

**United States Environmental Protection Agency
Brownfield Cleanup Grant Work Plan
Cleanup Grant Cooperative Agreement**

Grant Recipient: Cuyahoga County Land Reutilization Corporation
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Project Period: October 1, 2023, to September 30, 2027

This project supports Goal 3: Cleaning up Communities and Advancing Sustainable Development and Objective 1: Promote Sustainable and Livable Communities. Specifically, the CCLRC will conduct remediation activities in order to redevelop the site for a 60-unit apartment building. Project period is three years.

CFDA: 66.818

CERCLA Authority: 104(k)(3)

Appropriation E4

DCN: QEX

Budget: FY 23

Budget Org: 0500AG7

Object Class: 4114

Program Results Code (PRC): 000D79X89

1.0 Introduction

The Cuyahoga County Land Reutilization Corporation applied for and was selected to receive funding under the US EPA FY 2023 Brownfield Cleanup Grant totaling \$500,000 to address contamination at the Euclid-Woodlawn Redevelopment Site.

2.0 Project Overview

The 0.82-acre site is located at the intersection of Euclid Avenue and Woodlawn Avenue in East Cleveland, Ohio, at the gateway to a low-income census tract and the city's targeted area for redevelopment. Through environmental assessments conducted with the assistance of EPA grants past uses were identified to include commercial printing

operations in the 1930s and 1970s, dry cleaning from at least 1935, an auto repair garage, a gasoline station from 1967 to 1973, and auto sales from 1974 to 2021. The assessments revealed the presence of trichloroethylene (TCE) in soil, groundwater, and soil gas vapor at concentrations exceeding state cleanup standards with a potential for off-site migration. Previous assessments of the Site have delineated the area requiring remediation. CCLRC has prepared the Site for these next steps through demolition of the former structures and removal of one underground storage tank. The project site is at the gateway to Phase 1 of a comprehensive redevelopment of this neighborhood in East Cleveland. It is slated for the construction of a new 60-unit apartment building that has generated significant private developer interest contingent on successful remediation.

3.0 Management and Coordination

The Cuyahoga County Land Reutilization Corporation will oversee and administer the USEPA Cleanup Grant. The following provides additional details on the responsibilities for portions of the management team that will function under Karla Auker, U.S. EPA Project Manager.

Ricardo León, Chief Operating Officer, CCLRC

Mr León is the Chief Operating Officer for the CCLRC. He manages the strategic and daily programmatic operations of the Land Bank. He earned a Bachelor of Arts in Economics from Baldwin Wallace University and a Master of Science in Urban Studies with a concentration in Economic Development from the Maxine Goodman Levin College of Urban Affairs at Cleveland State University. Ricardo's career has spanned the startup, corporate, and consulting industries prior to joining the nonprofit sector. He extends his leadership and community focus outside of the office through his participation in various foundations and boards in Northeast Ohio.

Douglas Sawyer, Assistant General Counsel, CCLRC

Mr. Sawyer is the Assistant General Counsel for the CCLRC. He manages the day-to-day legal affairs of the Land Bank and provides legal counsel to Land Bank management and staff. Doug graduated with dual degrees from Cleveland State University by simultaneously earning a Master of Arts in Environmental Studies at the Maxine Levin College of Urban Affairs and a law degree at Cleveland-Marshall College of Law.

Kimberly Steigerwald, Project Manager, CCLRC

Mrs. Steigerwald is the Acquisitions Manager for the CCLRC. She will be responsible for the day-to-day management of the Brownfield Cleanup Grant. She will communicate with Ms. Auker on scheduling, funding, and budget matters for each task. She will collaborate with the environmental consultants on procuring remediation contractors. Ms. Steigerwald will also prepare all financial status reports and DBE reports for submittal to U.S. EPA.

4.0 Tasks

The Project Site has been underutilized for over a decade in part due to the historical use and the presence of hazardous substances in soil, groundwater, and soil vapor in an area measuring approximately 14,000 square feet. Prior to cleanup, CCLRC will follow Federal Procurement Regulations to prepare and issue a Request for Proposals in order to procure an environmental consultant to assist with the management and oversight of the cleanup. This first task will occur prior to October 1, 2023. Administrative hours on this task will not be charged for this grant. We anticipate a consultant will be hired by the Project Start Date of October 1, 2023.

The cleanup plan includes limited soil removal in areas of planned building foundations, in-situ treatment of groundwater and soil in the saturated zone, and installation of a sub-slab depressurization system during construction of the future multi-family residential building, with VAP No Further Action submitted along with a request for a Covenant Not to Sue (CNS) from the Ohio EPA once applicable VAP standards are achieved ensuring that the cleanup meets standards for residential reuse and off-property migration of contaminants are mitigated. This plan is the most effective and economic method to achieve remediation goals for residential reuse. This remedy is appropriate because it will reduce human exposure to onsite contamination. The selected alternative will reduce human exposure to hazardous substances by removing the source and eliminating the exposure pathways. The cleanup project associated with this selected alternative is estimated to cost \$500,000. The site will enter into the Voluntary Action Program with the Ohio EPA and will have an approved Soil Management Plan (SMP) and a Health and Safety Plan to ensure that all remediation activities are performed with strict adherence to the health and safety of the public and the environment.

Major tasks within the grant- funded program include:

1. Prepare Request for Proposals for Environmental Consultant
2. Soil Excavation and Disposal
3. Groundwater Treatment
4. Sub-Slab Depressurization Installation
5. VAP NFA Submittal and Request for CNS

These tasks are described below:

Task 1 – Prepare Request for Proposals for Environmental Consultant

- i. Prepare RFP and advertise to all Certified Professional Environmental Consultants in Ohio.
- ii. Review RFPs and select based on qualifications and pricing.

Task 2 – Soil Excavation and Disposal (Contractual and Construction)

- i. Project Implementation: A properly procured Remediation Contractor will perform removal and disposal of impacted soils in the area of planned building foundation; conduct waste characterization; and backfill of clean fill.
- ii. Anticipated Project Schedule: Year 1 of the grant (quarter 3 & 4 of grant).
- iii. Task/Activity Lead(s): Remediation Contractor, under the oversight of CCLRC and the Qualified Environmental Professional.
- iv. Output(s): estimated 200 tons of soil removed and disposed; clean fill emplaced; Removal of health risk for construction excavation workers and safe redevelopment of the site.

Task 3 – Groundwater Treatment (Contractual and Construction)

- i. Project Implementation: A properly procured Remediation Contractor will perform in-situ chemical oxidation treatment of groundwater and soil in the saturated zone and conduct confirmation sampling.
- ii. Anticipated Project Schedule: Year 1 of the grant (quarter 4 & 5 of the grant).
- iii. Task/Activity Lead(s): Remediation Contractor, under the oversight of CCLRC and the Qualified Environmental Professional.
- iv. Output(s): groundwater treatment for an area measuring approx. 14,000 square feet to depths of 16 feet for mitigation of health risk associated with vapor intrusion to indoor air to residential receptors and mitigation of off-property migration of TCE.

Task 4 – Sub-Slab Depressurization Installation (Contractual and Construction)

- i. Project Implementation: A properly procured Remediation Contractor will install a sub-slab depressurization system during construction of the planned building and conduct confirmation testing of the negative pressure field.
- ii. Anticipated Project Schedule: Year 2 of the grant (quarter 5 & 6 of the grant).
- iii. Task/Activity Lead(s): Remediation Contractor, under the oversight of CCLRC and the Qualified Environmental Professional.
- iv. Output(s): Mitigation of vapor to indoor air for residential land use.

Task 5 – VAP NFA Submittal and Request for CNS (Contractual)

- i. Project Implementation: CCLRC will procure a Certified Professional to conduct VAP reporting requirement, HASP and Remedial Action Report; and prepare submittal of an NFA with a request for a CNS from the State of Ohio.
- ii. Anticipated Project Schedule: Years 2 and 3 of the grant (quarter 6 through 10 of the grant).
- iii. Task/Activity Lead(s): Qualified Environmental Professional / Certified Professional, under the oversight of the CCLRC.
- iv. Output(s): final ABCA; Completion Reports, NFA Submittal, Request for CNS.

5.0 Schedule

Task	Activity	Scheduled Start	Scheduled Completion
1	Prepare Request for Proposals for Environmental Consultant	August 1, 2023	October 1, 2023
	Prepare RFP and advertise	August 1, 2023	August 31, 2023
	Review Proposals and retain contractor	September 7, 2023	October 1, 2023
2	Soil Excavation and Disposal		
	Procure Remediation Contractor	October 1, 2023	December 1, 2023
	Removal and Disposal of Impacted Soils	May 1, 2024	September 1, 2024
3	Groundwater Treatment		
	Procure Remediation Contractor	July 1, 2024	August 1, 2024
	Treat groundwater and soil in area and continue sampling	September 1, 2024	January 1, 2025
4	Sub-Slab Depressurization Installation		
	Procure Remediation Contractor	January 1, 2025	March 1, 2025
	Install sub-slab system during construction of building	May 1, 2025	October 1, 2025
5	VAP NFA Submittal and Request for CNS	October 1, 2025	September 1, 2026

6.0 Budget

The table below shows the budget for the project including a description of how costs for each task were developed per budget category. CCLRC will cover any indirect and administrative costs. Cost estimates were developed based on the initial bids from contractors. All costs are for hazardous substance cleanup.

Budget Categories		Task 1: Prepare Request for Proposals for Environmental Consultant	Task 2: Soil Excavation and Disposal	Task 3: Groundwater Treatment	Task 4: Sub-Slab Depressurization System	Task 5: VAP NFA and CNS	Total
Direct Costs	Personnel						
	Fringe benefits						
	Travel						
	Equipment						
	Supplies						
	Contractual		\$15,000	\$15,000	\$20,000	\$25,000	\$75,000
	Construction		\$75,000	\$150,000	\$200,000	\$0	\$425,000
Total Direct Costs			\$90,000	\$165,000	\$220,000	\$25,000	\$500,000
Total Indirect Cost							
Total Federal Funding			\$90,000	\$165,000	\$220,000	\$25,000	\$500,000
Cost Share							
Total Budget		\$0	\$90,000	\$165,000	\$220,000	\$25,000	\$500,000

7.0 Environmental Results

1. Goal & Objective
 - The goal is to remediate the contaminated conditions of the site including soil removal, treatment of ground water and soil and installation of a sub-slab depressurization system during construction of a future multi-family residential building.

- The objective is to redevelop the site for a 60-unit apartment building to increase the real estate and income tax base of the City of East Cleveland.

2. The Outcome

- The environmental improvement is to utilize the Brownfield Cleanup Grant for the remediation and redevelopment of the site.

3. Commitments

- The CCLRC commits to Tasks 1 through 4 as outlined in the above workplan in order to meet our objective.

4. Outputs

- The commitments will result in the reuse of the site through the grant.

5. Grant Funding

- The EPA Brownfield Cleanup Grant provides funding for this program.