



Village of Romeoville
Administration Department

1050 W. Romeo Road
Romeoville, IL 60446
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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: 9

Date Submitted: January 31, 2013, revised 9/30/14

Federal Fiscal Quarters: October 1, 2013 – December 31, 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 December 31, 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 were *non-grant* related activities (paid by the Village) that had to occur prior to remediation, which included 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 had to occur prior to finalizing the ABCA and creating the bid specs. The soil gas sampling plan was conditionally 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. The ABCA was provided for USEPA review in August, with a 30-day public review period from September 3 to October 2, 2013.

The bid for the remediation contractor was completed September 16, 2013 and published for bid requests. The bids were reviewed and evaluated at the end of September 2013. The Village Board approved the remediation contractor on October 9, 2013. At a Village Public Workshop on Oct. 16, 2013, an update on the remediation was also discussed. Negotiations occurred between remediation contractor (Redox Tech, LLC) and Village to finalize contract. Meetings between

the Village, environmental contractor, remediation contractor and construction manager also occurred to prepare for remediation.

Reasons for changes in schedule: There were active leases on the building in 2012/2013 and the Village 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 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 2013 and the east half was just completed in June 2013.

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 September.

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	100% August 2013
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-October 2013
d. Prepare plans and specs for bids for remediation contractors and subcontractors.	Bid documents	02/2012	100%, July-September 2013
e. Advertise for bid and obtain bids for contractors.	Advertisement and document list of contractors	01/2012	100%, Sept. 2013
f. Award contract to remediation contractor.	Documentation of award	02/2012	100%, October 2013

Task 1, 9th Quarter Deliverables and Activities:

1. Discussed remediation planning status and next steps
2. Completed remediation bid spec documents, published for bid requests
3. Bid award determination at Village Board Meeting – Oct.
4. Negotiated contract between remediation contractor and Village

- Discussed site conditions and plans for soil backfill with construction general contractor, along with remediation sequencing and space needs.

Task 1, 10th Quarter Anticipated Deliverables and Activities:

- No anticipated activities

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. IEPA approved the RAP on 08/14/13.

Reason for changes in schedule: Site building was not completely demolished until June 2013. Remediation is to occur after building demolition and report approvals (IEPA approval of RAP, Public Review and USEPA approval of ABCA). The western portion of the building was demolished in January 2013.

Field preparation began in November and December 2013. Field layout and soil overburden occurred Dec. 3 and 5. Field work with the remediation contractor occurred Dec. 9-11, 2013. The in-situ treatment will interact with the affected soils, and verification samples will occur in early February 2014.

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	Dec. 2013
b. Conduct field oversight, verification sampling, management and air monitoring during remediation	Laboratory results and photo documentation	04/2012	Dec. 2013 – February 2014

Task 2, 9th Quarter Deliverables and Activities:

- Staked out general remediation area in the field so surrounding construction activities do not disturb area prior to remediation.
- Removed soil overburden to prepare for in-situ treatment within affected soils.
- Remediation contractor obtained soil sample in area to be treated, so to determine site-specific treatment and material needs.
- Mobilized and performed in-situ treatment of soils
- Conducted field oversight

Task 2, 10th Quarter Anticipated Deliverables and Activities:

6. Collect soil samples for any site import fill to prove TACO Tier 1 clean
7. Collect verification samples
8. Determine if remediation goals are met
9. Propose engineered barriers, as needed, based on sample results

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, collection and evaluation of verification samples.

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	Feb.-March 2014

Task 3, 9th Quarter Deliverables and Activities:

1. No deliverables or activities

Task 3, 10th Quarter Anticipated Deliverables and Activities:

1. Prepare RACR

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.	60%
c. Financial Reports	Financial Reports and DBE/MBE/WBE forms	Annually in October	50%, Semi-annually by October 31 and April 30
d. Update Property Profile Forms	Online updates of PPFs using ACRES	Quarterly	30%

Task 4, 9th 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 general contractor with remediation activities.
6. Annual Federal Financial Report
7. Semi-annual DBE/MBE/WBE reporting

Task 4, 10th 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, 9th Quarter Deliverables and Activities:

1. No deliverables or activities

Task 5, 10th 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 the site 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 last updated August 26, 2013. A final Community Relations Plan is on file for public review. A fact sheet has also been created by the Village 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.

A Notice of Public Review Period was posted on the webpage in Aug/Sept. 2013 and in the local newspaper for review of the ABCA. The 30-day public review period was from Sept. 3 to Oct. 2, 2013. There were no public comments to the ABCA.

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 – Oct. 2013
c. Administrative Record	List of available public documents and files	12/2011	Updated Aug.26, 2013
c. Village meetings	Meeting Agendas and meeting minutes	On-going monthly through site closure	55%

Task 6, 9th 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. Complete 30-day Public Review period

Task 6, 10th 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

Attachments

- Budget Status
- Grant Match Budget Status
- Village Public Workshop – Project Update Oct. 16, 2013
- Daily Herald Article – Oct. 28, 2013

Budget: Hazardous Cleanup (\$200,000 grant, \$40,000 cost-share) 9th 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	\$1,570.68	\$40,423.34	\$41,994.02	\$0.98	\$92,095.00	\$15,042.49	\$3,019.89	\$18,062.38	\$74,032.62	\$25,700.00	\$0.00	\$0.00	\$0.00	\$25,700.00
Contractual (grant match)	\$20,626.00	\$0.00	\$20,625.99	\$20,625.99	\$0.01	\$8,024.00	\$0.00	\$1,380.50	\$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	\$1,570.68	\$61,049.33	\$62,620.01	\$0.99	\$103,619.00	\$15,042.49	\$4,400.39	\$19,442.88	\$84,176.12	\$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	\$720.18	\$2,334.68	\$3,054.86	\$1,545.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,300.00	\$176.33	\$1,667.81	\$1,844.14	\$455.86
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	\$42.25	\$42.25	\$407.75
Contractual	\$28,800.00	\$1,640.00	\$21,887.36	\$23,527.36	\$5,272.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,410.00	\$33.75	\$2,376.25	\$2,410.00	\$0.00
Contractual (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	\$2,360.18	\$24,222.04	\$26,582.22	\$7,117.78	\$9,000.00	\$0.00	\$0.00	\$0.00	\$9,000.00	\$5,160.00	\$210.08	\$4,086.31	\$4,296.39	\$863.61

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	\$0.00	\$20,625.99	\$20,625.99	\$0.01
2: Mobilization & Remediation Implementation	\$11,524.00	\$0.00	\$1,380.50	\$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	\$720.18	\$2,334.68	\$3,054.86	\$1,845.14
Task 5: SRP Oversight	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Task 6: Community Outreach	\$2,750.00	\$176.33	\$1,710.06	\$1,886.39	\$863.61
Cost Share Totals	\$40,000.00	\$896.51	\$26,051.23	\$26,947.74	\$13,052.26
Calculation for Cost Share provided separately for Personnel and Non-Grant items					

Cost share is labor spent on remediation bid, Village Workshop, project/grant management, grant financial form, and website update.

Total (Grant + Cost Share)

	Amount Budgeted	Current Quarter Expenses	Previous Expenses	Total Expenses	Total Remaining
Personnel	\$7,100.00	\$896.51	\$4,002.49	\$4,899.00	\$2,201.00
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	\$42.25	\$42.25	\$4,207.75
Contractual	\$191,000.00	\$18,286.92	\$67,706.84	\$95,993.76	\$105,006.24
Contractual (grant match)	\$28,650.00	\$0.00	\$22,006.49	\$22,006.49	\$6,643.51
SRP fees	\$9,000.00	\$0.00	\$0.00	\$0.00	\$9,000.00
Total	\$240,000.00	\$19,183.43	\$93,758.07	\$112,941.50	\$127,058.50

Village of Romeoville USEPA CLEANUP GRANT HAZARDOUS MATERIALS (07292CU2011.HAZ)				Sept. 29, 2013 - Oct. 26, 2013			Oct 27, 2013 - Nov. 30, 2013			Dec. 1, 2013 - Dec. 28 2013			9th 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	\$0.98	\$40,423.34	\$1,517.74	\$41,941.08	\$41,941.08	\$0.00	\$41,941.08	\$41,941.08	\$52.94	\$41,994.02	\$1,570.68
	Pre-Remediation Planning	N01A	\$18,800.00	\$4.73	\$18,724.59	\$17.74	\$18,742.33	\$18,742.33	\$0.00	\$18,742.33	\$18,742.33	\$52.94	\$18,795.27	\$70.68
	Bid Specs and Contracts	N01B	\$16,415.00	-\$1.25	\$15,222.50	\$1,193.75	\$16,416.25	\$16,416.25	\$0.00	\$16,416.25	\$16,416.25	\$0.00	\$16,416.25	\$1,193.75
	ABCA & Health & Safety Plan	N01C	\$6,780.00	-\$2.50	\$6,476.25	\$306.25	\$6,782.50	\$6,782.50	\$0.00	\$6,782.50	\$6,782.50	\$0.00	\$6,782.50	\$306.25
2	MOBILIZATION & REMEDIATION IMPLEMENTATION		\$92,095.00	\$74,032.62	\$3,019.89	\$1,787.50	\$4,807.39	\$4,807.39	\$3,991.60	\$8,798.99	\$8,798.99	\$9,263.39	\$18,062.38	\$15,042.49
	Remediation Field Activities	N02A	\$34,990.00	\$18,181.01	\$3,019.89	\$1,787.50	\$4,807.39	\$4,807.39	\$3,991.60	\$8,798.99	\$8,798.99	\$8,010.00	\$16,808.99	\$13,789.10
	Equipment - Field	N00B	\$1,945.00	\$739.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,205.95	\$1,205.95	\$1,205.95
	Direct Expenses	N00C	\$160.00	\$112.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$47.44	\$47.44	\$47.44
	Contractor Remediation & Laboratory Analysis	N00D	\$55,000.00	\$55,000.00	\$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	\$5,272.64	\$21,887.36	\$1,640.00	\$23,527.36	\$23,527.36	\$0.00	\$23,527.36	\$23,527.36	\$0.00	\$23,527.36	\$1,640.00
	Program Management	N04A	\$28,800.00	\$5,272.64	\$21,887.36	\$1,640.00	\$23,527.36	\$23,527.36	\$0.00	\$23,527.36	\$23,527.36	\$0.00	\$23,527.36	\$1,640.00
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	\$0.00	\$2,376.25	\$33.75	\$2,410.00	\$2,410.00	\$0.00	\$2,410.00	\$2,410.00	\$0.00	\$2,410.00	\$33.75
	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	\$0.00	\$1,376.25	\$33.75	\$1,410.00	\$1,410.00	\$0.00	\$1,410.00	\$1,410.00	\$0.00	\$1,410.00	\$33.75
% TO DATE														
	WBE Percentage (12% goal)													
	MBE Percentage (5% goal)		0.00%											
TOTALS			\$200,000.00	\$114,006.24	\$67,706.84	\$4,978.99	\$72,685.83	\$72,685.83	\$3,991.60	\$76,677.43	\$76,677.43	\$9,316.33	\$85,993.76	\$18,286.92
			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	Pre-remediation Activities	Project & Grant Management						
Personnel	\$0	\$768	\$1,264	\$536	\$41	\$430	\$183	\$435	-	\$69	\$0	-	\$110	\$41	-	\$41
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	\$41
TOTAL TO DATE	\$768		\$2,568		\$3,040		\$3,658		\$8,002			\$8,635			\$24,290	

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	Community Involvement	Project & Grant Management	Pre-remediation Activities	Community Involvement	Project & Grant Management	Community Involvement	Project & Grant Management		
Personnel	\$0	\$83	-	\$176	\$720	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,899	
Travel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Supplies/Equipment	\$42	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42	
Non-grant contractual	\$0	\$0	\$1,636	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,006	
QUARTER TOTAL	\$42	\$83	\$1,636	\$176	\$720	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
TOTAL TO DATE	\$26,051			\$26,948			\$26,948		\$26,948		\$26,948			\$26,948		\$26,948

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

Village of Romeoville Work Session – Project Update

Background

In 2011, the Village was awarded a \$200,000 USEPA Brownfields Cleanup Grant for the former Spartans' Square Shopping Center Redevelopment Site. The Grant is being used to remediate soil and groundwater where a former dry cleaning facility was located. The Village hired V3 Companies to manage the cleanup work, and also to perform and manage the different tasks required to maintain compliance with the terms of the cleanup grant.

Task 1: Pre-Remediation Activities

This task included the following items:

- Preparing documents to meet USEPA grant requirements, including the Alternative Brownfield Cleanup Analysis report (which was approved by USEPA and recently presented to the public for a 30-day comment period), and a Site Health and Safety Plan
- Preparation of the Remediation Specifications to guide the cleanup work, and a Remediation Bid Package for qualified contractors
- Bid evaluation and selection of the cleanup contractor, which was approved by the Village on October 9 (Redox Tech, LLC)
- Contract negotiations between the Village and the cleanup contractor, and
- Pre-remediation planning between the Village, the General Contractor for the redevelopment site and V3.

In addition, there were several *non-grant* related activities (paid for by the Village) that had to be completed prior to the USEPA authorizing use of the cleanup grant funds for site cleanup. The non-grant activities included the following:

- Subsurface investigations and reports designed to meet Illinois EPA requirements for obtaining a No Further Remediation (NFR) letter for the remediation site, and
- Preparation of a Remedial Action Plan (RAP), including Illinois EPA approval of the RAP. This was the final critical item required to obtain USEPA authorization to access the cleanup funds.

The cleanup plan calls for using a small backhoe to mix contaminated soils in the ground with a chemical reagent, which will destroy most of the contaminants in the soil and groundwater. Any remaining low-level contamination can be managed in place by placing a barrier over the area to remove the risk of public exposure. Suitable barriers include paving, sidewalks and the like. This requirement will be included in the NFR letter, but this restriction will not hamper redevelopment of the site.

Task 2: Mobilization and Remediation Implementation

Once contract negotiations between the Village and cleanup contractor are completed (within the next 2 weeks), V3 and the contractor will prepare to enter the field and perform the cleanup work. Cleanup activities will include the following items:

- Mobilization of field personnel, equipment and to the site
- Chemical treatment / soil mixing
- A waiting period to allow the chemical reagent to work, and
- Collecting verification soil samples and laboratory testing to confirm that the cleanup objectives have been met.

We anticipate the remediation schedule will require a total of about 6 weeks, (from mobilization, field treatment, waiting period through the evaluation of laboratory results).

Post-Remediation Activities

Once the cleanup is completed, a remediation closure report requesting an NFR letter will be completed and submitted to the Illinois EPA for review and approval.

Grant Funding

All \$200,000 USEPA Cleanup Grants come with a stipulation that the recipient will provide matching funds at an amount equal to 20% of the grant, or \$40,000 in this case. Allowable items and in-kind services that the Village can use to fulfill the match requirement include:

- Hours spent by Village management and staff for project planning, coordinating with the General Contractor and preparation of Illinois EPA and USEPA-required documentation.

- Use of Village staff and equipment to aid in the remediation project (such as using HCI's operator and excavator to move site soils for us).
- Pre-remediation items and work products, such as the reports and RAP prepared by V3, which were required before the grant funds could be used.

Based on our tracking of allowable matching items, the Village has already met their matching fund requirement under the Cleanup Grant.

All pertinent reports and documents, including a site FACT SHEET, are kept in the Administrative Record, located in the Village Clerk's Office at Village Hall.

[heraldnews](#)

Cleanup of Spartan Square plaza in Romeoville moving along

BY BROCK A. STEIN

Correspondent

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Romeoville's vision of building a mixed-use community and events center to anchor a revival of the village's east side is moving closer to reality.

The cleanup of Spartan Square plaza, where a Jewel-Osco was razed earlier this year, should soon be moving into its final phase, according to an update village trustees received at last week's board meeting.

The village inked a deal for the cleanup of the 9.5-acre site at Route 53 and Phelps Avenue in February 2012. Craig McCammak, a representative of V3, an engineering, development and municipal consulting company, said that much of the work thus far, including testing the soil, has involved meeting U.S. Environmental Protection Agency guidelines.

With those steps coming to a close, McCammak said the actual site cleanup work will begin soon and is expected to take about six weeks.

The process will involve removing soil contaminated by chemicals from a former dry cleaning business at the site, and mixing the material with an agent that will neutralize its harmful properties. A buffer area that could include pavement, sidewalks and landscaping also will be added.

As part of the process, treated soil will have to be tested to determine whether it meets EPA standards, McCammak said. An existing ordinance already bans the use of groundwater from the area.

The village secured \$200,000 of EPA grant funding for the project and is matching part of it with \$40,000 that can be contributed in the form of work performed by village staff.

The village bought the Spartan Square site in 2008 and began the remediation process in August of that year, Mayor John Noak said.

"It's been several years of preparing for a few weeks of work," he said.

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