 Progress			
Activities	Deliverables	To be Completed by (Original Date)	% Complete or Revised Completion Date
a. Analysis of Brownfield Cleanup Alternatives	ABCA report	12/2011	85%
b. Provide copy of Remedial Action Plan to USEPA	RAP	11/2011	100%, June 2013
c. Pre-remediation Planning	Emails, memos, as needed.	03/2012	June-August 2013
d. Prepare plans and specs for bids for remediation contractors and subcontractors.	Bid documents	02/2012	May-July 2013
e. Advertise for bid and obtain bids for contractors.	Advertisement and document list of contractors	01/2012	July-August 2013
f. Award contract to remediation contractor.	Documentation of award	02/2012	August 2013

Task 1, 7th Quarter Deliverables and Activities:

1. Discussed building status and next steps
2. Prepare draft of ABCA
3. Prepare draft bid spec
4. Discuss site conditions and any plans for soil backfill with construction general contractor, along with remediation sequencing and space needs.

Task 1, 8th Quarter Anticipated Deliverables and Activities:

1. Complete draft of ABCA and provide for USEPA review

2. Submit Supplemental CSI/ROR and RAP and provide to IEPA and USEPA for review
3. Complete remediation bid specs
4. Advertise for bid and obtain bids for remediation
5. Bid reviews and award determination

Task 2: Mobilization and Remediation Implementation

The Village of Romeoville will implement the Site’s remedial action plan (RAP) under this task and includes coordination with the environmental consultant and Remediation Contractor, mobilization of field personnel and machines to the site, remediation of the site soil and groundwater impacts and verification soil and groundwater sampling after completion of remediation activities; oversight of remediation field work, project management and groundwater sampling; laboratory analytical testing of verification soil and groundwater samples.

The remedial action was updated to be in-situ chemical treatment, following discussions with potential developers and review of site development and remediation plans. The RAP will include this chemical treatment for IEPA and USEPA review and approval.

Reason for changes in schedule: Site building will not be completely demolished until June 2013. Remediation will occur after building demolition and report approvals. The western portion of the building was demolished in January 2013.

Task 2 Progress			
Activities	Deliverables	To be Completed by (Original Date)	% Complete or Revised Completion Date
a. Mobilize and remediate site impacts	See Task 3	03/2012	October 2013
b. Conduct field oversight, verification sampling, management and air monitoring during remediation	Laboratory results and photo documentation	04/2012	October 2013

Task 2, 7th Quarter Deliverables and Activities:

1. No deliverables or activities

Task 2, 8th Quarter Anticipated Deliverables and Activities:

1. Collect soil samples for any site import fill to prove TACO Tier 1 clean
2. Stake out general remediation area in the field so surrounding construction activities do not disturb area prior to remediation.

Task 3: Remediation Action Completion Report

Upon completion of the cleanup activities included in the Remedial Action Plan, a TACO evaluation of the laboratory results and a Remedial Action Completion Report (RACR) will be completed and submitted to the IEPA Site Remediation Program Project Manager for review and approval.

Reason for changes in schedule: Remediation will not occur until fall 2013. The report will be written following remediation.

Task 3 Progress			
Activities	Deliverables	To be Completed by (Original Date)	% Complete or Revised Completion Date
a. TACO evaluation and preparation of Remedial Action Completion Report (RACR)	RACR	07/2012	Dec 2013

Task 3, 7th Quarter Deliverables and Activities:

1. No deliverables or activities

Task 3, 8th Quarter Anticipated Deliverables and Activities:

1. No deliverables or activities

Task 4: Project Management

This task includes programmatic activities for the management of the USEPA grant, such as quarterly reports, semi-annual financial and DBE/MBE/WBE reporting and general communication with the USEPA and IEPA. Funds have also been budgeted for the preparation of a Request for Proposal (RFP) so the Village can select and contract a remediation contractor to perform the cleanup work.

Reason for changes in schedule: Corrected date for financial reports, this is semi-annual.

Status: Communication with USEPA has occurred regarding grant management. Updated summary budget for tracking match budget.

Task 4 Progress			
Activities	Deliverables	To be Completed by (Original Date)	% Complete or Revised Completion Date
a. Communications with USEPA	Emails, memos, phone calls, as needed.	On-going through grant completion (2011 – 2013)	On-going
b. Quarterly Reports	Quarterly Reports with status on work plan tasks	Within 30 days after the completion of each quarter.	30%
c. Financial Reports	Financial Reports and DBE/MBE/WBE forms	Annually in October	30%, Semi-annually by October 31 and April 30
d. Update Property Profile Forms	Online updates of PPFs using ACRES	Quarterly	20%

Task 4, 6th Quarter Deliverables and Activities:

1. Quarterly Report
2. Communication between the Village and environmental consultant
3. Communication with USEPA on grant management
4. Updated summary budget for tracking match budget.
5. Coordinate demolition contractor with remediation activities.
6. Submitted ASAP reimbursement
7. Semi-annual DBE/MBE/WBE reporting

Task 4, 7th Quarter Anticipated Deliverables and Activities:

1. Quarterly report
2. Update Property Profile on ACRES
3. Update summary budget to track match budget

Task 5: SRP Oversight

The IEPA SRP Project Manager, Todd Gross, will provide technical oversight during the project. Mr. Gross, along with senior SRP management, will perform a technical review of the RACR. There is also an assessment fee for the No Further Remediation (NFR) letter.

Reason for changes in schedule: The SRP oversight is delayed since the remediation and subsequent report is delayed (as previously discussed in the tasks above).

Task 5 Progress			
Activities	Deliverables	To be Completed by (Original Date)	% Complete or Revised Completion Date
a. Close remedial site	Final NFR Letter	11/2012	June-July 2014
c. Record NFR letter to Site deed	Record of NFR to deed.	45 days following receipt of final NFR letter	July-August 2014

Task 5, 7th Quarter Deliverables and Activities:

1. No deliverables or activities

Task 5, 8th Quarter Anticipated Deliverables and Activities:

1. No deliverables or activities

Task 6: Community Outreach

This task includes preparation of a Community Relations Plan and related community outreach activities, such as holding community meetings to provide project status, printing material/distribution and the posting of project updates to the public. The Village's website, newsletter and local newspaper will be the communication channels for announcements and printed materials. A public Administrative Record (AR) will be maintained to track documents for the Site.

Reason for changes in schedule: Discussions with Village and potential developers on what would be done with building caused delay and potential change in implementing remediation and the schedule. The public review period was moved based on the revised remediation schedule.

Status: An administrative record was created May 15, 2012 and is currently available for public review at the Village Hall, as well as on the Village website. The administrative record was updated in May 14, 2013. A final Community Relations Plan is on file for public review. A fact sheet has also been created by the Village and was finalized in early April 2013.

A webpage was created on the Village website for the Cleanup Activities and is active for public viewing. <http://www.romeoville.org/spartansquarecleanup.aspx>. The website and document information has been announced at televised board meetings.

Task 6 Progress			
Activities	Deliverables	To be Completed by (Original Date)	% Complete or Revised Completion Date
a. Community Relations Plan	Community Relations Plan	11/2011	Completed March 25, 2013
b. Public announcement, 30-day public comment period on ABCA, and response to any public comments	Public announcement and any comment responses to ABCA on cleanup plan, Decision Memorandum	02/2012	August – Sept. 2013
c. Administrative Record	List of available public documents and files	12/2011	Updated May 14, 2013
c. Village meetings	Meeting Agendas and meeting minutes	On-going monthly through site closure	30%

Task 6, 7th Quarter Deliverables and Activities:

1. Provided monthly updates to the Village Board on the status of project activities and grant
2. Update webpage on Village website for the Cleanup Activities and public records, announced availability of items at board meetings.
3. Completed fact sheet
4. Updated Administrative Record

Task 6, 8th Quarter Anticipated Deliverables and Activities:

1. Provide monthly updates to the Village Board on the status of project activities and grant.
2. Update Administrative Record, as needed.
3. Update Village website, as needed
4. Installation of a marketing sign on property (non-grant item)

Attachments

Budget Status

Grant Match Budget Status

Fact Sheet No. 1- April 2013

Administrative Record – Updated August 26, 2013

Budget: Hazardous Cleanup (\$200,000 grant, \$40,000 cost-share) 7th Quarter Revised

Budget Categories	Task 1: Pre-Remediation Activities					Task 2: Mobilization & Remediation Implementation					Task 3: Remedial Action Completion Report				
	Amount Budgeted	Current Quarter Expenses	Previous Expenses	Total Expenses	Total Remaining	Amount Budgeted	Current Quarter Expenses	Previous Expenses	Total Expenses	Total Remaining	Amount Budgeted	Current Quarter Expenses	Previous Expenses	Total Expenses	Total Remaining
Personnel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$0.00	\$0.00	\$200.00
Travel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00	\$0.00	\$0.00	\$0.00	\$3,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Contractual	\$41,995.00	\$12,990.02	\$7,778.75	\$20,768.77	\$21,226.23	\$92,095.00	\$3,019.89	\$0.00	\$3,019.89	\$89,075.11	\$25,700.00	\$0.00	\$0.00	\$0.00	\$25,700.00
Contractual (grant match)	\$20,626.00	\$14,233.75	\$4,756.25	\$18,990.00	\$1,636.00	\$8,024.00	\$1,380.50	\$0.00	\$1,380.50	\$6,643.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SRP fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$62,621.00	\$27,223.77	\$12,535.00	\$39,758.77	\$22,862.23	\$103,619.00	\$4,400.39	\$0.00	\$4,400.39	\$99,218.61	\$25,900.00	\$0.00	\$0.00	\$0.00	\$25,900.00

Budget Categories	Task 4: Program Management					Task 5: SRP Oversight					Task 6: Community Outreach				
	Amount Budgeted	Current Quarter Expenses	Previous Expenses	Total Expenses	Total Remaining	Amount Budgeted	Current Quarter Expenses	Previous Expenses	Total Expenses	Total Remaining	Amount Budgeted	Current Quarter Expenses	Previous Expenses	Total Expenses	Total Remaining
Personnel	\$4,600.00	\$0.00	\$2,169.00	\$2,169.00	\$2,431.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,300.00	\$0.00	\$1,488.00	\$1,488.00	\$812.00
Travel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supplies	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$450.00	\$0.00	\$0.00	\$0.00	\$450.00
Contractual	\$28,800.00	\$1,900.00	\$18,422.36	\$20,322.36	\$8,477.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,410.00	\$168.75	\$1,937.50	\$2,106.25	\$303.75
Contractual (non-grant match)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SRP fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,000.00	\$0.00	\$0.00	\$0.00	\$9,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$33,700.00	\$1,900.00	\$20,591.36	\$22,491.36	\$11,208.64	\$9,000.00	\$0.00	\$0.00	\$0.00	\$9,000.00	\$5,160.00	\$168.75	\$3,425.50	\$3,594.25	\$1,565.75

Cost Share=20%(included in Tasks above & summarized here)

	Amount Budgeted	Current Quarter Expenses	Previous Expenses	Total Expenses	Total Remaining
Task 1: Pre-Remediation Activities	\$20,626.00	\$14,233.75	\$4,756.25	\$18,990.00	\$1,636.00
Task 2: Mobilization & Remediation Implementation	\$11,524.00	\$1,380.50	\$0.00	\$1,380.50	\$10,143.50
Task 3: Remedial Action Completion Report	\$200.00	\$0.00	\$0.00	\$0.00	\$200.00
Task 4: Program Management	\$4,900.00	\$0.00	\$2,169.00	\$2,169.00	\$2,731.00
Task 5: SRP Oversight	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Task 6: Community Outreach	\$2,750.00	\$0.00	\$1,488.00	\$1,488.00	\$1,262.00
Cost Share Totals	\$40,000.00	\$15,614.25	\$8,413.25	\$24,027.50	\$15,972.50

Calculation for Cost Share provided separately

	Total (Grant + Cost Share)				
	Amount Budgeted	Current Quarter Expenses	Previous Expenses	Total Expenses	Total Remaining
Personnel	\$7,100.00	\$0.00	\$3,657.00	\$3,657.00	\$3,443.00
Travel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supplies	\$4,250.00	\$0.00	\$0.00	\$0.00	\$4,250.00
Contractual	\$191,000.00	\$18,078.66	\$28,138.61	\$46,217.27	\$144,782.73
Contractual (non-grant match)	\$28,650.00	\$15,614.25	\$4,756.25	\$20,370.50	\$8,279.50
SRP fees	\$9,000.00	\$0.00	\$0.00	\$0.00	\$9,000.00
Total	\$240,000.00	\$33,692.91	\$36,551.86	\$70,244.77	\$169,755.23

Village of Romeoville USEPA CLEANUP GRANT HAZARDOUS MATERIALS (07292CU2011.HAZ)				April 1 - April 30, 2013			May 1 - May 31, 2013			June 1 - June 31, 2013			7th Quarter Total	
TASK	Tasks & Activities	Task Codes	GRANT BUDGET (Reallocation)	DOLLARS REMAINING	Expended as of Last Period	Current Expenditure	Expended to Date	Expended as of Last Period	Current Expenditure	Expended to Date	Expended as of Last Period	Current Expenditure	Expended to Date	
1	PRE-REMIEDIATION PLANNING		\$41,995.00	\$21,226.23	\$7,778.75	\$700.00	\$8,478.75	\$8,478.75	\$393.75	\$8,872.50	\$8,872.50	\$11,896.27	\$20,768.77	\$12,990.02
	Pre-Remediation Planning	N01A	\$18,800.00	\$5,497.48	\$5,190.00	\$0.00	\$5,190.00	\$5,190.00	\$0.00	\$5,190.00	\$5,190.00	\$8,112.52	\$13,302.52	\$8,112.52
	Bid Specs and Contracts	N01B	\$16,415.00	\$13,002.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,412.50	\$3,412.50	\$3,412.50
	ABCA & Health & Safety Plan	N01C	\$6,780.00	\$2,726.25	\$2,588.75	\$700.00	\$3,288.75	\$3,288.75	\$393.75	\$3,682.50	\$3,682.50	\$371.25	\$4,053.75	\$1,465.00
2	MOBILIZATION & REMEDIATION IMPLEMENTATION		\$92,095.00	\$89,075.11	\$0.00	\$0.00	\$0.00	\$0.00	\$2,991.64	\$2,991.64	\$2,991.64	\$28.25	\$3,019.89	\$3,019.89
	Remediation Field Activities	N02A	\$34,990.00	\$31,970.11	\$0.00	\$0.00	\$0.00	\$0.00	\$2,991.64	\$2,991.64	\$2,991.64	\$28.25	\$3,019.89	\$3,019.89
	Equipment - Field	N00B	\$1,945.00	\$1,945.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Direct Expenses	N00C	\$160.00	\$160.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3	REMEDIAL ACTION COMPLETION REPORT (RACR)		\$25,700.00	\$25,700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	RACR	N03A	\$25,700.00	\$25,700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4	PROGRAM MANAGEMENT		\$28,800.00	\$8,477.64	\$18,422.36	\$1,333.75	\$19,756.11	\$19,756.11	\$532.50	\$20,288.61	\$20,288.61	\$33.75	\$20,322.36	\$1,900.00
	Program Management	N04A	\$28,800.00	\$8,477.64	\$18,422.36	\$1,333.75	\$19,756.11	\$19,756.11	\$532.50	\$20,288.61	\$20,288.61	\$33.75	\$20,322.36	\$1,900.00
5	SRP Oversight (not a V3 item)		\$9,000.00	\$9,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	IEPA Report Review Fees & NFR Fee	-----	\$9,000.00	\$9,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6	COMMUNITY OUTREACH		\$2,410.00	\$303.75	\$1,937.50	\$168.75	\$2,106.25	\$2,106.25	\$0.00	\$2,106.25	\$2,106.25	\$0.00	\$2,106.25	\$168.75
	Community Relations Plan	N05A	\$1,000.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	\$0.00
	Community Relations, Update AR	N05B	\$1,410.00	\$303.75	\$937.50	\$168.75	\$1,106.25	\$1,106.25	\$0.00	\$1,106.25	\$1,106.25	\$0.00	\$1,106.25	\$168.75
% TO DATE														
WBE Percentage (12% goal)														
MBE Percentage (5% goal)				0.00%										
TOTALS			\$200,000.00	\$153,782.73	\$28,138.61	\$2,202.50	\$30,341.11	\$30,341.11	\$3,917.89	\$34,259.00	\$34,259.00	\$11,958.27	\$46,217.27	\$18,078.66
			GRANT BUDGET	REMAINING										

MUNICIPAL GRANT MATCH
U.S. EPA BROWNFIELD CLEANUP COOPERATIVE AGREEMENT: BF00E00881-0
Cleanup Grant Match
Spartans' Square - Romeoville, Illinois

GRANT QUARTER

GRANT QUARTER	1		2		3		4		5			6			7	
YEAR	2011		2012		2012		2012		2012			2013			2013	
PERIOD	Oct 1 - Dec 31		Jan 1 - Mar 31		Apr 1 - Jun 30		Jul 1 - Sep 30		Oct 1 - Dec 31			Jan 1 - Mar 31			Apr 1 - Jun 30	
ACTIVITY	Community Involvement	Project & Grant Management	Pre-remediation Activities	Community Involvement	Project & Grant Management	Pre-remediation Activities	Community Involvement	Project & Grant Management	Community Involvement	Project & Grant Management						
Personnel	\$0	\$768	\$1,264	\$536	\$41	\$430	\$183	\$435	-	\$69	\$0	-	\$110	\$41	\$0	\$0
Travel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Supplies/Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-grant contractual	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,275	\$0	\$0	\$481	\$0	\$0	\$15,614	\$0
QUARTER TOTAL	\$0	\$768	\$1,264	\$536	\$41	\$430	\$183	\$435	\$4,275	\$69	\$0	\$481	\$110	\$41	\$15,614	\$0
TOTAL TO DATE	\$768		\$2,568		\$3,040		\$3,658		\$8,002			\$8,635			\$24,249	

GRANT QUARTER	8		9		10		11		12			13		Total To Date
YEAR	2013		2013		2014		2014		2014			2014		
PERIOD	Jul 1 - Sep 30		Oct 1 - Dec 31		Jan 1 - Mar 31		Apr 1 - Jun 30		Jul 1 - Sep 30			Oct 1 - Dec 31		
ACTIVITY	Community Involvement	Project & Grant Management	Pre-remediation Activities	Community Involvement	Project & Grant Management	Community Involvement	Project & Grant Management							
Personnel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,878
Travel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Supplies/Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-grant contractual	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,371
QUARTER TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTAL TO DATE	\$24,249		\$24,249		\$24,249		\$24,249		\$24,249			\$24,249		\$24,249

TOTAL REQUIRED MUNICIPAL GRANT MATCH (20%) = \$40,000

Village of Romeoville
USEPA Cleanup Grant - Hazardous Materials
Non-Grant Contractual Items for Grant Match

Contractor	Billing Period	Invoice No.	Invoice Amount	Service Description	
					subtotals
V3	4/29-5/26/12	512250	1,425.00	Remediation options/changes if building remains in place	4,275.00
V3	7/29 - 8/25/12	812086	2,255.00		
V3	8/26 - 9/29/12	912282	595.00		
V3	12/30/12 - 01/26/13	113241	43.75	Tier 2 modeling, ROR-RAP	14,715.00
V3	02/24/13-03/30/13	313144	437.50		
V3	03/31/13-04/27/13	413293	3,745.00		
V3	04/28/13-05/25/13	513295	4,006.25		
V3	05/26/13-06/29/13	613149	6,482.50		
Harbour /Orange Crush	Jun-13		1,380.50	Test pits for collecting soil samples to use as remediation site backfill	
			\$ 15,614.25	7th Quarter sub total (April-June 2013)	
			\$ 20,370.50	Total	

FACT SHEET NO. 1 – April 2013
SPARTANS' SQUARE SHOPPING CENTER
SWC Illinois Route 53 and Alexander Circle
Romeoville, DuPage County, IL 60446
Illinois EPA Site ID / LPC No. 1970905180

Site Location and Background

The Site is approximately 9.5 -acres in area, which includes Spartans' Square Shopping Center, a 57,187 square foot, one story strip mall in Romeoville, Will County, Illinois. Spartans' Square Shopping Center is currently occupied by a restaurant (Subway), a self-serve Laundromat, a currency exchange and a tobacco shop. The Village of Romeoville acquired the Site in March 2008.

Several phases of investigation have been performed at the Site. Results of these site investigations indicate that soil contaminants are present due to chemical spills from the former dry cleaner operations at the Site. The primary contaminants are chlorinated solvents that were historically used at the Site. Some of these compounds are present in soil at levels exceeding Illinois EPA remediation objectives. The soil remediation area measures approximately 85 feet by 120 feet across, with impacted soils generally found at depths of 8 to 12 feet below grade.

The United States Environmental Protection Agency (U.S. EPA) has awarded the Village of Romeoville (Village) \$200,000 in Brownfields Cleanup Grant funds for remediation of hazardous substances at the Spartans' Square Shopping Center Redevelopment Site. These funds will be used to conduct remediation of contaminated soil containing elevated levels of dry cleaning solvents; monitor air during remediation; reporting of remediation activities; participate in the Illinois EPA's (IEPA) Voluntary Site Remediation Program (SRP); and conduct community outreach activities.

What are the Site Activities that will occur and have been done?

Non-Grant Activities

The following non-grant site investigation and reporting activities must be completed prior to commencing site remediation work under the USEPA Cleanup Grant:

- Perform an Active Soil Gas Survey (SGS) at the site (which V3 completed in February 2013 in accordance with the Work Plan approved by the Illinois EPA). This work was needed to determine whether indoor inhalation issues need to be addressed in the site cleanup and redevelopment plans. Results of the SGS were very good – there were no vapor inhalation exceedances compared to Illinois EPA soil gas cleanup standards. This suggests that the need for costly vapor barriers and sub-slab venting systems may be nominal, depending on IEPA's review / response to the data.
- Determine site-specific cleanup objectives for the Remediation Site using Tier 2 fate and transport modeling, and prepare the Remedial Objectives Report and Remedial Action Plan (ROR / RAP) for IEPA review. These can be completed now that we have results from the SGS.

USEPA Cleanup Grant Activities

The following grant-related activities are in process and must be completed prior to commencing site remediation work under the USEPA Cleanup Grant:

- Finalize the Draft Analysis of Brownfield Cleanup Alternatives (ABCA) document, based on results from the SGS. Upon completion, the Draft ABCA will be submitted to USEPA for review, to be followed by a 30-day public review period.
- Prepare remediation plans and specifications for the publically bid Request for Proposal (RFP). V3 will assist the Village with bid advertising, acceptance & evaluation of contractor bids, and selection of remediation contractor for project award.
- Mobilization and implementation of site remediation work will commence upon receipt of IEPA's approval of various reports, which is expected mid-Summer 2013.

General Chemical Information

Volatile Organic Compounds (VOCs) in soil and groundwater: VOCs are commonly found in degreasing solvents and petroleum products (e.g., oil, gasoline, diesel fuel). VOCs have a high vapor pressure and low water solubility. VOCs pose a hazard to Site personnel if materials containing high concentrations of VOCs are inhaled or ingested.

Metals in groundwater: Metals occur naturally in soil and groundwater. However, elevated concentrations of metals due to industrial-commercial processes can pose a hazard to Site personnel if soil or dust particles containing metals are inhaled or ingested. However, Site conditions indicate elevated concentrations in groundwater, which can pose a hazard to Site personnel if ingested.

Polynuclear Aromatic Hydrocarbons (PAHs) in groundwater: PAHs are fused ring organic compounds found in petroleum products, asphalt, vehicle emissions and natural processes. PAHs are also generated from the burning of trash, wood, rubber and other material. Surface soils in urban areas commonly contain PAHs in fill soils. The low volatility and high molecular weight of PAHs cause them to be primarily dermal hazards if contaminated soils or liquids are contacted. They may also be inhalation hazards if contaminated soils or dust are present. However, Site conditions indicate elevated concentrations in groundwater, which can pose a hazard to Site personnel if ingested.

Site Personnel will secure the Site, use respiratory protection (as needed), dust control measures, and implement decontamination and proper health and safety procedures, to minimize the potential exposure of Site Personnel and the general public to impacted materials. Site work will be conducted pursuant to applicable OSHA requirements.

Has the Community water supply been affected by site operations?

There is no evidence that Site operations and environmental impacts have affected water supply wells. Results of the water well survey indicated that the Community Wells are located greater than 1000 feet away and hydraulically up-gradient from the Site. Water in the area of the Site generally flows to the east and the public wells are located to the northwest of the Site.

Where Can I keep updated on clean-up activities and find additional information?

The Village of Romeoville has an Administrative Record of site documents available for public review that is on file at the Village Hall, in the Village Clerk's Office. In addition, the information is available on the Village's Website at www.romeoville.org.

The Administrative Record includes the following documents:

- *Community Relations Plan*, Spartans' Square Shopping Center, Romeoville, IL, Village of Romeoville, Updated March 2013
- *IEPA review letter of CSI/ROR*, Spartans' Square Shopping Center, Romeoville, IL, Illinois Environmental Protection Agency, February 18, 2011.
- *Comprehensive Site Investigation and Remediation Objectives Report (CSI/ROR)*, Spartans' Square Shopping Center, SWC Illinois Route 53 and Alexander Circle, (3-23 Terrace Lane, 615-625 Access Drive), Romeoville, IL, V3 Companies, May 21, 2010.
- *Passive Soil-Gas Survey*, Dry Cleaner, Romeoville, IL, Beacon Environmental Services, Inc. August 27, 2008. Included in Appendix of CSI/RO Report above.
- *Phase II Environmental Site Assessment*, Spartans Square Shopping Center, SWC Illinois Rte 53 (Independence Boulevard) and Phelps Avenue, Romeoville, IL, V3 Companies of Illinois, LTD, February 6, 2008. Included in Appendix of CSI/RO Report above.
- *Phase I Environmental Site Assessment*, Spartans' Square Shopping Center, SWC Illinois Route 53 (Independence Blvd.) and Phelps Avenue, Romeoville, IL, V3 Companies, February 13, 2008. Included in Appendix of CSI/RO Report above.

In addition to site documents, the following Illinois EPA informational on-line documents are available:

Making Contaminated Properties Safe (IEPA)

<http://www.epa.state.il.us/land/brownfields/cleanup/taco-brochure.html>

Tiered Approach to Corrective Action Fact Sheets (IEPA)

<http://www.epa.state.il.us/land/taco/fact-sheet.html>

What is the schedule for the clean-up?

- April 2013 - Provide copy of Remedial Action Plan to USEPA
- May 2013 - Prepare plans and specs for bids for remediation contractors and subcontractors and Advertise for bid and obtain bids
- June 2013 - Award contract to remediation contractor
- June/July 2013 – Commence clean-up activities

Will the Public be informed once these activities have been completed?

Yes, the website will continuously be updated with this information. In addition a second fact sheet will be generated.

A Remedial Action Completion Report will be written after completion of the remedial activities, which will be provided to the EPA for review.

If I have questions regarding the site or remediation activities, who is the contact?:

Site Owner

Village of Romeoville
Dawn Caldwell
815-886-0279
dcaldwell@romeoville.org

Consultant

V3 Companies
Rachael Berthiaume, PE / Craig McCammack, PG
630-729-6562 (Rachael) / 630-729-6554 (Craig)
rberthiaume@v3co.com / cmccammack@v3co.com

U.S. EPA

Jan Pels
Brownfields Grant Project Manager
Phone: (312) 886-3009
Pels.Jan@epamail.epa.gov

Illinois EPA

Todd Gross, Site Remediation Program Project Manager
Illinois Environmental Protection Agency, Bureau of Land
Division of Remediation Management, Remedial Project Management Section
Phone: (217) 524-4862
Email: Todd.Gross@illinois.gov

SPARTANS' SQUARE SHOPPING CENTER
SWC Illinois Route 53 and Alexander Circle
ADMINISTRATIVE RECORD
VILLAGE OF ROMEOVILLE, VILLAGE CLERK'S OFFICE

Reports

1. *Phase I Environmental Site Assessment*, Spartans' Square Shopping Center, SWC Illinois Route 53 (Independence Blvd.) and Phelps Avenue, Romeoville, IL, V3 Companies, February 13, 2008. Included in Appendix of Report #4 below.
2. *Phase II Environmental Site Assessment*, Spartans Square Shopping Center, SWC Illinois Rte 53 (Independence Boulevard) and Phelps Avenue, Romeoville, IL, V3 Companies of Illinois, LTD, February 6, 2008. Included in Appendix of Report #4 below.
3. *Passive Soil-Gas Survey*, Dry Cleaner, Romeoville, IL, Beacon Environmental Services, Inc. August 27, 2008. Included in Appendix of Report #4 below.
4. *Comprehensive Site Investigation and Remediation Objectives Report (CSI/ROR)*, Spartans' Square Shopping Center, SWC Illinois Route 53 and Alexander Circle, (3-23 Terrace Lane, 615-625 Access Drive), Romeoville, IL, V3 Companies, May 21, 2010.
5. *IEPA review letter of CSI/ROR*, Spartans' Square Shopping Center, Romeoville, IL, Illinois Environmental Protection Agency, February 18, 2011.
6. *Community Relations Plan*, Spartans' Square Shopping Center, Romeoville, IL, Village of Romeoville, Updated March 2013.
7. *Fact Sheet No. 1-April 2013*, Spartans' Square Shopping Center, Romeoville, IL, Village of Romeoville, April 2013.
8. *Response to February 18, 2011 review letter of CSI/ROR and Supplemental Comprehensive Site Investigation, Remediation Objectives Report and Remedial Action Plan*, Spartans' Square Shopping Center, Romeoville, IL, V3 Companies, June 21, 2013.
9. *Amendment 1 to Supplemental Comprehensive Site Investigation, Remediation Objectives Report and Remedial Action Plan*, Spartans' Square Shopping Center, Romeoville, IL, V3 Companies, August 1, 2013.
10. *IEPA review letter of Response to comments letter dated June 21, 2013 and Supplemental Comprehensive Site Investigation*,

Remediation Objectives Report and Remedial Action Plan, Spartans' Square Shopping Center, Romeoville, IL, Illinois Environmental Protection Agency, August 14, 2013.

11. *Analysis of Brownfields Cleanup Alternatives, Spartans' Square Shopping Center, Romeoville, IL, V3 Companies, August 26, 2013*

Regulation References

- Title 35, IAC Part 740: Site Remediation Program (SRP), <http://www.ipcb.state.il.us/documents/dsweb/Get/Document-33436/>
- Title 35, IAC Part 742: Tiered Approach To Corrective Action Objectives (TACO), <http://www.ipcb.state.il.us/documents/dsweb/Get/Document-38408/>