Brownfield Assessment Grant - Closeout Report

Grant Name: **City of Davenport, Iowa**
West Davenport Brownfields Assessment Project

Assistance ID No.: **BF-98765901-0**

Report Number: Closeout Report

Time Period: October 1, 2005 – January 31, 2009

Prepared by:

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2. Grant Program Progress and Activities:

This document is submitted as the Closeout Report for the brownfields assessment project in the City of Davenport, Iowa.

Activities for this grant included the following:

Cooperative Agreement Oversight:

- Worked with a local committee to finalize a Request for Proposals (RFP) for a Qualified Environmental Professional (QEP) to conduct assessment activities.

- A RFP was issued and sent to 50 vendors from environmental firms on June 7, 2007. City of Davenport Purchasing Department received and opened five proposals on Jun 29, 2007. A selection committee comprised of City staff from the Engineering Department, the Design Center and the Community and Economic Development Department and representatives from Scott County Planning and Development and the Bi-State Regional Committee was formed to review the proposals.

- The Selection Committee formed to review the RFP began the process of reviewing the proposal for a QAP. The committee selected three firms to interview. Interviews were completed on July 30, 2007. A formal evaluation of each firm was conducted and evaluation of responses was based on the following criteria: 1. General capacity to complete the foals, objectives and tasks outlined in this RFP. 2. Prior record, experience with similar projects and demonstration of "on-time/on budget" completion of those projects, including the ability to respond on short notice. 3. Demonstration of understanding and awareness of West Davenport Brownfields, and local availability of person to respond to issues and questions. 4. Specific examples of creative deals. 5. Ability of the consultant to work with other organizations. 6. Demonstrated success in obtaining access agreements. 7. Other unique qualities that provide the respondent with advantages over other respondents with respect to the Davenport project. Based on the Committee's review, the Stanley Consultants proposal was the most responsive to perform the services outlined in the RFP and was recommended to the City Council for consideration.

- City Council approved the selection of Stanley Consultants for the West Davenport EPA Brownfields Assessment project and the City and Stanley Consultants entered into a contract for the work.

- The City notified EPA Region 7 that it has adopted EPA's *Generic Quality Assurance Project Plan for the Superfund Site Assessment and Targeted Brownfields Assessment Programs* dated July 2007 to be used for the West Davenport EPA Brownfields Assessment Project.

- Stanley Consultants recommended properties to submit to EPA for Site Eligibility Determination.

- The following properties were determined to be eligible for EPA Brownfields Assessments:

520 S. Howell Street	2212 W. River Dr.	2350 W. River Dr.
1802 W. 1st Street	618 E. 4th St.	2358 W. River Dr.
130 E. 4th Street	604 E. 4th St.	2238 W. River Dr.
401 Brady St.	715 Federal	2304 W. River Dr.
421 Brady St.	118 E 4th St.	819 Credit Island Ln.
422 Brady St.	414 Perry St.	2313-24 W. River Dr.
425 Brady St.	2332 W. River Dr.	706 E. River Dr.
622 E 4th St.	758 Schmidt St.	
737 Charlotte St.	2260 W. River Dr.	
407 Brady St.	2334 W. River Dr.	

- The City met with EPA Region7 on August 5, 2008 and toured the Herzberg (520 S. Howell St.) and Zenith sites.

Community Involvement:

- The City hosted a public meeting on July 10, 2008 to update the community on progress and solicit citizen input on the sites the City is proposing to assess.

- The City produced a new Brownfields Brochure to assess with property owner enrollment in the City's Brownfields program.

Phase I ESAs:

- The City gained access to 10 properties for ESAs. Refer to Output Table below.

- Phase I ESAs were completed on 13 properties (4 from public ROW). Refer to Output Table below.

- Property profiles have been updated in ACRES to reflect current Phase I ESA Work.

Phase II ESAs:

- The City submitted and EPA approved four Sampling Plans (PSSAC or Site-Specific Addendums). Refer to Output Table below.

- The City completed four Phase II ESAs. Refer to Output Table below.

- Property profiles have been updated in ACRES to reflect current Phase II ESA Work.

General:
The City of Davenport submitted an application for additional EPA Brownfields assessment funds.
A comfort letter was received from IDNR as a result of the Phase II ESA at 1802 W. 1st Street.
The City received a letter from DNR accepting the results of the LRP Site Assessment at 520 S. Howell.
Three properties were purchased for redevelopment during this grant:

1802 W 1st Street
401 Brady Street
200 E. 3rd Street

Outputs to Date:

Total	Output
10	**Access Agreements Signed**
	1441 Rockingham Rd.
	520 S. Howell St.
	1802 W. 1st Street
	604 E. 4th Street
	737 Charlotte Ave.
	715 Federal St.
	407-411 Brady
	2238 W. River Dr.
	758 Schmidt Rd.
	401 Brady St.
13	**Phase I ESAs Completed**
	1441 Rockingham Rd.
	1802 W. 1st Street

	758 Schmidt Rd.
	604 4th St.
	422 Perry St. (Limited—From Public ROW)
	414 Perry St. (Limited—From Public ROW)
	118 E. 4th St. (Limited—From Public ROW)
	130 E. 4th St. (Limited—From Public ROW)
	401 Brady St.
	407-411 Brady St.
	715 Federal St.
	737 Charlotte Ave.
	2238 W. River Dr.
4	**Site Addendums (Sampling Plans) Submitted/Approved**
	1441 Rockingham Road
	520 S. Howell St. (2)
	1802 W 1st St.
4	**Phase II ESAs Completed**
	1441 Rockingham Road
	520 S. Howell Street (2)
	1802 W. 1st Street
1	**Properties Cleared for Redevelopment**
	1802 W. 1st St.
1	**Land Recycling Program (VCP) Assessments Completed**
	520 S. Howell Street
3	**Properties Transactions Completed**
	1802 W. 1st Street
	401 Brady
	200 E. 3rd St.

Budget Summary:

Summary of Expenses by Category (January 1, 2009 – January 31, 2009)

Budget Categories*	Budgeted Amount	Previously Expended	Expenses This Reporting Period	Total Cumulative Expenses
Personnel	0			
Fringe Benefits	0			
Travel/Project Management	$2,797.40	$2,797.40	$0	$2,797.40
Equipment	0			
Supplies	$0	$0	$0	$0
Contractual	$197,202.60	$141,654.34	$55,548.26	$197,202.60
Other				
Total Direct Charges				
Indirect Charges				
Total Cumulative Expenses	$200,000	$144,451.74	$55,548.26	$200,000.00

*In doing the final closeout accounting work, it was discovered that an assessment bill was inaccurately billed to the Travel/Project Management category. This reporting expense has been corrected with the appropriate amounts moved the Contractual category and the Travel/Project Management category has been updated to accurately reflect the amount used for three travel occurrences. Additionally, this freed up money that we thought had been previously expended. In order to best utilize the full funding award, we transferred the remaining $500 from the Supplies budget and $2,202.60 from Travel/Project Management to the Contractual Budget and were able to finish out some remaining Phase I ESA.