

Statement of Qualifications

Procurement and Implementation of Brownfields Grants and Initiatives

Prepared for the City of Manitowoc
by Stantec

January 20, 2023





Stantec Consulting Services Inc.
12080 Corporate Parkway, Suite 200
Mequon, WI 53092-2649

January 20, 2023

Adam Tegen
Director of Community Development
City of Manitowoc
900 Quay Street
Manitowoc, WI 54220
ategen@manitowoc.org

RE: Statement of Qualifications for City of Manitowoc 2023-2028, Procurement and Implementation of Brownfields Grants and Initiatives

Dear Review Committee:

At Stantec, we see cleanup and redevelopment of brownfield sites as an opportunity to transform blighted properties into assets that bring economic viability. This perspective, in conjunction with our deep bench of multi-disciplinary staff, is what drives our success. Stantec's unmatched ability to support the entire life cycle of a brownfield project, from grant preparation to assessment, cleanup, and redevelopment will serve as a tremendous benefit to the City of Manitowoc (City). We understand the Community Development Authority of the City of Manitowoc (CDA) often acquires brownfield properties for the purpose of blight elimination/redevelopment. To streamline this response, we are using the word "City" to be inclusive of all City departments and the CDA. Having developed a decade-long highly impactful brownfield redevelopment partnership with the City, we are uniquely aware of the challenges facing the community and are inspired by the proactive role the City is playing in transforming brownfields into community assets. We realize you are in search of a skilled, collaborative partner for: i) pursuing, writing, submitting and implementing grants to support investigation and cleanup activities on brownfield sites contaminated with hazardous substances and/or petroleum; ii) fulfilling administrative requirements related to awarded grants including, but not limited to, community outreach and report writing; iii) environmental and planning services required by secured funding including, but not limited to, environmental assessment and remedial planning; vi) project management services including, but not limited to, oversight of cleanup activities as well as monitoring and enforcement of institutional controls. So, how can the Stantec team help?

Stantec has significant experience performing brownfield assessments and cleanups in Wisconsin. We are unmatched experts in securing and implementing brownfield assessment and cleanup funding from the United States Environmental Protection Agency (USEPA), the Wisconsin Economic Development Corporation (WEDC), and the Wisconsin Department of Natural Resources (WDNR) brownfield programs. We are well versed in program expectations and will work diligently with the City to leverage various funding opportunities to transform blighted properties, such as the River Point District into vibrant uses. Our local/regional expertise includes close collaboration with USEPA, WDNR, local stakeholders, other consultants/environmental professionals, private developers, and the community while strategically completing work products under federal, state, and local funded assessment and cleanup grants.

Stantec brings a multi-disciplinary in-house team of experts to set the City up for long-term success. Unlike other consultants that focus only on assessment or cleanup, Stantec brings environmental scientists, community planners and outreach specialists, engineers, health and safety experts, landscape architects and architects, construction managers, as well as historical/cultural preservation experts. We will continue to leverage this expertise in Manitowoc to spur economic development, emphasize sustainability, increase the property tax base, and incorporate resiliency planning and design that revitalizes the surrounding area. We are also thoroughly experienced in performing assessment and cleanup in coordination with property redevelopment through use of multiple federal, state, and local grants while collaborating with public and private stakeholders.

We implement an exhaustive internal Project Management and Health and Safety program. Stantec has robust project management and health/safety programs that guide everything we do. This helps to meet the federal and state programmatic requirements and protects the public health and safety.

When it comes to securing and implementing grants, we are the experts. Over the past decade, Stantec has assisted with more than 480 USEPA Brownfield Grants totaling nearly \$200 million. We realize that brownfield redevelopment often requires layering funding from multiple federal/state/local agencies. Our broad experience in securing supplemental funding

is unparalleled. One of the biggest challenges in securing WEDC assessment funding is the required “match.” By continually securing and using USEPA Brownfield assessment grant funding for the match, Stantec has assisted the City in securing an additional four WEDC assessment grants totaling \$435,500 to support continuing work at the River Point District. The supplemental assessment funding was critical in securing a \$250,000 WEDC Brownfield cleanup grant to support the River North project; closing an Revolving Loan Fund (RLF) in 2021, securing a \$500,000 USEPA brownfield cleanup grant in 2022; and is the basis for the City’s recent \$500,000 cleanup grant application submitted in 2023. We anticipate similar high levels of leveraged funding during the performance of the projects in this proposal.

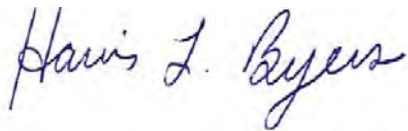
We are intimately familiar with the specific regulatory and programmatic requirements and how to effectively complete deliverables for brownfield grant projects. Stantec has a deep understanding of federal and state agency requirements and a strong working relationship with USEPA and WDNR. Our goal will be to leverage our existing knowledge of USEPA and Wisconsin brownfield and regulatory programs to maximize your existing funding, while exploring other sources as we have done with other regional sites in Brillion, Wausau, Green Bay, Sheboygan, and Menasha, Wisconsin.

A national leader in the brownfield industry. Staying on top of industry trends, mingling with clients and partners, and always striving to enhance our innovative funding and implementation strategies is a priority for Stantec. We have and continue to be a strong supporter of the National Brownfield Conference, including being a proud Silver Sponsor, exhibitor, and presenter.

We hope this submittal demonstrates our capabilities and desire to further our brownfield funding and implementation success in the City. If you have questions, please don’t hesitate to contact us.

Sincerely,

STANTEC CONSULTING INC.



Harris Byers, PhD
Senior Brownfields Project Manager
414-581-6476 | harris.byers@stantec.com



Whitney Cull, EIT
Assistant Project Manager
262-643-9166 | whitney.cull@stantec.com



Stu Gross, PG
Principal, Environmental Remediation
262-643-9159 | stu.gross@stantec.com

ON THE FRONT COVER:

The River North Apartment Project is the first non-industrial redevelopment project at the River Point District. The project leveraged a \$250,000 WEDC Cleanup grant and an estimated \$18,000,000 in private investment while constructing 87 apartment units.

Photograph by Whitney Cull, Stantec

Design with
community in mind

Table of Contents

Table of Contents	1
City Criteria	2
1. Business Organization	4
2. Management Outline	7
3. Project Approach	16
4. Experience and Capabilities	20
5. Cost	31
Appendix	34

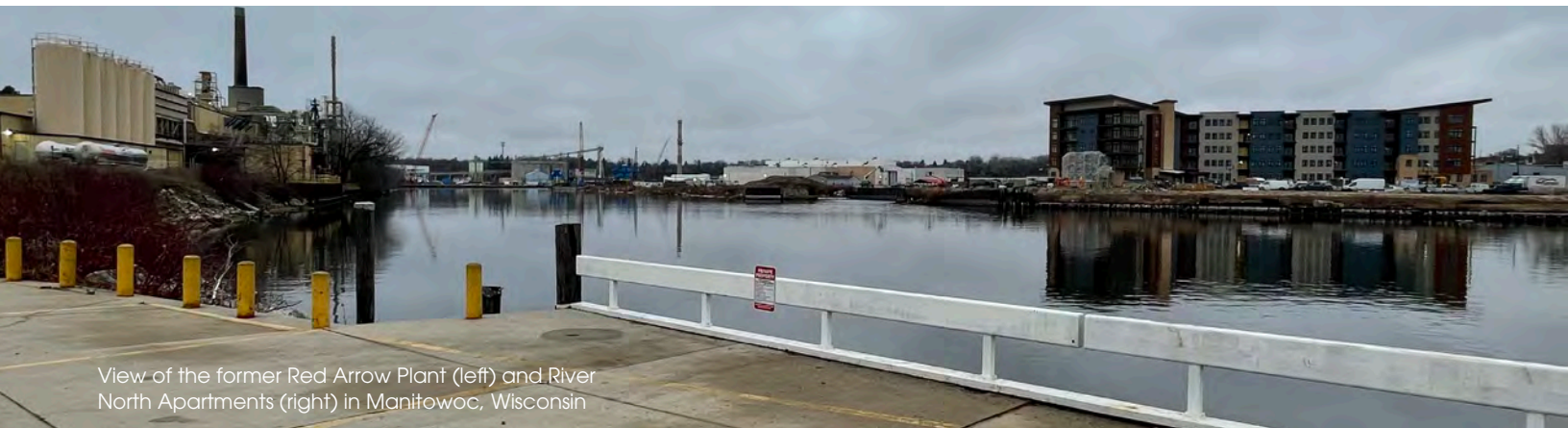
City Criteria

✓	Preparing and submitting complete final grant applications following administering agency requirements and regulations	<i>Stantec has assisted in preparing, submitting, and securing more than 480 USEPA Brownfield Grants totaling nearly \$200 million in awards. In addition, Stantec has assisted in preparing, submitting, and securing 40 State (WDNR/WEDC) brownfield grants totaling over \$13 million. Examples of successful applications are in Appendix 3.</i>
✓	Conducting, overseeing and completing Phase I and Phase II Environmental Site Assessments ("ESAs")	<i>Stantec has provided brownfield services in Wisconsin since 1988. It is not practical to estimate the number of Phase I ESAs and Phase II ESAs completed during this time period, but estimates are likely in the thousands/tens-of-thousands. Recent examples of Phase I ESAs and Phase II ESAs completed in Manitowoc using brownfield grant funding are provided in Appendix 3.</i>
✓	Asbestos and lead-based paint surveys, sampling, and analyses	<i>Stantec has a strong partnership with NorthStar Environmental, who will continue to complete pre-demolition (asbestos, lead-bearing paint, and hazardous/restricted waste) surveys in Manitowoc. To date, NorthStar has completed six pre-demolition surveys at brownfields in Manitowoc using federal assessment funding. An example of recent work is provided in Appendix 3.</i>
✓	Prepare and maintain schedules and budgets for assessment or cleanup activities	<i>Consistent with our prior work with the City, each task order for grant writing and grant implementation will have a detailed budget and schedule, which we will adhere to.</i>
✓	Prepare technical reports requested by federal, state and local entities that have awarded grants	<i>Stantec continues to provide program management to the City, which includes preparation of technical reports requested by federal, local, and state entities. Examples are provided in Appendix 3.</i>
✓	Field investigations including sample collection and lab analysis	<i>The technical capacity of Stantec's team of brownfield contaminant hydrogeologists is unmatched in the consulting industry. Examples of our work completing field investigations (e.g., Site Investigation) is provided in Appendix 3.</i>
✓	Evaluation of cleanup options and risk assessment analysis and costs	<i>Stantec has completed six Analysis of Brownfield Cleanup Alternatives at brownfield properties in Manitowoc using a variety of federal and state grants. An example of this evaluation and risk assessment is provided in Appendix 3.</i>
✓	Planning, market feasibility research, and post-remediation development and redevelopment experience related to selected sites	<i>Understanding market drivers is critical to identifying the truly highest and best use of a brownfield. Stantec's team of planners leverage decades of experience working with communities very similar to Manitowoc, including one nearby community struggling to redevelop a 145-acre former foundry. An example of ongoing planning work is provided in Appendix 3.</i>
✓	Project management, implementation, and/or technical oversight	<i>Stantec continues to provide program management to the City, which includes preparation of quarterly progress and annual financial reports. Examples of programmatic deliverables are provided in Appendix 3.</i>
✓	GIS and digital mapping services	<i>Leveraging the richness of static historic maps and dynamic environmental databases formed the basis of the City's Brownfields GIS Database. Stantec continues to develop this database as subsequent grants provide additional resources and opportunities. Field work completed by Stantec is surveyed by a Registered Land Surveyor, which provides survey-grade data for digital mapping of contaminant plumes. Examples of GIS and digital mapping in brownfields is provided in Appendix 3.</i>
✓	Attend meetings of the city and advisory committees as requested	<i>For the past decade, Stantec has assisted the City in preparing for and hosting a variety of community outreach meetings. This has included direct interfacing with the community (e.g., during the Mirro demolition project) and meeting with the Brownfields Advisory Committee. Examples of this work are provided in Appendix 3.</i>

City Criteria

✓	Prepare presentations to provide information about the Grants or specific project progress as requested	<i>Stantec has assisted the City in preparing for and hosting meetings with the Brownfields Advisory Committee. As noted above, examples of this work are provided in Appendix 3.</i>
✓	Facilitate community outreach activities with local municipalities, and involve public and private opportunities for citizen participation throughout all phases of the project	<i>Stantec is working with several local and regional brownfield grantees on a variety of public outreach projects. Nearby, our work in Brillion has involved gaining community input on reuse strategies for the Brillion Iron Works property. In Lincoln, Nebraska, outreach work is underway to identify data gaps in the food system so cleanups/reuses of brownfields can be targeted to address specific community food security needs.</i>
✓	Implement site specific cleanup or remediation	<i>Stantec has implanted numerous grant-funded brownfield cleanup projects in Wisconsin and in USEPA Region 5. An example of a site-specific cleanup plan (Remedial Action Plan) is provided in Appendix 3.</i>
✓	Coordinate project activities with applicable agencies including, but limited to, the U.S. EPA, USDA and Wisconsin Department of Natural Resources	<i>Coordination of funding and technical oversight of project deliverables requires considerable focus and planning to prevent project delays. As an example, Stantec recently completed a SI and RAP/MMP in just under 45 days so construction could begin on a brownfield before winter. This was only possible through extensive coordination with multiple funding, oversight, and permitting agencies.</i>
✓	Preparation and completion of quarterly, annual financial and progress reports as they may be required for each grant	<i>Stantec continues to provide brownfield program management to the City, which includes preparation of quarterly progress and annual financial reports. Examples of programmatic deliverables are provided in Appendix 3.</i>
✓	Identification and quantification of building materials and equipment that might require special handling and disposal	<i>Stantec has a strong partnership with NorthStar Environmental, who will continue to complete pre-demolition (asbestos, lead-bearing paint, and hazardous/restricted waste) surveys. To date, NorthStar has completed six pre-demolition surveys at brownfields in Manitowoc using federal assessment funding. An example of recent work is provided in Appendix 3.</i>
✓	Hydro-geologic investigation	<i>Stantec is well grounded in contaminant hydrogeology and has conducted more than 50 (contaminant) hydrogeologic investigations in Manitowoc using brownfield grant funding.</i>
✓	Groundwater fate and transport analysis and modeling	<i>Stantec's national physical and contaminant (fate and transport) groundwater modeling team (consisting of more than 40 Ph.D.s and P.G.s) is lead from our office in Minneapolis, with a local extension in Stantec's Mequon, Wisconsin office. We have modeled the fate and transport of a multitude of hazardous substances and petroleum (including recent modeling of PFAS) in both confined and unconfined aquifers. Our deep bench of groundwater fate and transport analysis and modeling will be an asset as the City tackles large and complicated brownfields.</i>
✓	Remedial action design	<i>Stantec has been providing brownfield services in the Wisconsin since 1988. It is not practical to estimate the number of remedial action designs/plans completed during this time period, but estimates are likely in the many hundreds to thousands. Recent examples are provided in Appendix 3.</i>
✓	Plans for corrective action sampling and closure	<i>Most remedial action designs contain a component of sampling and closure. And as noted above, given Stantec's 35-year history completing due diligence work in Wisconsin, it's likely the number of plans for corrective action sampling and closure measures in the hundreds.</i>

1. BUSINESS ORGANIZATION



View of the former Red Arrow Plant (left) and River North Apartments (right) in Manitowoc, Wisconsin

Firm Overview

The Stantec community unites more than 26,000 employees working in over 400 locations across 6 continents. We collaborate across disciplines and industries to bring buildings, energy, resource, and infrastructure projects to life. Our work—professional consulting in environmental sciences, planning, engineering, architecture, interior design, landscape architecture, surveying, project management, and project economics—begins at the intersection of community, creativity, and client relationships.

Since 1954, our local strength, knowledge, and relationships, together with our world-class expertise, have allowed us to go anywhere to meet our clients' needs in more creative and personalized ways. With a long-term commitment to the people and places we serve, Stantec has the unique ability to connect to projects on a personal level and advance the quality of life in communities across the globe.

We have the experience and enthusiasm to effectively support the City with assessment, cleanup, and redevelopment of priority brownfields, including procurement of funding from federal, state, and local sources. Our National Brownfields and Community Revitalization Program includes 75 senior-level brownfield specialists who routinely work with our local technical experts in offices throughout the US to deliver funding and implementation results to our diverse clientele. With more than 1,685 staff based in our Region 5 offices—we have the resources to assist the City in leveraging USEPA Brownfield Grant funding to facilitate the redevelopment of focus properties.

Stantec has an unmatched record of success for USEPA Brownfield Grants. We are experts not only in securing funding but also in strategic implementation of the grant-funded projects. We help our clients take full advantage of the opportunities presented by the grants to not only advance sites through the environmental due diligence process, but also in using the grants and projects to strengthen our clients' long-term brownfields, economic development, and community revitalization programs. We look at the bigger picture. Stantec sees grant implementation as just the tip of the iceberg, setting the stage for continuing the City's highly impactful brownfield program.

The Stantec team can leverage a multi-disciplinary in-house team of environmental scientists, planners and outreach specialists, engineers, health and safety experts, landscape architects and building architects, construction managers, as well as historical/cultural preservation experts. We will leverage this expertise to spur economic development, emphasize sustainability, increase the property tax base, and incorporate resiliency planning and design.

Stantec Contact Information

Stantec Consulting Services Inc.
12080 Corporate Parkway
Suite 200
Mequon, WI 53092-2649

Attention

Harris Byers, Ph.D.
Senior Brownfields Project Manager
414-581-6476
harris.byers@stantec.com

***We design with
community in
mind.***

Local Expertise

Stantec has been in Wisconsin for more than 30 years. We started here, and have continued to grow by establishing long-term relationships with our clients based on trust and integrity, and by committing to making a difference in the communities we serve. Our skilled professionals work together to deliver creative design solutions for our clients' toughest challenges. With 202 employees in five offices across the state, we bring our expertise to our clients regardless of the location. Wisconsin is our home, we know it well, and to serve it we draw on talent from around the globe to bring our clients' projects to completion. Our depth of expertise provides us with the agility to respond to client needs as they come up. We bring our knowledge, experience, and imagination to get the job done better, faster, and smarter. With our Southeastern Wisconsin roots combined with our global expertise, we look at every challenge as an opportunity to bring communities together and make lasting connections with the people and places we serve.

Project Leadership

What kind of team does it take to provide you with the right combination of enthusiasm, qualifications, and experience for this project? It takes a team that works together and is driven to achieve. At Stantec, we collaborate across disciplines to bring projects to life. We are ready to be your project partner and meet your needs in a creative and personalized way. The key members of our team bring a diverse background and experience related to USEPA brownfields, remediation monitoring, soil contamination, environmental management, documentation, and funding. This combination of our unique strengths and passions, knowledge, and experiences makes it possible for us to deliver successful projects and advance the quality of life in our community.

Harris Byers, Ph.D., will be your main point of contact. Supporting Dr. Byers are staff with the experience to meet your contract's specific requirements. We will lean on our local Wisconsin based staff with state and local knowledge to match your goals with the correct technical experts. When needed, we can easily reach out to experts in any of our 350 offices worldwide to tackle any challenge.

Subconsultants

Strong relationships within the consulting industry means we can work on teams that draw on the talent and experience needed for any project. We can leverage our company-wide list of partners to address any issue that may arise in the project. As a growing company with more than 400 locations, we have the capabilities and resources to deliver on your project; however, we take great pride in supporting our community partners. Stantec has strong working understanding of federal procurement regulations under 2 CFR 200.326 and 2 CFR 200 Appendix II and will leverage this knowledge to assist the City in procuring the services of needed remedial subcontractors.

Stantec has extensive experience documenting the "Six Good Faith Efforts" to increase participation in projects by minority and women owned businesses. (See Appendix 3 as an example of our work on this topic in Manitowoc).

We work with the best subcontractors performing at the highest level of competency and perfection. Stantec's internal vetting process to pre-screen subcontractors is based on technical qualifications (Including national and state certification requirements) and the subcontractor's safety record. In addition, we have Master Service Agreements with many national and local subcontractors assuring we bring the most competitive pricing to a project.



Project Manager, Harris Byers, PhD



EUROFINS TESTAMERICA LABORATORIES

Eurofins TestAmerica is the leading environmental testing firm in the United States, with over 50 locations providing innovative technical expertise and comprehensive analytical testing services. Specialty services include emerging contaminants (PFAS, 1,4-Dioxane and others); dioxins; explosives; specialty organics; air (source/ambient/indoor) and water quality (drinking/surface/groundwater) monitoring; emergency response, decommissioning, sediment and tissue program support; industrial hygiene; aquatic toxicity; desalination; radiochemistry and mixed waste testing; forensic TPH analyses; treatability studies and many others.

Eurofins TestAmerica affiliate companies include EMLab P&K, the leader in analytical microscopy and indoor air quality and Air Emissions Corp. (METCO Environmental), specializing in air emissions testing. Eurofins TestAmerica currently employs nearly 1,200 professionals dedicated to exceptional service and solutions for their clients' environmental testing needs.

Eurofins TestAmerica
Sandra Fredrick
Project Manager
920-261-1660
sandra.fredrick@eurofinset.com
2417 Bond Street
University Park, IL 60484

CGC, Inc.

CGC, INC.

CGC, Inc. specializes in geotechnical engineering and design, construction observation and laboratory testing services on projects ranging from small one-story additions to major high rise buildings, lakes/retention ponds, wastewater treatment facilities, landfills, highways, bridges, and other structures. As a direct result of the firm's highly experienced professionals, its focus on responsive service, and its loyal clients, CGC has successfully completed engineering/testing on the majority of the showcase projects in southern Wisconsin since its inception in 1994. Offices in both Madison and Milwaukee are easily accessible to their clientele.

CGC, Inc.
Paul J. Giese, PE, CST
Senior Consulting Professional
414-443-2000
pgiese@cgcinc.net
336 S Curtis Road
West Allis, WI 53214



HORIZON CONSTRUCTION AND EXPLORATION

Horizon Construction and Exploration is an Environmental Drilling and Construction Company that specializes in Environmental Drilling and Site cleanups. Horizon was established on October 1, 2012. Horizon is a small business with three full time drillers and two mechanics.

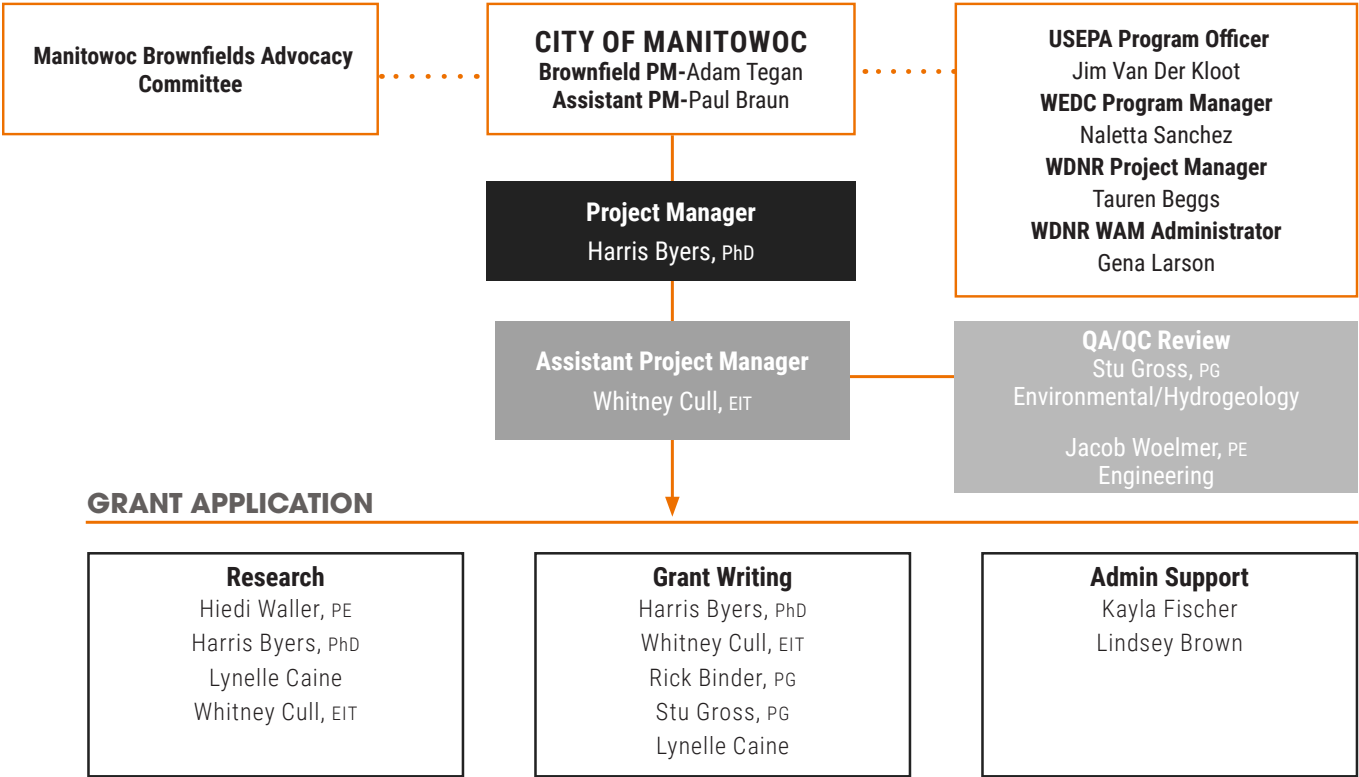
Horizon Construction and Exploration LLC
Adam Sweet
President/CEO
262-692-3347
adam@hcexploration.com
764 Tower Drive
Fredonia, WI 53021

2. MANAGEMENT OUTLINE

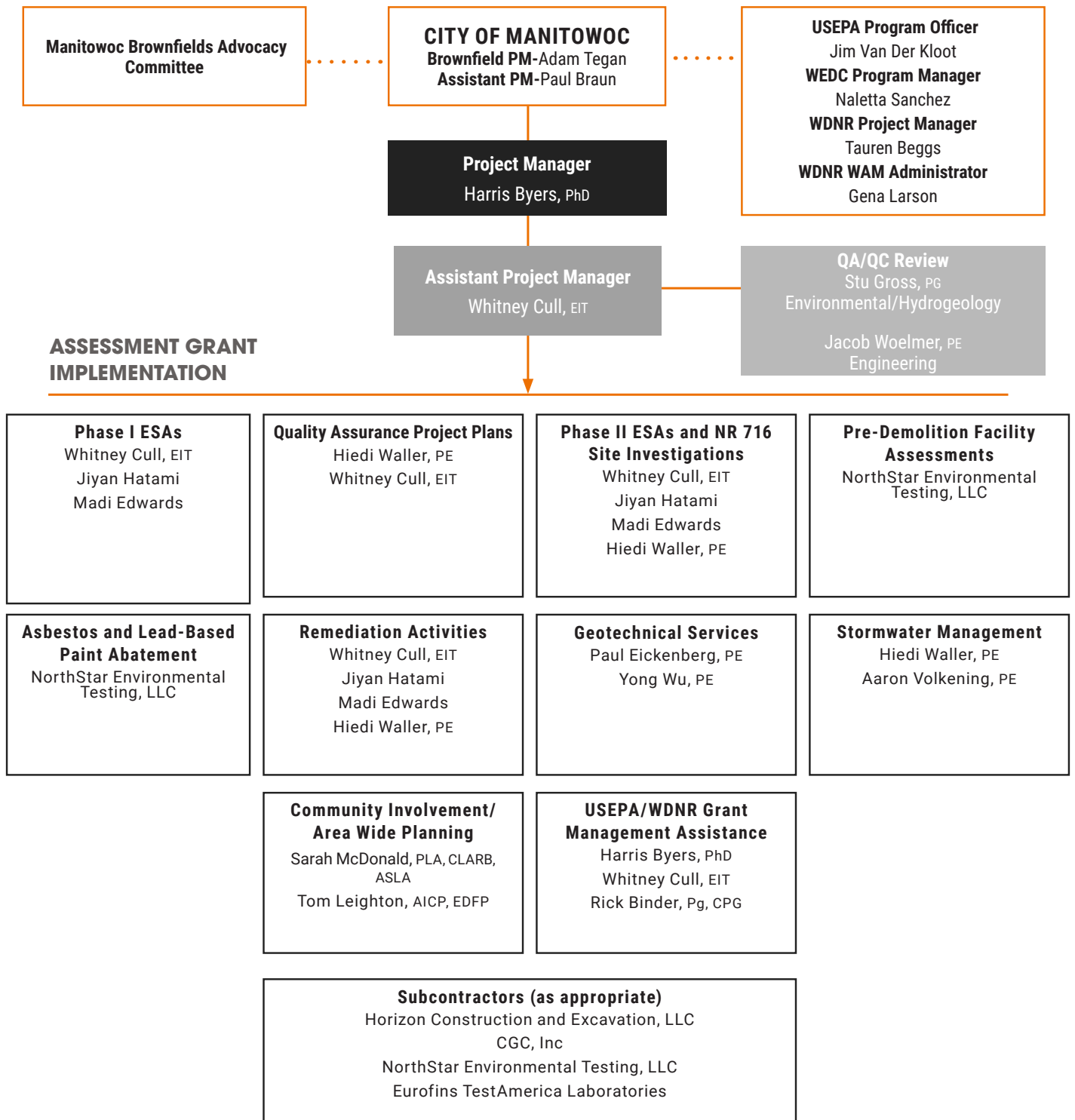
Organizational Chart

Stantec has assembled a dynamic project team with exceptional expertise in securing and implementing federal, state, and local brownfield assessment and cleanup grants. The team has the experience and expertise needed to address the full range of technical, legal, financial, and other challenges associated with priority brownfields in Manitowoc. Resumes for our team including relevant project experience and years working on brownfields are included in the Resume section. A list of team members and how they are organized is displayed below.

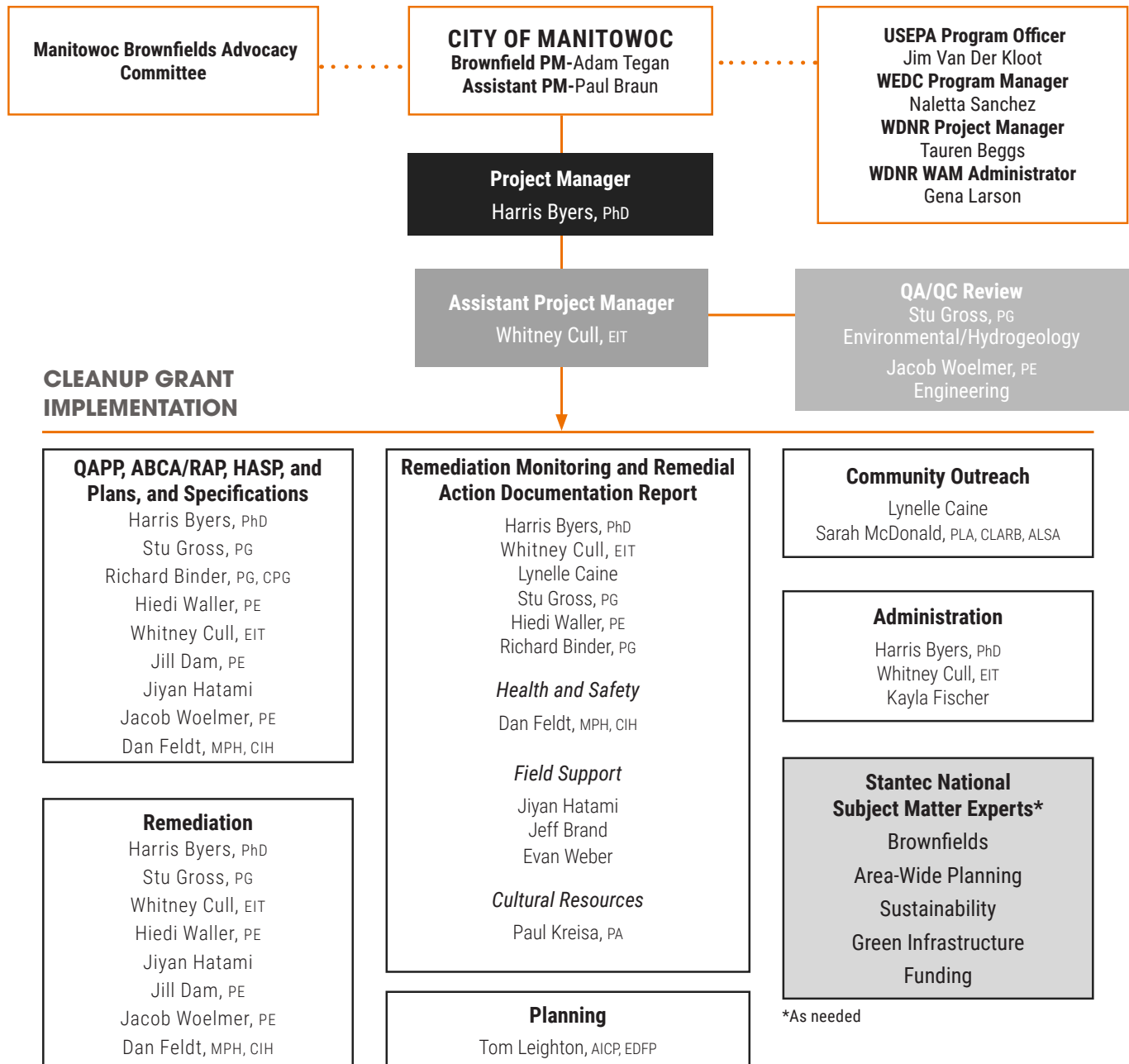
GRANT APPLICATION



ASSESSMENT GRANT IMPLEMENTATION



CLEANUP GRANT IMPLEMENTATION



Personnel Matrix

Wisconsin and nationally, our award-winning brownfield team has implemented hundreds of redevelopment projects. What we have learned is that each project is unique and the needs are very fluid depending on the funding sources, the community, the site conditions, infrastructure, and the environmental conditions.

At Stantec we always operate with Community in Mind and are prepared to support the City to make this project a success. Stantec has urban planners; landscape architects; recreational and sports designers; remediation and sustainability experts; wetlands, waterfront, and ecology scientists; architects; infrastructure engineers; and hundreds of other creative staff waiting to serve the City.

PERSONNEL RELEVANT EXPERIENCE CHART

Name/Role	Years Experience	USEPA/WDNR Program Requirements	QAPP, ABCA/RAP, HASP, MMP	Remedial Design	Remediation Oversight/Monitoring and Documentation	Site Assessment	Grant Management	Community Outreach
Harris Byers <i>Project Manager</i>	20	●	●	●	●	●	●	●
Whitney Cull <i>Assistant Project Manager</i>	5	●	●	●	●	●	●	
Stu Gross <i>QA/QC - Environmental/ Hydrogeology</i>	27	●	●	●	●	●	●	●
Jiyan Hatami <i>Contaminant Hydrogeologist</i>	1	●	●	●	●	●		
Rick Binder <i>Regulations and Remediation Manager</i>	31	●	●	●	●	●	●	●
Lynelle Caine <i>Grant Research</i>	27	●	●	●	●	●	●	●
Hiedi Waller <i>Grant Research</i>	34	●	●	●	●		●	
Jeff Brand <i>Field Support</i>	20	●	●	●	●	●		
Evan Weber <i>Field Support</i>	7	●	●	●	●	●		
Madi Edwards <i>Earth Scientist</i>	2	●	●		●	●		
Jacob Woelmer <i>QA/QC - Engineering</i>	12	●		●	●			
Jill Dam <i>Environmental Engineering Support</i>	6			●	●			
Tom Leighton <i>Planner</i>	24							●

PERSONNEL RELEVANT EXPERIENCE CHART

Name/Role	Years Experience	USEPA/WDNR Program Requirements	QAPP, ABCA/RAP, HASP, MMP	Remedial Design	Remediation Oversight/Monitoring and Documentation	Site Assessment	Grant Management	Community Outreach
Sarah McDonald <i>Community Outreach</i>	13	●						●
Paul Eickenberg <i>Marine Structural Engineer</i>	25			●		●		
Yong Wu <i>Geotechnical Engineer</i>	21					●		
Aaron Volkening <i>Stormwater Engineer</i>	23	●		●				
Lindsey Brown <i>Project Coordinator</i>	14	●						●
Kayla Fischer <i>Agency Reporting Support</i>	5	●	●		●			
Dan Feldt <i>HSSE Lead</i>	41	●	●	●	●	●		



River North Apartments;
Manitowoc, Wisconsin

Resume Bios

Why choose us? Get to know our team to find out why. * Team members with full resumes in Appendix 1.



Harris Byers, PhD *
Project Manager

Dr. Byers has extensive experience in envisioning, preparing, and administering USEPA, State, Federal, and local Brownfield assessment, cleanup, planning, and research grants. Harris has prepared applications for and/or managed more than \$10 million in Brownfield grant funded projects for a wide range of clients, including local units of government, research institutions, private developers, and local community-based non-profit organizations.



Whitney Cull, EIT *
Assistant Project Manager

Whitney is currently serving as the assistant project manager on the City's USEPA coalition assessment grant, the City's USEPA brownfield cleanup grant for River Point, and the City's current WEDC site assessment grant. Whitney will continue to serve as the assistant project manager for future brownfield related projects in Manitowoc.



Jacob Woelmer, PE *
QA/QC - Engineering

Jacob serves as a senior project engineer and is a registered professional engineer in Wisconsin. Jacob brings extensive experience and passion for collaborating with our environmental team and the City in designing solutions for the River Point District. His municipal expertise includes roadways, bridges, pavement management, transportation, stormwater, utility and site engineering and will be a critical team member as work on priority sites reaches the design/reuse phase.



Stu Gross, PG *
**QA/QC - Environmental/
Hydrogeology**

Stu has successfully managed and/or personally completed a wide range of projects including: environmental due diligence, brownfield redevelopment, remedial investigations and planning, industrial facility deactivation/deconstruction, and environmental compliance. Stu is the remediation practice leader for Stantec's Midwest region and the due diligence team lead for the USEPA assessment work in Neenah, Sheboygan County, and Marinette County in Wisconsin.



Jiyen Hatami
Contaminant Hydrogeologist

Jiyen leads our field hydrogeology team on brownfield assessment and cleanup work in the City, the City of Two Rivers, and the City of Brillion. As a part of the Stantec team, Jiyen completed several Phase I and II Environmental Site Assessments and soil/ groundwater monitoring and sampling events in the City as part of ongoing USEPA and WEDC grants.



Jill Dam, PE
Environmental Engineering Support

Jill is our lead engineer for vapor mitigation design, with recent project examples including the remediation design at the River North apartment project at River Point and City of Neenah's future ice rink warming shelter. She specializes in remediation, hydrologic and hydraulic modeling, construction observation and inspection, and process design.



Lynelle Caine
Grant Research

Lynelle has more than 27 years of professional experience with revitalizing and redevelopment of abandoned and underutilized commercial and industrial brownfield properties working closely with municipalities and private developers. These projects are performed under multiple regulatory programs including USEPA, WDNR, and the WDNR VPLE program. With this experience, she is able to support the City with cleanup and redevelopment of brownfield properties.



Rick Binder,
PG, CPG *
Regulations and
Remediation
Manager

Rick is a professional geologist with 31 years' experience involving investigation, remediation and redevelopment of Brownfield sites. Federal expertise includes Comprehensive Environmental Response Compensation and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Toxic Substances Control Act (TSCA), and EPA Brownfield regulatory and grants programs.



Hiedi Waller, PE
Grant Research

Hiedi's experience in engineering and project management spans more than 30 years. As a senior registered engineer, Hiedi provides support on contaminant investigation and remediation projects for both soil and groundwater contamination. Hiedi has put her property assessment and contaminant management skills to use on numerous brownfield redevelopment and brownfield program coordination projects.



Tom Leighton,
AICP, EDFP
Planner

As a certified planner, Tom brings decades of market experience to communities working to find the highest and best use of a brownfield in the 21st Century. Tom is working on several reuse plans throughout the east-central portion of Wisconsin and is well versed in the challenges facing the region.



Dan Feldt, MPH, CIH
HSSE Lead

Dan has 41 years of professional experience in industrial hygiene and project management. As a senior project manager in corporate HSSE, He is responsible for overseeing OSHA compliance programs and managing a wide-range of industrial hygiene, safety, and indoor air quality projects.



Jeff Brand, CSA
Field Support

Jeff has completed numerous Phase I and II ESAs, Health and Safety Plans, Site Investigations, Soil and Groundwater Sampling Reports, and Case Closure Reports at brownfield, industrial, commercial, and landfill sites with hazardous substance contamination. His USEPA Brownfield experience includes work in Neenah, Green Bay, Marinette County, and Stevens Point, Wisconsin.



Evan Weber
Field Support

Evan's experience is broad and includes supervising subcontractors to provide accurate and efficient fieldwork on various contaminant remediation, environmental permitting, and environmental restoration projects. He has completed numerous activities on USEPA Brownfield Assessment Grants for Neenah, Stevens Point, and Green Bay, Wisconsin. Evan is experienced at excavation oversight for contaminated soil which is a factor with Brillion's brownfield site.



Sarah McDonald,
CLARB, PLA
**Community
Outreach**

Sarah has a passion for designing spaces that improves the relationship between people's quality of life and the built environment. Sarah's professional experience spans the realm of urban design, landscape design, brownfield redevelopment, and green infrastructure for a wide range of project markets. Sarah thrives on finding meaningful and unique ways of engaging with key community stakeholders for all the projects she works on.



Kayla Fischer
**Agency Reporting
Support**

Kayla has assisted in formatting and finalizing multiple reports related to Brownfield redevelopment for various sites including but not limited to SAPs, HASPs, Quarterly Reports, and Case Closures. She also assists with printing, mailing, and uploading documents for submission to the WDNR.



Lindsey Brown
Project Coordinator

Lindsey serves as project coordinator. She has provided project management support and grant writing throughout numerous environmental services and community development sectors. Lindsey sits on the leadership team of Stantec's U.S. brownfields and community revitalization team assisting communities with brownfield redevelopment with a primary focus on clients in the Central and Gulf regions.



Madi Edwards
Earth Scientist

Madi is a University of Wisconsin-Madison Alumna with Bachelor of Science degrees in Geology and Geophysics, with an in engineering. She joined Stantec in December of 2021 and has helped on several Phase I ESAs, SWPPPs, EIA work, and site closures. Before Stantec, Madeline was a research assistant for UW-Madison, helping in gravity surveys in California and remapping a Idaho quadrangle in the summer of 2021.



Paul Eickenberg,
MSCE, MSLE, PE
**Marine Structural
Engineer**

Paul is a professional civil engineer and former University of Minnesota civil engineering Instructor with 24 years of experience in the geotechnical, structural, and civil/municipal industries. His career focus has involved slope stabilization, geotechnical testing and monitoring, dam inspections and repair, retaining and flood wall design and installation, general structural engineering, municipal roadway and utility design, and stream/coastline restoration through soft-armoring and submerged breakwater concepts.



Yong Wu, PE
**Geotechnical
Engineer**

Yong's more than 19 years of professional experience includes the design and analysis of projects involving concrete dams, earth dams and embankments, tunnels, deep shafts, flood walls, pump stations, landfills, retaining structures, and deep and shallow foundations. He has extensive experience in planning and conducting subsurface investigations and laboratory testing, characterizing soil and rock engineering properties, and performing various engineering analyses.



Aaron Volkening,
PE
**Stormwater
Engineer**

Aaron applies a mix of experience, theory, and technology to water resources planning and design. Aaron's design experience includes detention ponds, channels and streams, bridge and culvert crossings, storm sewers, and other infrastructure. He has worked extensively with regulatory compliance requirements in the areas of stormwater quantity and quality, navigable waterways, and floodplain management.

Management Approach

For each project, Stantec will meet with the City during the grant writing process to establish objectives, tasks, budget, and schedules. When the grant is funded, activities under each funding source will be tracked under a separate project number with separate invoicing. The schedule and budget will be tailored as appropriate to meet project objectives and funding agency requirements. Stantec will be responsible for management of approved budgets and schedules, site tracking, and management of subconsultants and subcontractors associated with grant funded projects.

Stantec will provide project specific status updates to the City generally a bi-weekly or monthly basis. We will provide updates by task in a letter to be provided with each invoice. Stantec will prepare presentations as appropriate for community (e.g., Brownfield Advisory Committee, City Council, etc.) meetings providing updates on the implementation status of the various funding programs and solicit input from the community on specific sites or revitalization needs.

Managing your project

The Stantec Project Management Framework identifies the key tasks that will help you and your project team to manage risks and quality on a typical project. These tasks also represent the project requirements of our ISO 9001 Quality Management System.

- 0 Prepare a proposal that includes a preliminary Project Plan including scope, project budget, resources, deliverables, and schedule. Conduct and document an independent review of the final proposal.
- 1 Obtain written instructions to proceed and execute an approved written contract. Obtain written subconsultant agreements (if applicable).
- 2 Prepare a Project Plan to an appropriate level of detail. Conduct and document an independent review.
- 3 Establish hard copy and/or electronic project record directories and file project records accordingly.
- 4 Complete a Health, Safety & Environment (HSE) risk management assessment and documentation for all projects involving field work.
- 5 Monitor the Project Management Dashboard on a regular basis. Follow best practices for managing project financials, including time charges, work in progress (WIP), accounts receivable (AR), and estimates to complete (ETC).
- 6 Obtain the client's written approval on scope of service changes in a timely manner.
- 7 Conduct and document a quality review of all final* deliverables prior to issue.
- 8 Conduct and document an independent review of all final* deliverables prior to issue.
- 9 Close off the project financials and close out the project files.

*Final: A final deliverable is defined as any record (written or graphic) based on professional expertise or judgment that is intended to be relied on by others and that provides direction to others as part of a service to the public (e.g., professional reports, documentation issued for construction, permit submissions, and maps

3. PROJECT APPROACH

Stantec understands the City issued this request for qualifications to comply with the procurement requirements of 2 CFR 200.317-200.326 and 2 CFR 1500 to retain the services of a QEC to assist the City in preparing and implementing assessment and cleanup grants from federal, state, and local funding sources. Example federal funding sources could include USEPA, United States Department of Agriculture, and the Community Development Block Grant program, the Great Lakes and St. Lawrence. Example state funding sources could include programs run by WDNR and WEDC. An example of local non-profit funding sources are the Fund for Lake Michigan and multiple local/regional "Friends of" organizations. Examples of municipal funding would be funds revolved through the City's Brownfield Cleanup Revolving Loan Fund and funds provided through a tax-increment financing district (TIF).

The scope of work for each grant will be developed in collaboration with the City and limitations of the funding agency. Based on our experience, assessment activities typically funded under these grant programs include (but are not limited to): brownfield identification/prioritization; due diligence investigations (e.g., eligibility determinations, Phase I ESAs, Phase II ESAs, pre-demolition surveys, Site Investigations, Remedial Action Plans, etc.); reuse planning; community outreach; and programmatic support (coordination with regulatory agencies, the Assessment, Cleanup and Redevelopment Exchange System (ACRES) reporting, quarterly/annual progress reports, etc). Cleanup activities typically funded under these types of grants include: preparation of cleanup plans/bid specs; permitting; site cleanup; remediation oversight; construction documentation and WDNR closure requests; post-construction monitoring; Davis-Bacon act compliance monitoring; community outreach; and programmatic support (coordination with regulatory agencies, ACRES reporting, quarterly/annual progress reports; etc).

For funded projects, the Stantec team will assist the City in managing program information to meet project timelines and see that the grant-funded assessment and cleanup project runs effectively and efficiently within the terms and conditions of the award (e.g., USEPA cooperative agreement; WEDC contract; WDNR WAM). Several keys to efficiently managing program information and schedules will include regular and frequent communication between Stantec and the City through email and weekly conference calls.

The following describes our approach to this project.



1512 Washington Street; Manitowoc, Wisconsin

Approach

A. Preparing Successful Grant Applications

Each grant program is different; however, we have universally found that collaboration during grant writing yields the most compelling applications. To truly reflect the voice of the community, we anticipate a significant collaboration with the City, the Brownfield Advisory Committee, and stakeholders; with various groups working on the text and providing ideas for improvement. Stantec's primary role will be to prepare the grant text, the cover letter, prepare/assemble the appropriate attachments, complete the necessary forms, and submit the application on your behalf to funding agencies as specified in the grant guidelines grant applications. For example, USEPA grants will be submitted through grants.gov. State grants are typically sent by email and a cloud-based server directly to the project manager.

Specific to federal (e.g., USEPA) programs, by retaining Stantec prior to grant submittal, we will be able to provide post-award support to the City. Tasks are likely to include assisting the City in completing a narrative workplan, biographical sketch, and preparing/submitting appropriate forms (Form SF- 424, SF-424A, SF-424B), Form 6600-06; Form 4700-04; and Form 5700-54).

WE'LL GET THAT FUNDED

STANTEC'S NORTH AMERICAN FUNDING PROGRAM

We recognize that securing funding is a critical component of executing projects that advance the quality of life in communities. For 30+ years, Stantec has partnered with our clients to successfully apply for grants and loans and have helped our clients secure more than **\$4 billion in funding**.

Funding services is a natural and complementary extension of the other technical and professional services we offer as a firm. With Stantec, from concept to construction you have an integrated team of resources at your fingertips—not only grant writers, but more than 140 funding experts, experienced financial consultants, urban planners, engineers, landscape architects, transportation designers, and geographic information systems (GIS) analysts. We've compiled a team of Funding Advisors that have decades of experience developing financial plans and securing grants and loans for communities across the country. We have successfully leveraged our technical offerings into our funding services to create robust applications that 'Wow' funding agencies. With Stantec, you get all the services you need in-house.

General Approach for Assessment Grant Applications. Stantec is intimately aware of Manitowoc's brownfield challenges and vision for redevelopment. For broadly funded grant applications (e.g., USEPA community-wide and coalition assessment grants), building on the mayor's redevelopment priorities and the existing brownfield geographic information system (GIS) database, Stantec will work with the City and the BAC to identify focus areas to emphasize in assessment grant application. Based on USEPA priorities, we will focus on areas with significant social, economic, and environmental disadvantages to present a strong case for funding. In addition, catalyst sites within each focus area that are identified for future revitalization in existing City plans will be highlighted. For site-specific assessment grants (e.g., USEPA; WDNR WAM; WEDC SAG), we will work to identify projects in the City that align with agency funding priorities and develop scopes of work that align with allowable activities under each funding program.

General Approach for Cleanup Grant Applications. Cleanup grants (e.g., USEPA, WEDC, WDNR) are unique in that the most compelling applications are for projects that are truly shovel-ready. Stantec will work with the City during the assessment phase of projects to develop a funding timeline for keystone brownfields so cleanup grant opportunities align with the project redevelopment schedule. An example of this is the stacked funding for the Phase 2 Redevelopment Area at River Point where the schedule for assessment transitioned seamlessly into cleanup funding. Remedial planning and the scope of the cleanup grant will be tailored in each instant to the proposed reuse and site redevelopment plans.

Attention to Detail. One of the simplest, but most important strategies for preparing a successful grant application is the careful attention to detail and responding explicitly to every criterion in the guidelines. The grant scoring process is often subtractive; therefore, minimizing points lost in each section is critical. Our systematic grant writing methodology is based on our brownfield team's experience submitting successful applications for over 490 USEPA grants. The Stantec project manager and support team repeatedly review the criteria and instructions while writing and editing each draft of the application—focusing on completeness and clarity every step of the way.

Developing a Consistent and Compelling Story. Brownfield grant programs are becoming incredibly competitive. The Stantec team will work with the City to develop a unique combination of geographic, demographic, economic, and environmental factors that illustrate the challenges resulting from brownfield sites, and how addressing these needs will lead to a more resilient community. These objectives will be woven into a larger storyline, with an emphasis placed on the highest priorities (such as increasing tax base, eliminating blight, attracting investment, supporting job creation by local entrepreneurs, protecting the environment, etc.).

QA/QC. Stantec has implemented a rigorous QA/QC process specifically tailored to federal, state, and local brownfield grant applications. This process includes a complete review by a senior-level expert, an independent review, and an administrative review. This three-step process occurs after the lead grant writer has prepared a complete draft and reviewed the entire application. Each reviewer reads the full application with a different focus. The senior reviewer focuses on factual details and guideline conformance; the independent reviewer evaluates the overall storyline for consistency in identified needs, goals, and priorities; and the administrative reviewer focuses on formatting, cross references, and completeness. Our experienced team will provide the City with high quality, focused grant applications that meet the funding guidelines and tell a compelling story for revitalization in Manitowoc.

B. Management and Implementation of Assessment Grants

Stantec has assisted the City in securing assessment funding from USEPA (community-wide, coalition, and site-specific assessment grants); WEDC SAG; and WDNR WAM programs. The following provides a brief summary on how each type of grant would be managed and implemented in the City, if funded.

USEPA (Community-Wide and Coalition). Community-wide and coalition assessment grants can provide significant funding (up to \$1 Million) to conduct brownfield assessment activities in the City's (or Coalition's) service area. Funding is typically awarded over a three-year period for inventorying, assessing, and performing remedial and/or reuse planning. Based on federal requirements and our grant implementation experience, in addition to workplan development, we anticipate the scope of work under a community-wide or coalition assessment grant to be organized into five general tasks: Based on our experience, assessment activities typically funded under these grant programs include (but are not limited to): brownfield identification/prioritization; due diligence investigations (e.g., eligibility determinations, Phase I ESAs, Phase II ESAs, pre-demolition surveys, Site Investigations, Remedial Action Plans, etc.); reuse planning; community outreach; and programmatic support (coordination with regulatory agencies, ACRES reporting, quarterly/annual progress reports, etc.). Based on past experience, the following table summarizes the number of site assessments and investigations to be completed under a community-wide assessment grant and coalition assessment grant:

Deliverable	Community-Wide Assessment (\$500k)	Coalition Assessment (\$1M)
ED and Phase I ESA	10	18
SSSAP and Phase II ESA*	9	16
SSSAP and Site Investigation	4	7
Remedial Action Plan	4	7

Note: ED = Eligibility Determination; SSSAP = Site Specific Sampling and Analysis Plan; *a Phase II ESA could also include pre-demolition surveys, geophysical surveys, and removal of underground storage tanks.

USEPA (Site-Specific), WEDC SAG, and WDNR WAM. Assessment grants awarded to fund work on a specific property will be tailored to addressing specific data gaps in delineating the extents of impacts. Tasks completed under site-specific assessment grants often include development of a site investigation workplan and coordination/approval with WDNR and USEPA; site investigation and remedial planning; continued community outreach; and program management. We anticipate one comprehensive site investigation/ Remedial Action Plan (RAP) for the property. The deliverable(s) generated during a site-specific assessment grant is often a lengthy capstone ch. NR 716 Site Investigation and combined Remedial Action Plan/Material Management Plan. Examples of deliverables typically generated during an assessment grant are provided in Appendix 3.

C. Management and Implementation of Cleanup Grants

Cleanup grants funded through a federal (e.g., USEPA), state (e.g., WEDC, WDNR), or local (e.g., TIF) program are designed specifically to facilitate a specific redevelopment while addressing the risk to human health and the environment from residual subsurface contamination. Stantec will coordinate, direct, and oversee the Brownfields cleanup activities as set forth in the grant award (e.g., USEPA Cooperative Agreement, WEDC contract, etc.). In this role, Stantec will operate in a technical and fiduciary capacity to represent the City's interest during implementation of the cleanup grant. This unique role will allow Stantec to provide the City with an objective point of view in making decisions during the project. Cleanup activities typically funded under these types of grants include: preparation of cleanup plans/bid specs; permitting; site cleanup; remediation oversight; construction documentation and WDNR closure requests; post-construction monitoring; Davis-Bacon act compliance monitoring; community outreach; and programmatic support (coordination with regulatory agencies, ACRES reporting, quarterly/annual progress reports; etc). Examples of deliverables typically generated during a cleanup grant are provided in Appendix 3.

D. Community Outreach and Planning Activities

Community outreach and reuse planning could be part of assessment or cleanup projects funded under this request for qualifications.

Community Outreach. We routinely inform, educate, and include the public through a variety of fun, creative, interactive forums, small group discussions, and print/social media. We have experience assisting steering committees and preparing presentation materials for project meetings and websites. Our team works hard to make sure all voices are heard, and communication of environmental, technical, and potential health issues is clear and relevant the parties these issues effect most. For larger projects, community outreach activities may include development of site-specific community involvement plans and interviews/outreach with property owners (see Appendix 3 for an example recently developed for the City of Lincoln, Nebraska).

Reuse Planning. The assessment and cleanup grants (especially those funded by USEPA) represent a significant opportunity to plan the redevelopment of brownfield sites on an integrated basis. Our project team includes not only multiple experts in the environmental assessment of brownfield sites, but urban planners and market researchers with experience in redevelopment and revitalization of former brownfields sites. Our team also includes experts in urban design, civil and structural engineering, market analysis, economic development, environmental consulting, landscape planning, and architecture.

Approaching an assessment or cleanup grant project with a combination of both planning and environmental expertise results in superior project outcomes, as the environmental assessment process can be guided or focused with an understanding of site reuse options and requirements (placement of parking lots or roads with potential contamination). Planning for brownfields reuse is greatly enhanced when the project team has an in depth understanding of environmental constraints, and how these can impact decisions such as industrial vs residential use, construction of underground parking, placement of stormwater ponds, etc.). Our team delivers an effective multidisciplinary approach to assessing sites, securing community input and support, assessing transportation and infrastructure requirements, and reducing possible impediments to redevelopment associated with potentially undefined environmental liabilities. A great example of this is the market-based planning currently taking place at the Brillion Iron Works brownfield concurrent with the assessment and cleanup of the nearly 145-acre former ductile iron foundry.

4. EXPERIENCE AND CAPABILITIES

Project Experience of Key Personnel

Why Stantec?

Stantec has been providing brownfield services in the Wisconsin since 1988. Our team has the experience to effectively support local units of government with assessment, cleanup, and redevelopment of brownfield properties, including procurement of federal and state brownfield grants and other funding. We have organized a project team to assist the City in strategic, cost effective, and efficient grant writing and implementation. Our team has a long history of working together on a variety of brownfield projects and has a proven track record in preparing, winning, and implementing USEPA, State, and local brownfield grants. For more than 10 years, Stantec's nationally recognized team has been actively pursuing state and federal brownfield grant funding in support of our client's redevelopment projects. We are the most successful firm in Wisconsin for writing and winning USEPA community-wide brownfield planning, assessment, clean-up, and RLF grants.

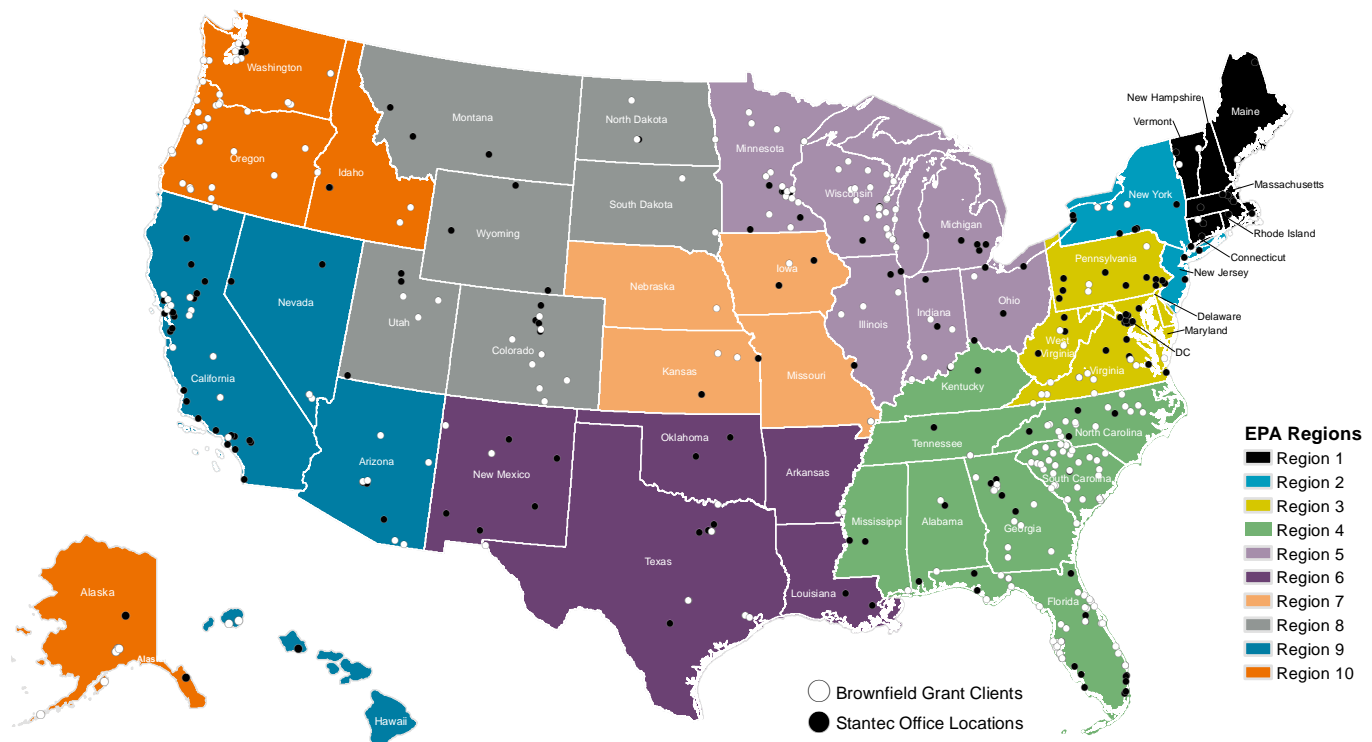
A. Firm's Abilities and Qualifications

Grant Writing

USEPA Brownfield Grant Application Experience

Stantec's National Brownfields and Community Revitalization Program includes 75 senior-level grant specialists who routinely work with our local technical experts throughout the country to deliver funding and meaningful results to our diverse clientele. Over the past 25 years, Stantec has assisted with securing and/or implementing 490+ USEPA Brownfield Grants totaling nearly \$200 million. Figure 1 depicts the locations of Stantec offices and brownfield grant clients throughout the US. Examples of successful USEPA brownfield grant applications are provided in Appendix 3.

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



When it comes to USEPA brownfield grants, we are the unmatched experts, especially when it comes to building brownfield programs with decades-long successes securing multiple rounds and phases of USEPA brownfield grants. Our experience writing successful grant applications and assisting with implementation of the resulting grant funded projects in USEPA Region 5 is summarized on Table 1 on the next page. Given our lengthy relationship with the City, it is not surprising that Manitowoc ranks at the top of our client list in Region 5!!

USEPA Brownfield Grant Experience in USEPA Region 5

Grantee (USEPA Region 5)	Award Dates	Types of USEPA Grants	Amount
Manitowoc, WI (includes CDA)	2022, 2021, 2018, 2015, 2013, 2011	Cleanup, CWAx3, SSA, RLF**, CWA Coalition	\$3,000,000
Green Bay, WI (includes RDA)	2020, 2019, 2017, 2013	RLF, CWAx4, Cleanup, AWP	\$2,900,000
Prairie Hills Resource Conservation & Development, IL	2022, 2018	CWA Coalition x2, RLF	\$2,100,000
Washington County, WI	2020, 2017, 2014	RLF & CWA Coalition	\$2,000,000
Peoria, IL	2020, 2019, 2015	Cleanup & CWAx2	\$1,200,000
Sheboygan County, WI	2019, 2017, 2014	CWAx3	\$1,000,000
Racine, WI	2016, 2015	RLF x2	\$800,000
Stevens Point, WI	2021, 2018	CWA x2	\$600,000
Mankato, MN	2021, 2017	CWA x2	\$600,000
Wausau, WI	2013, 2012	Cleanup x2, AWP	\$600,000
Washington County CDA, MN	2021	CWA Coalition	\$600,000
Arrowhead Regional Development Corporation, MN	2020	CWA Coalition	\$600,000
Dakota County Community Development Agency, MN	2019	CWA Coalition	\$600,000
Hastings Economic Development & Redev. Authority (Hastings, MN)	2015	Cleanup x3	\$600,000
Austin, MN	2022	CWA	\$500,000
Red Lake Band of Chippewa Indians	2022	CWA	\$500,000
Menasha, WI	2022	CWA	\$500,000
St. Cloud, MN	2016	CWA	\$400,000
St. Ann Center for Intergenerational Care (Milwaukee, WI)	2016	Cleanup x2	\$400,000
Kankakee, IL	2014	CWA	\$400,000
Neenah, WI	2012	CWA	\$400,000
Marathon County, WI	2011	CWA*	\$400,000
Calumet County, WI	2019	CWA	\$300,000
Wauwatosa, WI	2013	CWA	\$200,000
Ramsey County, MN	2011	CWA	\$200,000
Marinette County, WI	2011	CWA	\$200,000
TOTAL			\$21,600,000

BROWNFIELD GIS INVENTORY DATABASE

Funding Source	Grant Recipient Name	State	Year Awarded	Grant Type	Grant Amount
State Brownfield Grants Municipal Clients	Ashwaubenon, Village of	WI	2016	WEDC SAG	\$ 37,000
	Price County	WI	2013	WEDC SAG	\$ 36,700
	Neenah, City of	WI	2010	WEDC SAG	\$ 97,000
			2009	WEDC BEBR	\$ 700,000
			2009	WDNR Ready for Reuse	\$ 300,000
			2009	WDNR Ready for Reuse	\$ 129,469
			2012	WEDC SAG	\$ 81,000
	Wausau, City of	WI	2013	WDNR Ready for Reuse	\$ 150,000
			2013	WEDC Idle Sites	\$ 1,000,000
			2015	WDNR Ready for Reuse Loan	\$ 235,000
	City of Green Bay	WI	2019	WEDC Brownfield	\$ 500,000
			2020	WEDC Brownfield	\$ 500,000
	City of Princeton	WI	2010	WEDC Brownfield	\$ 137,000
			2009	WDNR SAG	\$ 74,800
	City of Manitowoc	WI	2017	IDLE Site Grant	\$ 500,000
			2020	WEDC SAG	\$ 103,783
			2020	WEDC SAG	\$ 110,850
			2020	WDNR WAM (application only)	\$ 35,000
			2021	WEDC SAG	\$ 119,000
			2022	WDNR WAM (application only)	\$ 35,000
			2022	WEDC SAG	\$ 140,000
	Calumet County	WI	2020	WEDC SAG	\$ 203,936
	City of Hartford	WI	2017	WEDC SAG	\$ 150,000
2018			WEDC Brownfield	\$ 500,000	
City of West Bend	WI	2018	WEDC SAG	\$ 150,000	
City of Two Rivers	WI	2023 (pending)	WDNR WAM Community-Managed	\$ 75,000	
City of New Holstein	WI	2021	WEDC Idle Sites	\$ 250,000	
		2021	WDOA CDBG-CLOSE	\$ 910,660	
Subtotal					\$ 7,261,198
State Brownfield Grants Private Developers	River Visions Partnership, LLC- Green Bay	WI	2009	WEDC Brownfield	\$ 565,000
	T-Wall Enterprises, LLC - Green Bay	WI	2013	WEDC Brownfield	\$ 500,000
	Fiduciary Real Estate	WI	2013	WEDC Brownfield	\$ 500,000
	Blue Ribbon Management	WI	2013	WEDC Brownfield	\$ 150,000
			2015	WEDC Brownfield	\$ 184,530
			2015	MMSD	\$ 98,000
	GB Hotel, LLC	WI	2015	WEDC Brownfield	\$ 497,000
	Cobalt Partners, LLC	WI	2016	WEDC Brownfields	\$ 250,000
	MCABI	WI	2016	WEDC Brownfield	\$ 500,000
	Eighth-New Jersey, LLC	WI	2016	WEDC Brownfield	\$ 350,000
	St. Ann Center for Int. Care	WI	2016	WEDC Brownfield	\$ 150,000
	Manseau Flats Remediation Corporation	WI	2017	WEDC Brownfield	\$ 500,000
	DDL Holdings (Railyard Innovation District)	WI	2018	WEDC Brownfield	\$ 500,000
		WI	2020	WEDC Brownfield	\$ 500,000
	HKS Holdings LLC	WI	2021	WEDC Brownfield	\$ 500,000
Allie Family Companies	WI	2021	WEDC Brownfield	\$ 250,000	
Subtotal					\$ 5,994,530
Grand Total					\$ 13,255,728

State Brownfield Grant Application Experience

Stantec is truly the only consulting firm that partners with our clients to realize the full potential of available funding to support redevelopment of projects. By stacking funding from multiple State brownfield programs for both public and private partners, our clients are able to fully leverage available funding. The preceding table summarizes our experience in securing State brownfield grant funds through multiple WDNR and WEDC programs. Examples of successful State brownfield grant applications are provided in Appendix 3.

Stantec Brownfield Properties in Manitowoc

As illustrated on the image to the right, Stantec has worked on 68 parcels, totaling 306 acres of land using federal, state, and local brownfield grant funds.

Brownfield Assessment and Cleanup

We have extensive experience managing cleanup projects at sites impacted with petroleum and/or hazardous substances, including large brownfield redevelopment sites as well as smaller commercial and residential properties. Our staff have significant experience with additional state-funded brownfield programs administered under the WEDC and the WDNR. Examples of our work are provided in Appendix 3.

Stantec has exceptional experience conducting Phase I and II ESA activities at hazardous substance brownfields, petroleum brownfields, and other types of environmentally impaired sites. As mentioned previously, Stantec has completed more than 25,000 environmental projects in the Midwest alone.

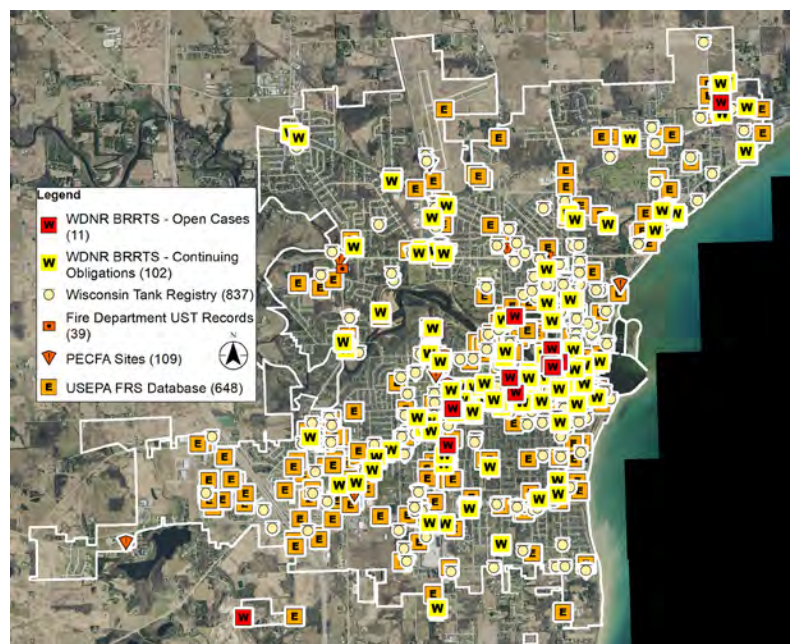
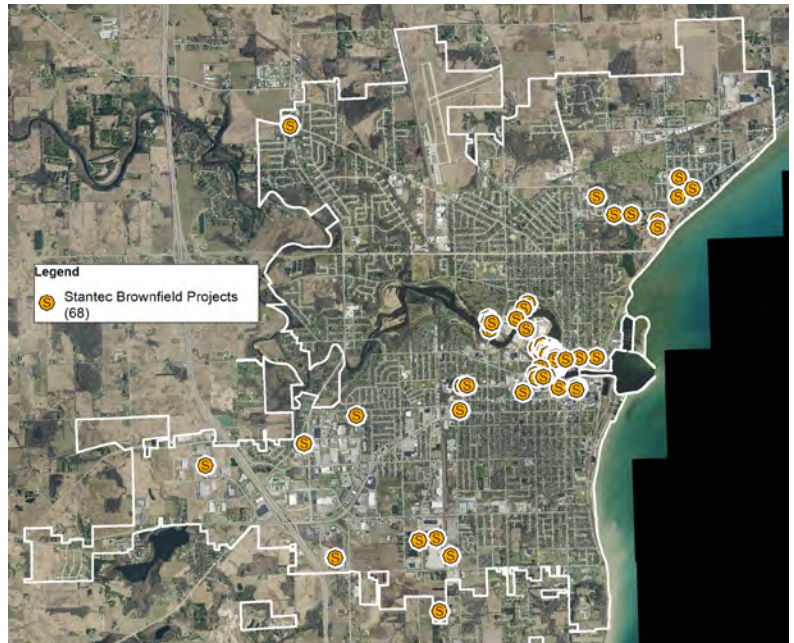
This experience has resulted in a detailed knowledge of the Wisconsin regulatory requirements as well as an excellent working relationship with staff at multiple state and federal regulatory agencies.

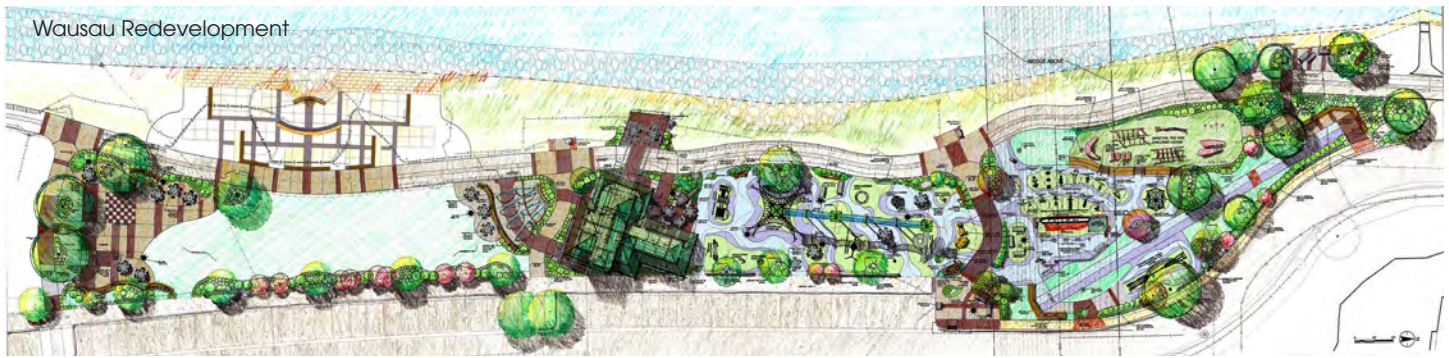
As demonstrated during the recent Mirro property demolition, Stantec successfully obtained regulatory approvals for a broad range of beneficial reuses of both construction and demolition materials, as well as soil and fill materials containing elevated concentrations of one or more contaminants. Reuse of materials can save millions of dollars on larger brownfield sites associated with historic fill or other large-scale contamination sources, and can make the difference between successful redevelopment or long-term vacancy.

We have significant experience in green and traditional remediation at sites impacted with hazardous substances and petroleum, ranging in size from residential heating oil tanks excavations, to large industrial complexes and manufactured gas plants (MGPs).

Our extensive knowledge was further leveraged on the River Point district where we are working to manage nearly 108,000 cubic yards of historic fill adjacent to the Manitowoc River for beneficial reuse onsite. This reuse requires significant coordination between regulatory agencies, civil/geotechnical engineers, the City, and private developers.

Stantec has developed many GIS-based brownfield inventories containing static historic maps and dynamic federal/state databases. The City's brownfields GIS Database identified 461 parcels totaling 2,321 acres of potential brownfields, so there is more work to be done!





Redevelopment Planning

The end goal for nearly all sites on which assessment activities are performed is redevelopment for private or public use. Our team can deliver an effective multidisciplinary approach to revitalizing sites, securing community input, assessing transportation and infrastructure requirements, and eliminating impediments to redevelopment associated with undefined environmental liabilities, lack of current or accurate market data, community opposition, uncertainties related to access and infrastructure, or other factors. We are knowledgeable in the strategies for managing geographic coordinate data throughout all phases of assessment, cleanup, and redevelopment as they occur at many brownfield sites, and integrating these data with GIS. Stantec has a broad spectrum of engineering knowledge and expertise, covering many disciplines. At least 23 Stantec staff are currently registered as professional engineers in Wisconsin. Stantec also has significant additional expertise in the environmental services field, with experts in a variety of disciplines a phone call away and available to consult on unexpected, unusual, or particularly challenging issues that arise related to individual brownfield sites.

Community Involvement

Stantec staff members assigned to the project team are experienced in conducting a broad range of outreach activities as part of USEPA brownfield assessment, cleanup, area-wide planning, and RLF grant implementation projects. These projects have included a broad range of outreach activities, ranging from very basic community outreach meetings to far more complex public engagement involving multiple stakeholder meetings, charrettes, visual preference surveys, and concept plans. Stantec has completed hundreds of planning projects for which public outreach was a significant component.

Redevelopment Planning and Market Research

The USEPA brownfield assessment grants represent a significant opportunity to plan the redevelopment of brownfield sites on an integrated basis. Most USEPA Grants are implemented by environmental consulting firms with an overwhelming focus on the Phase I and II ESA components of the project. One of the exceptional aspects of the USEPA assessment grants is their ability to fund not only environmental assessment activities, but a broad range of reuse planning activities that have a greater impact on select brownfield sites. Approaching the USEPA brownfields assessment grant projects with a combination of both planning and environmental expertise results in superior project outcomes, as the environmental assessment process can be guided or focused with an understanding of site reuse options and requirements (ex. placement of parking lots or roads with potential contamination). Planning for brownfields reuse is greatly enhanced when the project team has an in depth understanding of environmental constraints, and how these can impact decisions such as industrial vs residential use, construction of underground parking, placement of stormwater ponds, etc.

Our team delivers an effective multidisciplinary approach to assessing sites, securing community input and support, assessing transportation and infrastructure requirements, and reducing possible impediments to redevelopment associated with potentially undefined environmental liabilities.

Designing and Managing Brownfield Remediation Strategies

As demonstrated by our decade-long relationship with the City, Stantec views grant opportunities not as commodity contracts, but as tools to build revolutionary brownfield programs. Programs that are able to support redevelopment through all the steps from assessment to cleanup and reuse. Below are the general steps we advocate for in designing and managing brownfield remediation (and redevelopment) strategies.

Aligning Project Objectives with Schedule and Funding Opportunities. The first step in the redevelopment process is setting reasonable schedules of the key project milestones. From there, we start aligning milestones with available funding opportunities so the schedule moves smoothly and funds arrive at the precise time. An example of this strategy is the River Point district where USEPA brownfield assessment funds were first used, then stacked with State assessment funds to finish investigation work. Then immediately cleanup grant funds were secured so redevelopment/reuse progressed on schedule. This stacking model continues to be successful in other communities in the region and we anticipate continuing to use this model in the City.



The interactive **Block Model** exercise is a highly engaging way for people to understand development alternatives for a site. Participants can creatively imagine the development of a site by blocks representing development types on a custom prepared site map. They receive feedback related to development requirements and financial feasibility, which comes out of site-specific research. Participants gain a richer understanding of the pros and cons of different development possibilities, what it might take to attract a development project, and the public-sector role that may be required to achieve their development vision.



We meet you where you live, shop, and play to make sure the community's voice is **heard**.





Former Mirro Building in Manitowoc, Wisconsin



Proposed River Enhancements at the River Point District in Manitowoc, Wisconsin

Maximize Leverage. The cornerstone of the Stantec brownfield program is building long-term partnerships with our clients. By strategically securing external funding, we are able to layer multiple grants simultaneously so the local community does not need to satisfy a “match” with internal funding. A stellar example of this model is the assessment work completed at the River Point District. Previous USEPA brownfield grants served as the required “match” for four WEDC Site Assessment Grants, which brought in an additional \$473,000 in funding at **no additional cost** to the City. In a parallel, utility installation served as the “match” for a \$250,000 cleanup grant; again, at **no additional cost** to the City. A second example of this is the WEDC assessment grant secured for the Quinney Plating facility where the Calumet County USEPA Brownfield Assessment Grant was used to satisfy the match requirement for a WEDC Site Assessment Grant. This approach not only saved the County \$20,000 in required “match”, it brought \$150,000 of additional assessment funding to the project. Simply by being knowledgeable of funding opportunities and priorities, Stantec can double or sometimes triple the value of a single USEPA/WDNR/WEDC brownfield grant to a community at **no additional cost**.

Finding Alternative Funding Opportunities. Although not traditionally considered “leverage” Stantec’s implementation of a USEPA assessment grant at the former Mirro facility was used by WDNR to require the former industrial operator (Newell) to finish the site investigation and remediate the property. The value of this work is difficult to estimate but could be as much as \$5,000,000. Another alternative to fund brownfield investigation and remediation is through insurance recovery. Stantec has assisted several communities in accessing historic general liability insurance policies of prior industrial operators/responsible parties. This could be a key source of funding for ongoing and potential brownfield projects in Manitowoc.

Project Approach and Budget. By thoroughly understanding the objectives of federal and state brownfield programs, Stantec is able to establish project approaches and budgets that provide the greatest flexibility on the use of funds. This provides the ability of funds to be adjusted during grant implementation to the greatest benefit of the community. Primary examples of this approach have allowed the City to move funds between tasks during previous assessment grants based on project needs.

Novel Remediation Approaches. We understand that the cost to cleanup contaminated properties can be extraordinary. Therefore, Stantec consistently looks for alternative and novel remediation approaches to save clients budget while being protective of human health and the environment. The best example of this is the reuse of 108,000 cubic yards of contaminated historic fill at the River Point District. Otherwise, the alternative approach is excavation and offsite disposal of this material, which could cost upwards of \$11 million! Similarly, reusing concrete spoil from a commercial producer in the region as fill at River Point is saving over \$30 per cubic yard of (free) imported material.

Project Experience Matrix

Service Experience Table

Service	City of Manitowoc Comprehensive Brownfield Services	Washington County Site Redevelopment Program Assistance, WI	Sheboygan County Brownfields Program, WI	City of Green Bay USEPA Cleanup, Assessment, and Planning Grant Procurement and Implementation, WI	Neenah and PH Glaffelter Paper Mill Grant Procurement and Implementation, WI	Wausau East Riverfront Development Brownfields Cleanup and Planning Grant;
Phase I ESAs	●	●	●	●	●	●
Quality Assurance Project Plans (QAPP)	●	●	●	●	●	
Phase II ESAs and NR 716 Site Investigations	●	●	●	●	●	●
Pre-Demolition Facility Assessments	●	●	●	●	●	●
Asbestos and Lead-Based Paint Abatement	●		●	●	●	●
Remediation Activities	●	●	●	●	●	●
Geotechnical Services	●					●
Stormwater Management	●	●	●	●	●	●
Community Involvement	●	●	●	●	●	●
USEPA/WDNR Grant Management Assistance	●	●	●	●	●	●
ADDITIONAL SERVICES						
Demolition	●		●	●	●	●
Site Civil Design	●			●	●	●
Architectural Design	●					●
Sustainability	●		●	●	●	●
NEPA Review (Section 106)	●					●
Vapor Recovery/Subslab Depressurization	●		●	●	●	●
Site Capping	●	●	●	●	●	●
Adaptive Reuse	●	●	●	●	●	●
Excavation	●	●	●	●	●	●
Floodplain/Floodway Remediation	●					●
PECFA/DERF/VPLE		●				
Area-Wide Planning	●	●				●

B. Regulatory and Scientific/Technical Knowledge

Technical Knowledge Matrix

REGULATORY AND SCIENTIFIC/TECHNICAL KNOWLEDGE TABLE

Personnel	Federal Environmental Statutes and Regulations	Wisconsin Statutes, Laws, and Regulations	OSHA and Brownfield Health and Safety	Site Redevelopment Services	Grant Writing, Brownfield Projects, Site Remediation, DBA and MBE/WBE
Harris Byers <i>Project Manager</i>	●	●	●	●	●
Whitney Cull <i>Assistant Project Manager</i>	●	●	●		●
Stu Gross <i>QA/QC - Environmental/Hydrogeology</i>	●	●	●	●	●
Jacob Woelmer <i>QA/QC - Engineering</i>				●	●
Hiedi Waller <i>Grant Research</i>	●	●	●	●	●
Lynelle Caine <i>Grant Research</i>	●	●	●	●	●
Rick Binder <i>Regulations and Remediation Manager</i>	●	●	●	●	●
Aaron Volkening <i>Stormwater Engineer</i>	●	●		●	●
Jill Dam <i>Environmental Engineering Support</i>		●	●		
Dan Feldt <i>HSSE Lead</i>	●	●	●		
Jiyan Hatami <i>Contaminant Hydrogeologist</i>		●	●		●
Madi Edwards <i>Earth Scientist</i>		●	●		●
Sarah McDonald <i>Community Outreach</i>		●		●	●
Tom Leighton <i>Planner</i>				●	
Jeff Brand <i>Field Support</i>	●	●	●		●
Evan Weber <i>Field Support</i>	●	●	●		●
Paul Eickenberg <i>Marine Structural Engineer</i>				●	
Yong Wu <i>Geotechnical Engineer</i>				●	
Lindsey Brown <i>Project Coordinator</i>					●
Kayla Fischer <i>Agency Reporting Support</i>					●

Brownfield Grant Writing (See Section A, page 20)

Federal and State Environmental Statutes or Associated Regulations

Stantec's experience with federal and state statutes/regulations are well documented in our work. Our extreme technical understanding of regulations includes nuanced criteria of the AAI Final Rule, ASTM E-1527-13, and ASTM 1527-21 and the requirements to investigate/remediate brownfields under ch. NR700 of the Wisconsin Administrative Code (WAC) while balancing waste regulations under ch. NR500 and ch. NR600 WAC. Examples of our work are provided in Appendix 3.

We also have experience with the various provisions and requirements associated with the CERCLA. Team member Rick Binder assisted the USEPA Office of Inspector General with conducting technical review of the remedial planning process at 11 Superfund sites across the United States per Section III (k) of CERCLA. This included review of Preliminary Assessment Reports, Site Investigation Reports, Community Relations Plans, QAPPs, Public Health and Environmental Risk Assessments, Feasibility Studies, and Records of Decision. This required detailed knowledge of the National Contingency Plan and other applicable USEPA guidance documents.

As a contributing member to the WDNR Brownfields Advisory Committee, Dr. Byers, has detailed knowledge of state environmental regulations, assessment, and cleanup criteria. In addition, Stantec staff have a strong working knowledge of Resource and Recovery Act (RCRA) and Toxic Substances Control Act (TSCA) regulations. We have performed investigation and remediation on numerous RCRA sites and have assessed and remediated PCBs subject to subject to TSCA, including the former Mirro property.

Federal and State Environmental Laws and Regulations

With over 202 staff based in our Wisconsin offices, Stantec has in-house experts knowledgeable in federal and state statutes, laws, or regulations pertaining to brownfield assessment, cleanup, planning, and redevelopment.

As demonstrated during implementation of the current CWA grants, Stantec has strong working relationships with WDNR, USEPA, and other federal and state agencies. Several team members have 20 or more years of professional experience working on brownfield sites, providing a diverse knowledge base to draw from regarding any regulatory issues that arise related to brownfield sites targeted for RLF grants or loans.

We have prepared USEPA-approved QAPPs in Region 5, including the City's current QAPP prepared in 2015 with subsequent revisions/addenda. We have completed hundreds of assessments as part of the USEPA's assessment grant program nationwide, requiring extensive interaction with state environmental staff. An example of a QAPP is provided in Appendix 3.

OSHA and Other Health and Safety Rules and Requirements

Stantec maintains a health and safety program in accordance with Occupational Safety and Health Administration (OSHA) requirements for environmental investigation and cleanup sites that are subject to Hazardous Waste Operations and Emergency Response (HAZWOPER) requirements as outlined in 29 CFR 1910.120. We are experienced at preparing HASPs and addressing OSHA and other health and safety rules and requirements.

We are OSHA18001 Certified and team member Dan Feldt is a Certified Industrial Hygienist (CIH) and will assist with HASP development and implementation. In addition, our project quality program is ISO 9001 and ISO14001 certified. Please note that all Stantec field personnel have 40-hour OSHA HAZWOPER training, as well as the required 8-hour annual refresher update training. Examples of HASPs are provided in Appendix 3.



Davis-Bacon Reporting

Stantec has gained extensive experience in managing the requirements of the Davis Bacon Act (DBA) during implementation of more than 30 USEPA-funded cleanup grants. Stantec's work has included confirming prevailing wage rates in subcontractor proposals; conducting DBA compliance site inspections using Form 1445; reviewing certified payroll forms statements for consistency with site inspections and prevailing wage rates; reviewing and approving subcontractor payment requests. Examples of our work managing DBA are provided in Appendix 3.

MBE/WBE Compliance

Stantec is experienced in meeting the MBE/WBE utilization requirements as these same requirements apply to all USEPA Brownfield funded grant projects. Stantec will comply with local, state, and federal laws pertaining to unlawful discrimination. Compliance with the USEPA fair share objectives for MBE/WBE utilization will be documented by retaining invoices and payments made to MBE/WBE firms, as well as other records documenting the our use of the six "Good Faith Efforts" (GFE) as defined under 40 CFR, Part 33, Subpart C.

Stantec is fully committed to meeting all federal requirements outlined in the Cooperative Agreement which includes fully complying with USEPA's six GFEs required for participation by WBE, MBE, and other Disadvantaged Business Enterprises (DBEs) defined under 40 CFR, Part 33, Subpart C. Stantec is an equal opportunity employer; a copy of Stantec's current Equal Opportunity and Affirmative Action Policies is available upon request. Examples of our compliance are provided in Appendix 3.

Although reporting on MBE/WBE participation to USEPA is required only on an annual basis, Stantec will monitor participation and compliance with the six GFEs on a quarterly basis, and include this documentation as part of our financial and progress reports to the City. This will enhance both the monitoring and record keeping process, and assure that appropriate focus is given to this project requirement from the beginning and throughout the project.



5. COST

A. Example Schedule Assessment, Cleanup

The grant writing schedule will be detailed in Task Orders issued under this response. The schedule will align with grant guidelines and provide the City ample time (often 1–2 weeks) to review the application before submittal. The typical preparation schedule for a USEPA brownfield grant is 60 days from the day the agency issues the call for proposals. The typical schedule for preparing a WEDC or WAM application is 5-15 days.

The grant implementation schedule will be detailed in Task Orders issued under this response. In general, the schedule will follow the terms and conditions of the granting agency (e.g., the Performance Period stipulated in the USEPA Cooperative Agreement, or the grant deadline provided in the WEDC contract, etc.). For the purpose of this response, the following table presents a summary of project schedules for the most common tasks completed during implementation of assessment and cleanup grants.

As demonstrated on several ongoing projects, Stantec's exceptional brownfields team can support multiple (two or more) projects simultaneously. It is understood that Stantec will assume responsibility for services offered in this response, which will be detailed in individual Task Orders and grant applications.

Assessment Grant

Task	Typical Schedule
Program Management	<p>Program management begins in the first quarter of the performance period and continues through the end of the grant.</p> <p>For USEPA grants, quarterly progress reports will be submitted by January 30th, April 30th, July 30th, and October 30th of each year. Annual financial reports will be submitted by October 30th of each year. Grant closeout report will be prepared within 30 days of grant completion.</p> <p>For WEDC grants, progress reports are prepared on an annual basis.</p>
Inventory and Prioritization	<p>Inventory activities completed during the first quarter of the grant performance period. Additional inventory data and site-specific data is added during completion of due diligence investigations.</p>
Due Diligence Investigations (Phase I ESAs, Phase II ESAs, Site Investigations, Remedial Action Plans)	<p>First EDs and Phase I ESA during the first quarter of the grant performance period. SSASPs and Phase II ESAs during the second quarter of the grant, with Site Investigations and Remedial Action Plans starting during the third quarter of the grant. Work on due diligence investigations extends to the end of the grant performance/contract period.</p>
Reuse Planning	<p>Reuse plans typically begin at the start of work on remedial action plans, which typically begin within the first year of grant implementation and could continue to the end of the grant performance/contract period.</p>
Community Outreach	<p>The brownfield advisory committee meets quarterly, as project needs require. Local and national brownfield meetings are held on an annual/bi-annual basis.</p>

Cleanup Grant

Task	Typical Schedule
Program Management	<p>Program management begins in the first quarter of the performance period and continues through the end of the grant.</p> <p>For USEPA grants, quarterly progress reports will be submitted by January 30th, April 30th, July 30th, and October 30th of each year. Annual financial reports will be submitted by October 30th of each year. Grant closeout report will be prepared within 30 days of grant completion.</p> <p>For WEDC grants, progress reports are prepared on an annual basis.</p>
Cleanup/Remediation	<p>Pre-cleanup activities (i.e., finalize ABCA, prepare QAPP, prepare SSSAP, complete waste characterization sampling, prepare waste profile, prepare waste profile and RAP/MMP for WDNR approval, develop bid spec, and retain remedial contractor) are typically completed within the first two quarters of the grant performance/contract period. Implementing the cleanup plan often occurs during the third and fourth quarters of the grant performance/contract period with the construction documentation report and closure request prepared in the second year of the grant. If post-cleanup sampling is required, this typically occurs in the second/third year of the grant.</p>
Reuse Planning	<p>Reuse plans typically begin at the start of work on remedial action plans, which typically begin within the first year of grant implementation and could continue to the end of the grant performance/contract period.</p>
Community Outreach	<p>The brownfield advisory committee meets quarterly, as project needs require. Local and national brownfield meetings are held on an annual/bi-annual basis.</p>



B. Fee Schedule

Stantec's standard rate table is provided below.

Stantec Billing Level	2023 Hourly Rate*
3	\$104
4	\$117
5	\$127
6	\$131
7	\$139
8	\$145
9	\$155
10	\$161
11	\$172
12	\$178
13	\$187
14	\$195
15	\$220
16	\$250
17	\$259
18	\$265
19	\$273
20	\$285
21	\$296

*Rates subject to annual increase.

C. Typical Project Expense Rates

Stantec will not mark-up expenses, unless prescribed differently in a future Task Order. The following expenses/materials will be provided at-cost to the City.

- **Sub-Consultants**
- **Subcontracted Commodity Services**
e.g., analytical laboratory services, drilling contractors, etc.
- **Meals**
May be billed at cost or daily per diem.
- **Lodging**
- **Mileage**
Stantec uses the U.S. Internal Revenue Service standard mileage rate.
- **External Equipment and Supplies.** e.g., delivery charges, outside copying/reproduction, leased/rented field equipment, etc.

Company-owned equipment will be billed on unit rate basis (e.g., daily; weekly); the expense markup does not apply to these rates. A separate Stantec Equipment Rate Schedule* is available upon request. If applicable, per diem rates will be those set by the U.S. General Services Administration (<https://www.gsa.gov>), unless prescribed differently in the proposal or contract terms and conditions.

Appendix

1. Resumes
2. Project Descriptions
3. Portfolio of Deliverables

1

RESUMES



HARRIS BYERS

PHD

Project Manager

Education

PhD, University of Wisconsin-Milwaukee, Geosciences, Milwaukee, WI, 2019

MS, University of Georgia, Agronomy, Athens, Georgia, 2004

BS, University of Georgia, Science Education, Athens, Georgia, 2000

Dr. Byers has more than 20 years of professional consulting experience designing and managing investigation, remediation, and redevelopment projects at a wide variety of Brownfield properties. Harris has extensive experience in envisioning, preparing, and administering USEPA, State, Federal, and local Brownfield assessment, cleanup, planning, and research grants. He has prepared applications for and/or managed over \$10,000,000 in Brownfield grant funded projects for a wide range of clients, including local units of government, research institutions, private developers, and local community-based non-profit organizations. As a direct result of strategic implementation of these grants, grantees have successfully leveraged over \$100,000,000 in additional private redevelopment funds, local Brownfield redevelopment funds, state Brownfield redevelopment funds, and additional EPA Brownfield grant funds.

USEPA Brownfields Community-Wide Assessment Grant Implementation, Manitowoc, Wisconsin, Senior Brownfields Project Manager

Harris is serving as the Sr. Brownfields Project Manager/lead grant writer during implementation of USEPA CWA Brownfield Grants for petroleum and hazardous substances awarded to the City in FY15. Activities include completing property eligibility determinations, negotiating Site access agreements and designing and conducting Phase I ESA evaluations per ASTM E1527-13.

Work includes preparing SOPs, completing a QAPP and annual updates, developing SAPs, designing and conducting Phase II ESAs in accordance with ASTM E1903-97(2002); development and submittal of Site Investigation Work Plans for state regulatory agency review; preparation of Site Investigation and Remediation Work Plans in accordance with state statutes; and preparation of Closure Requests.

USEPA Brownfields Cleanup Grant Implementation, Wausau, Wisconsin, Senior Project Hydrogeologist

Harris is currently serving as the Sr. Project Hydrogeologist during implementation of two cleanup grants in the City of Wausau, Wisconsin. Tasks have included preparation of multiple ch. NR 716 Site Investigation Reports, ch. NR 722 Remedial Action Options Reports, and ch. NR 724 Remedial Action Plans.

USEPA Brownfields CWA Grant Implementation *, Wauwatosa, Wisconsin, Senior Brownfields Project Manager

Harris served as the Brownfields Project Manager and lead grant writer during implementation of four USEPA Community-Wide Brownfield Site Assessment Grants for petroleum and hazardous substances awarded to the City Wauwatosa, Wisconsin. Activities included designing and conducting Phase I ESA evaluations per ASTM E1527-05; designing and conducting Phase II ESAs in accordance with ASTM E1903-97(2002); development and submittal of Site Investigation Work Plans for state regulatory agency review; preparation of Site Investigation and Remediation Work Plans in accordance with state statutes; and preparation of Closure Requests. In addition, tasks included data acquisition and designing and maintaining a custom GIS Brownfield database containing a large variety of static and dynamic datasets, including state and federal database records; historic Sanborn Fire Insurance and plat maps; historic orthophotographs; and property-specific use documentation. Development of the custom GIS database included. Additional activities included regulatory liaison, negotiation with regulatory agencies, public outreach. Unique data analysis included parametric and nonparametric statistical modeling/analysis of environmental data & development of USEPA-Approved QAPPs and SOPs. Harris assisted the City in completing all federal grant reporting requirements to maintain compliance with USEPA Cooperative Agreements and requirements of the American Recovery and Reinvestment Act of 2009.



WHITNEY CULL

GEIT

Assistant Project Manager

Education

BS, University of Wisconsin, Geology and Geophysics, Madison, Wisconsin, 2015

BS, University of Wisconsin, Geological Engineering, Madison, Wisconsin, 2015

Registrations

Engineer in Training

Whitney is a University of Wisconsin - Madison Alumnus with Bachelor of Science degrees in Geological Engineering, and Geology & Geophysics. As part of the Stantec team, she has regularly been designated as the field lead for Phase I and II Environmental Assessments performed as part of various US Environmental Protection Agency (USEPA) and State of Wisconsin Brownfield Grants and assists in the creation and implementation of NR716 Site Investigation work plans. She has experience performing soil classification and sampling, groundwater monitoring well development and testing, and sub-slab soil vapor sampling for both vacant and active buildings with various occupancies. She contracts and provides field oversight for private utility locates, environmental and geotechnical drilling, underground storage tank removal, and demolition labor, and has experience collaborating with environmental consultants from other firms on large projects. Ms. Cull has additionally been involved in remedial action planning and design, including source removal, remedial injection and the installation of vapor mitigation technologies in new or existing structures.

Phase I and II Environmental Site Assessments, Manitowoc, Wisconsin, Geologist

Whitney is designated as a Stantec assistant project manager for the procurement and implementation of USEPA Brownfield Grants for the City of Manitowoc. As a field lead, she has provided contractor oversight for environmental and geotechnical drilling, demolition, remedial excavation, and ground penetrating radar (GPR) surveying on sites that required the installation of monitoring well networks, soil classification on soil borings taken in areas known to have non-native fill, and sampling of soil and groundwater taken onsite to be tested for various contaminants. Site work was performed on a variety of commercial and industrial properties, including a golf course, former railroad switching station, aluminum cookware and tannery facility, and a former industrial crane manufacturing facility.

Phase I and II Environmental Site Assessments, Sheboygan and Sheboygan Falls, Wisconsin, Geologist

Whitney has conducted several Phase I and II Environmental Site Assessment for Sheboygan County as part of a USEPA Brownfield Site Assessment Grant. These assessments included sites that were formerly used as fueling stations, a tinsel factory, a seasonal/commercial haunted house, a car wash, a hatchery and vinyl products facility, a leather products facility, a concrete products yard, a furniture store, a boat repair and retail store, and miscellaneous residences.

MMSD Western Milwaukee Phase 2B Flood Management, Milwaukee, Wisconsin, Geologist

Whitney was the designated field lead for a soil investigation involving the advancement of over 100 soil borings for classification and laboratory analysis of volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), arsenic and lead; these activities were performed to support the subsequent creation of a soil management plan for the construction of a levee along the Menomonee River as a part of the Milwaukee Metropolitan Sewerage District (MMSD) Western Milwaukee Phase 2B Flood Management Project. Other activities she performed in collaboration with another consulting firm include preparing and ultimately obtaining approval for remedial action plans, materials management plans, historic fill exemptions and NR718 low-hazard waste exemption requests prior to levee construction.



STU GROSS

PG

QA/QC - Contaminant Hydrogeology

Education

BS, University of Wisconsin, Geology,
Madison, Wisconsin, 1994

Registrations

Professional Geologist
in the states of:

Wisconsin, #1201-13

Stu's knowledge and experience in environmental consulting and project management spans 27 years. He is a Professional Geologist licensed in Wisconsin and Illinois and currently serves as Environmental Remediation Team Lead managing a group of employees that perform environmental services for a wide variety of client types. Stu has successfully managed and/or personally completed a wide range of projects including: environmental due diligence related to property transactions, Brownfield redevelopment, remedial investigations and planning, industrial facility deactivation/deconstruction, mine reclamation planning, environmental compliance and geologic and hydrogeologic evaluations on a variety of proposed developments and non-metallic mining sites.

USEPA Brownfields CWA Grant Implementation, Sheboygan County, Wisconsin, Project Manager

Stu provided technical and management oversight for implementation of two US EPA Brownfield Assessment Grants for petroleum and hazardous substances awarded in 2014 to Sheboygan County, Wisconsin. The grants are being utilized to inventory brownfield properties, perform environmental assessments, conduct remedial planning, and assist with community involvement activities as part of a three-year contract. In 2017 and 2019, a second and third US EPA Brownfield Assessment Grant application, written by Stantec, were funded resulting in an additional \$600,000 of assessment dollars. Assessment activities are already underway on multiple properties throughout the County.

Brownfield Assessment and Clean-up for the Former Tecumseh Property, New Holstein, Wisconsin, Project Manager

Stu serves as the Project Manager, assisting the City of New Holstein in redeveloping the former Tecumseh property. This facility was used for decades to manufacture lawnmower engines. For more than 10 years, the property and associated buildings have been idle and underutilized. Stantec is assisting with various environmental activities and sourcing funding mechanisms to facilitate redevelopment. To date, Stantec has assisted in securing US EPA Targeted Brownfield Assessment funding and is seeking additional state funding to offset the total cost of building demolition.

Whitestone Village Brownfield Redevelopment, Menomonee Falls, Wisconsin, Project Manager

Provided technical and project management assistance for \$180 million, multi-year brownfield redevelopment project. Project includes contracted services for two developers and the Village including assessment and remediation of multiple contiguous former industrial properties totaling more than 100 acres for redevelopment to mixed residential and retail use.

Project was complicated by the presence of hazardous solvent waste, PCB contamination, wetland contamination, and compressed construction schedules. Also included civil design and construction oversight including street, storm water and sewer/water improvements which were coordinated with remedial activities. The site is one of the largest redevelopment sites in suburban Milwaukee, both in terms of its land area and the value of the expected development (more than \$100 million) which will include a Costco store, three mid-box retail stores, a hotel, and approximately 340 market rate apartments.

USEPA Brownfields CWA Grant Implementation, Green Bay, Wisconsin, Due Diligence Team Lead

Provided technical oversight for Phase I and II ESA activities associated with the implementation of two USEPA Brownfields CWA Grants for petroleum and Hazardous Substances awarded in 2013 to the City of Green Bay, Wisconsin. Funding is being used to inventory Brownfield properties, perform environmental assessments on select sites, conduct remedial planning and assist with community involvement activities as part of a three-year contract.



JACOB WOELMER

PE

Remediation/Reuse Planning

Education

Bachelor of Science Civil
Engineering, Texas A&M University

Registrations

Professional Engineer #127688,
State of Texas

Professional Engineer #55856, State
of Minnesota

Professional Engineer #P24348,
State of Iowa

Professional Engineer #46672-6,
State of Wisconsin

Jacob has over seven years of experience in civil engineering design and project management for both public and private clients throughout the central region of the United States. Jacob has experience working on multi-discipline projects ranging in size from small (1 acre) to large (70 acres). His expertise is in preliminary site analysis, site planning, roadway design, water and wastewater infrastructure design, drainage design, detention design, and floodplain analysis. Jacob works to understand clients' needs and focus on developing creative solutions to address their unique engineering challenges.

The Shipyard | City of Green Bay | Green Bay, Wisconsin | Project Engineer

The attractions include a great lawn, ice hockey, ice skating, concerts, festivals, large-screen viewing, runs, walks, markets and other special events. The site includes a park, playground, boat slips, floating docs, public parking areas, and various pedestrian connections and amenities. Jacob was responsible for the design of the public parking areas.

River Point Development | City of Manitowoc | Manitowoc, Wisconsin | Assistant Project Manager

Jacob served as assistant project manager on this project to transform impaired riverfront property into a development offering opportunities to live, work, dine, recreate, and enjoy all that Manitowoc has to offer. The project involved site planning, mass grading, and public improvement plans to provide the foundation for redevelopment.

Des Moines River Crossing Project | Des Moines, Iowa | Construction Observation

Fiber optic cables for Sprint were installed across the Des Moines River in proximity of the Iowa Interstate Railroad between Downtown Des Moines and the Historic East Village. Stantec was responsible for reviewing the Drilling Program Plan, Horizontal Directional Drilling Modeling, and observing the drilling activities at the river crossing to confirm that the construction would be conducted in accordance with the Drilling Program Plan. Jacob provided construction observation for the duration of the project.

Schlumberger | Midland, Texas | Project Engineer

This project consisted of an addition of an ALS building on Schlumberger's facility in Midland Texas. Jacob was responsible for the truck turn routes and the civil design for the project.

Fed Ex Parking Lot Addition | Houston, Texas | Project Engineer

The Fed Ex Parking Lot project involved taking an existing Fed Ex warehouse located in the city of Houston and designing additional tractor and trailer parking spaces. Jacob was responsible for the project from design to construction.



RICK BINDER

PG, CPG

Regulations and Remediation Manager

Education

MS, University of Wisconsin,
Geological Sciences, Milwaukee,
Wisconsin, 1989

BS, University of Wisconsin,
Geological Sciences, Milwaukee,
Wisconsin, 1985

Registrations

Professional Geologist
in the states of:

Indiana, #2296

Illinois, #196.001288

Wisconsin, #734

American Institute of Professional
Geologists, Certified Professional
Geologist #9251

Rick is a professional geologist with 31 years' experience involving investigation, remediation and redevelopment of Brownfield, industrial, commercial, telecommunication, public utility, solid waste and aviation sites. Rick's work experience includes Brownfield redevelopment, remedial investigations/feasibility studies, industrial facility deactivation/deconstruction, environmental due diligence assessments, manufactured gas plant site investigations, aboveground/underground storage tank management, and landfill services. He has also designed and implemented soil, sediment and groundwater remedial actions related to chlorinated solvent, petroleum, cyanide, heavy metal and bio solids contamination utilizing sustainable/green remediation and conventional techniques. State expertise includes Wisconsin, Illinois, Indiana, Michigan and Iowa regulatory, grant and petroleum/drycleaner reimbursement programs. Federal expertise includes CERCLA, RCRA, TSCA and EPA Brownfield regulatory and grants programs.

EPA Coalition CWA Grant Implementation, Neenah, Wisconsin, Project Manager

Rick is consultant project manager of a \$600,000 Coalition Assessment Grant awarded to Washington County, Wisconsin in 2017. The coalition includes five of the County's incorporated cities and villages. Rick is managing implementation of grant-funded activities which include a county-wide inventory of brownfield sites, community outreach, and assessment and/or reuse planning for up to 20 priority brownfields sites. The work performed under the grant supports the County-led Site Revitalization Program - a joint effort between the County Planning and Parks Department and the County's economic development agency. A goal for the program is to integrate the County's revitalization efforts focused on brownfields sites with the County's economic development and business retention /recruitment efforts, with a goal of maximizing the extent to which brownfields revitalization can effectively be linked to private investment and jobs creation.

EPA Brownfields CWA Grant Implementation, Wauwatosa, Wisconsin, QA/QC Officer

Rick provided technical and management oversight for implementation of two EPA Brownfields Assessment Grants for petroleum and hazardous substances awarded in 2009 to the City of Wauwatosa, Wisconsin. The grants are being utilized to inventory Brownfield properties, perform environmental assessments on select sites, conduct remedial planning and assist with community involvement activities as part of a three-year contract. All data is being managed utilizing GIS and other data management tools.

EPA CWA Grant Application/ Implementation, Kankakee, Illinois, Project Manager

Rick is serving as project manager for a \$400,000 CWA Grant awarded to the City of Kankakee for Fiscal Year 2015. The project includes performing an inventory of brownfield sites, performance of Phase I and Phase II ESAs, supplemental site investigations and RAP development. Community outreach is also performed.

EPA CWA Grant Application/ Implementation, Topeka, Kansas, Project Manager

Rick is the project manager assisting the City of Topeka with implementation of a \$300,000 EPA CWA Brownfields Grant for Hazardous Substances and Petroleum awarded in 2017. The grant is being utilized to inventory brownfield properties, perform ESAs on select sites, conduct remedial and area-wide planning, and assist with community involvement activities. The grant is focused on high priority brownfield properties primarily located within the North Topeka Redevelopment Area.

2

PROJECT DESCRIPTIONS



City of Manitowoc Comprehensive Brownfield Services

Manitowoc, Wisconsin

Client:

City of Manitowoc, Wisconsin

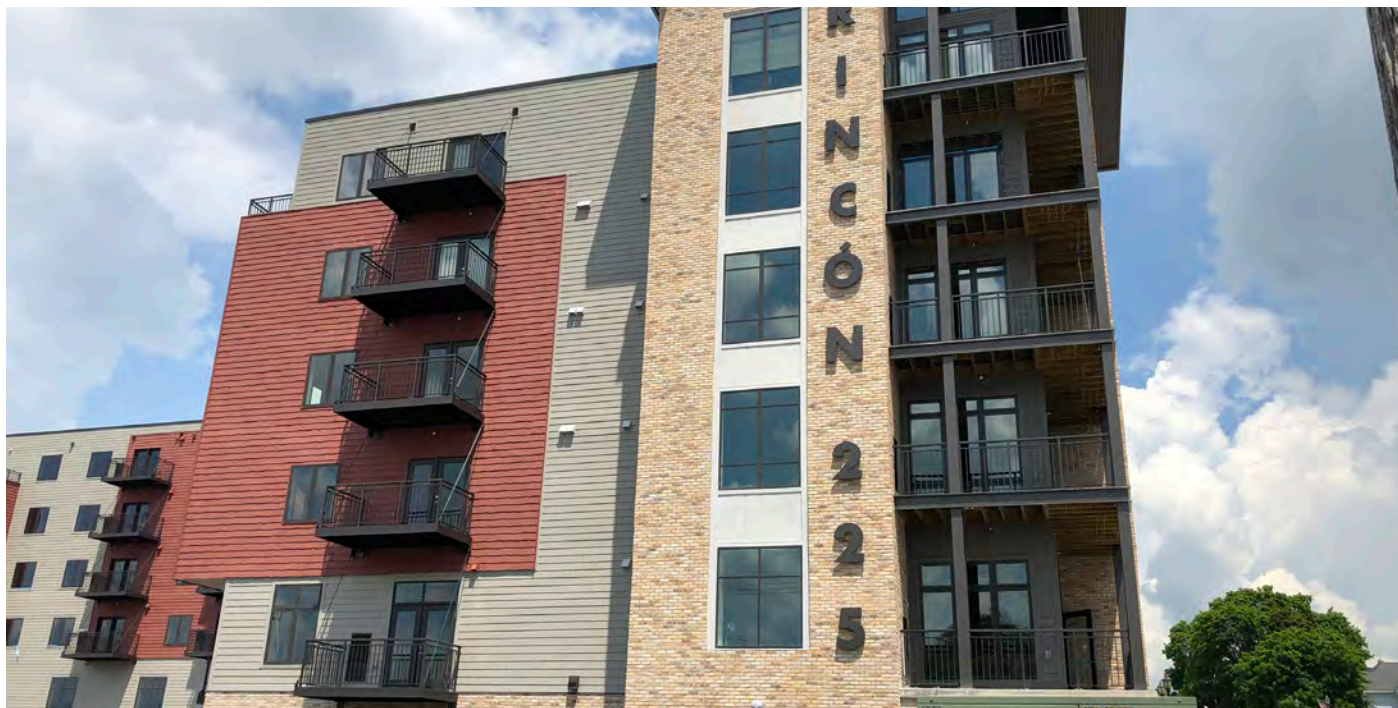
Stantec has provided comprehensive brownfield program services to the City of Manitowoc since 2013. Our work began with developing a roadmap to build a sustainable brownfield program in a community with an ever-decreasing population and collapsing commercial/industrial tax base. To date, we have assisted the City in securing/ implementing over \$5 million in state and federal brownfield grants. The outcomes of strategic grant implementation has leveraged well over \$150 million in private and public investment in brownfields in Manitowoc.

In addition to grant writing/implementation, comprehensive services have included developing/managing a EPA brownfields cleanup revolving loan fund (2013-2020 services: program design, policy/procedures manual, community involvement plans, eligibility determinations, negotiating site access, ABCAs, remedial oversight, completing grant reporting requirements per the Cooperative Agreement); EPA/WEDC brownfield assessment grants (2013-2022 services: documentation of 6 good faith efforts to procure MBE/WBE services, preparing eligibility determinations, site access agreements, Phase I ESAs per AAI, QAPP, Phase II ESAs and NR 716 Site Investigations, Pre-Demolition Facility Assessments, Asbestos and Lead-Bearing Paint, preparing SOPs, completing a QAPP and annual updates, developing SAPs, completion of ABCAs, preparation of closure requests, community outreach, data acquisition and designing and maintaining a custom GIS brownfield database containing a large variety of relevant datasets, completing all federal grant reporting requirements to maintain compliance

with EPA Cooperative Agreements [including quarterly reports, annual financial reports, Minority Business Enterprises (MBE)/Women Business Enterprises (WBE) reports, audits, and maintaining the EPA Assessment, Cleanup and Redevelopment Exchange System (ACRES) database]; EPA/WEDC brownfield cleanup grants (2016-2022 services: ABCA, Cultural review (Section 106), sub-slab depressurization design/installation, cleanup workplans, remedial design, remediation activities/oversight, asbestos and lead-bearing paint abatement, demolition, site capping, adaptive reuse of historic buildings, excavation, stormwater management, construction documentation reporting). Supporting services have included site civil design, architectural design and ongoing work involves floodway remediation.

Team: Harris Byers, Whitney Cull, Rick Binder, Erin Gross, Sarah McDonald

Subcontractors: NorthStar Environmental, LLC; Eurofins TestAmerica, Horizon Construction and Exploration, LLC



Site Redevelopment Program Assistance

Washington County, Wisconsin

Client:

Washington County, Wisconsin

Stantec assisted Washington County in a project led by the County Community Development Department and support by the Economic Development of Washington County (EDWC) agency. The goal was to integrate the County's redevelopment efforts focused on brownfields with the County's economic development and business retention/recruitment efforts, with a goal of maximizing the extent to which brownfields redevelopment spurs private investment and jobs creation. Stantec served initially on an "economic toolbox" advisory committee for the County's EDWC, one outcome of which was the successful application for a \$600,000 EPA Coalition Brownfields Assessment Grant awarded in 2014, as part of a coalition that included five cities and villages. Stantec, was retained by the County to assist with implementation of grant-funded activities which included a county-wide inventory of brownfield sites, community outreach, and assessment and/or reuse planning for 20 priority brownfields sites. The success of the project was a key factor in the County being awarded a second \$600,000 Coalition Assessment Grant by EPA in 2017. Stantec prepared the application for this second grant and implemented the grant funded activities which included Phase I ESAs on 26 parcels, Phase II ESAs on 15 parcels, asbestos surveys on 3 sites, and remedial action or reuse plans for four properties. In 2020, Stantec assisted in preparation of a successful application for an \$800,000 EPA Brownfields RLF Grant.

In 2017, the Site Redevelopment Program was created using the County's initial EPA grant, and received a Planning Excellence Award from the American Planning Association Wisconsin Chapter. In 2019, the City of West Bend as Coalition Partner received a EPA Region 5 Award for Outstanding Contributions in Brownfields Redevelopment for the Barton School Redevelopment Project at the Brownfields 2019 Conference. This Barton School project also was awarded Wisconsin Policy Forum 2020 Award for Intergovernmental Cooperation.

The SRP resulted in major redevelopment projects on many of the County's most significant brownfield sites. Completed projects to-date include a 68-room hotel (Marriott TownePlace Suites) and 16,000 ft² office building (Water Street Suites) in West Bend, a \$5 million office/warehouse (EH Wolf), a \$12 million 82-unit apartment building in Hartford (Rincon 225), a \$28 million 172-unit apartment complex in Germantown (Saxony Village), and \$9.66 million 40-unit apartment complex in West Bend (Barton School Apartments).

Projects in progress include a \$35 million 177 unit mixed use development (The District) at the former West Bend Brewery, and a food store in Hartford that will create 200–225 jobs (Festival Foods).

Another key area of success for the SRP supported by Stantec has been a significant increase in the success of local developers and governments in securing State of Wisconsin funding to advance assessment, cleanup, and redevelopment of priority brownfield sites. Since 2016, this effort has resulted in the award at least 7 WEDC brownfield grants totaling \$2.3 million to applicants from Washington County: a \$146,477 Brownfield Cleanup Grant in 2016 to Hilldale Real Estate LLC for the EH Wolf development; a \$150,000 Site Assessment Grant (SAG) in 2017 to the City of Hartford for the Rincon 225 apartments; a \$375,000 Brownfields Cleanup Grant to Heritage Place Joint Venture in 2017 for the Saxony Village project; a \$499,000 Brownfields Cleanup Grant in 2018 to the City of Hartford for Rincon 225 apartments; a \$150,000 SAG in 2018 to the City of West Bend for the Bermico property; a \$500,000 Idle Sites Grant in 2020 to the City of West Bend for the former Gehl property; and a \$500,000 Brownfields Cleanup Grant in 2021 to HKS Holdings for The District. The seven grants awarded within the past six years, represents an approximate 600% increase from the three State of Wisconsin brownfield grants awarded to applicants from Washington County in the previous 16 years.



Stantec is currently assisting the County and Coalition partners in implementation of the \$800,000 EPA Revolving Loan Fund (RLF) Grant awarded in 2020, \$600,000 of County Brownfield Assessment Funds and \$1,000,000 in County Brownfield RLF funds appropriated in 2021.

Team: David Holmes, Rick Binder, Erin Gross, Harris Byers, Stu Gross, Whitney Cull

Subcontractors: NorthStar Environmental, LLC; Eurofins TestAmerica, Horizon Construction and Exploration, LLC

SRP SUCCESS SINCE 2015... AND COUNTING

\$1,199,000 in SRP Investment

Impact for Washington County

- Site inventory and prioritization
- Community redevelopment plans
- Phase I & II environmental assessments and site investigations
- Remedial action/reuse planning
- Community outreach
- Program leadership and administration

▶ **32**

brownfield acres redeveloped

▶ **294**

new housing units constructed and
68 hotel rooms constructed

▶ **\$241,579**

additional investment in
environmental assessments

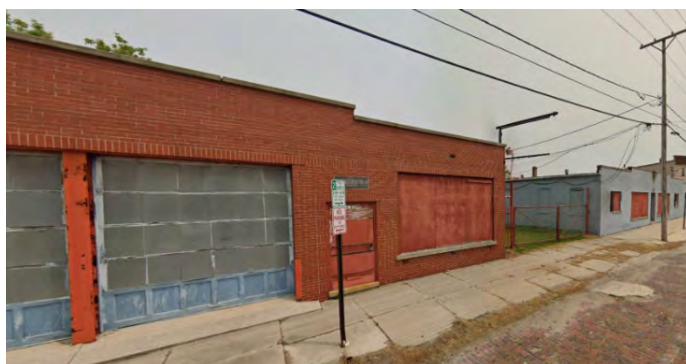
▶ **\$2,936,480**

additional investment in abatement,
demolitions, or clean up

▶ **\$69,560,900**

additional investment in construction

*Total value of in-kind dollars contribute to-date: \$346,311



Sheboygan County Brownfield Program

Sheboygan County, Wisconsin

Client:

Sheboygan County, Wisconsin

Working in partnership with Sheboygan County, Stantec prepared two applications for the FY 2014/2017 federal EPA grant competition—both of which successfully resulted in \$700,000 in funding for projects to be implemented by Stantec. While the grant primarily focused on redevelopment throughout the County, several sites were initially identified for assessment near the Sheboygan River in downtown Sheboygan; an area with a long history of commercial and industrial use.

Stantec performed several Phase I and II ESAs, completed remedial planning for three market rate apartment redevelopments, and completed an asbestos assessment for a historic building renovation. This was completed under an aggressive timeline and has already helped secure more than \$60 million in potential redevelopment in the downtown Sheboygan area.

Stantec wrote and submitted another application for an EPA Community-wide assessment grant in FY2019, resulting in an additional \$300,000 in funding for the City's new Innovation District near the Blue Harbor hotel. This grant was fully implemented resulting in an additional \$28 million in housing redevelopments in downtown Sheboygan. These grants have helped the City and County provide much needed housing to area residents.

Team: Whitney Cull, Heidi Waller, Northstar, Rick Binder, Harris Byers, David Holmes

Subcontractors: NorthStar Environmental, LLC; Eurofins TestAmerica, Horizon Construction and Exploration, LLC



City of Green Bay EPA Cleanup, Assessment, and Planning Grant Procurement and Implementation

Green Bay, Wisconsin

Client:

City of Green Bay, Wisconsin

Stantec has worked closely with the City of Green Bay for more than a decade and has successfully helped the City obtain over \$3.5 million in state and federal grant funds to revitalize brownfield sites throughout the City. One of Stantec's first significant projects in the City was the remedial oversight and closure of the former Younkers Department Store, which facilitated the construction of Hagemeister Park.

Recently, Stantec worked closely with City staff and private developers to complete environmental assessment and cleanup in the downtown and surrounding areas to facilitate redevelopment, including the KI Expansion Center, the

Metreau, City Deck Landings, Whitney School, former Larsen Green Cannery, Friar House Flats, and many more. Through these projects, Stantec worked closely with the City staff, design build contractors, architects and the general contractors.

Team: Stu Gross, Rick Binder, Sarah McDonald, Rasheed Tiam Watt



Neenah and PH Glatfelter Paper Mill Grant Procurement and Implementation

Neenah, Wisconsin

Client:

City of Neenah, Wisconsin

This banner project involved transforming a 16-acre site from a closed abandoned paper mill in the heart of the City's downtown to a catalyst mixed use redevelopment destination that includes the Plexus Global headquarters, a health care clinic, two market rate housing redevelopments, Gateway Plaza, Legacy Park, and the Plaza at Gateway Park (an outdoor ice rink and warming shelter). There were numerous challenges associated with redevelopment of this 130-year-old paper mill site that extended over periods of economic uncertainties. The huge size of the specialized mill buildings and the cost associated with their demolition were initial challenges. In order to reduce costs and to conduct the demolition in a sustainable manner that would maximize reuse of materials, three key strategies were implemented. First, basement floor slabs and foundation walls were left in place throughout a majority of the site to serve as engineered barriers to prevent direct contact with fill materials during construction, and to eliminate the waste of disposing of an enormous volume of material with little associated economic or environmental benefit. Secondly, following asbestos abatement, all inert demolition materials were segregated into materials with and without lead-based painted surfaces. The material without lead-

based paint was crushed and reused as fill in portions of the site. Lastly, the pervasive ash fill material was capped with a two-foot clay cap or another impermeable material (e.g., asphalt or concrete) wherever a slab was absent. During redevelopment of other portions of the site approval was obtained to place excess ash fill and masonry containing lead-based paint in a screen berm on the adjacent Arrowhead Park. This resulted in significant cost savings the City and the developer. WDNR case closure of three separate WDNR cases has been granted with issuance of a certificate of completion under the VPLE program pending. After more than a decade of revitalization efforts, Stantec is currently overseeing the final remedial efforts associated with the three remaining parcels that make up the former mill site totaling over \$100 million in private/public investment at the Site. The project received the Brownfield Renewal National Economic Impact Award.

Team: Stu Gross, Rick Binder, Heidi Waller, Harris Byers



Wausau Brownfields Grant Procurement and Implementation

Wausau, Wisconsin

Client:

City of Wausau, Wisconsin

Through securing and implementing multiple state and federal brownfield grants, Stantec has helped the City of Wausau transform blighted former industrial properties along the Wisconsin River to a recreational riverfront destination. Stantec helped the City procure and implement several brownfield grants to clean up and redevelop the abandoned site. Stantec's brownfield team assisted with successful grant application for \$1 million Idle Sites Grant from the Wisconsin Economic Development Corporation (WEDC) and two USEPA Brownfield Cleanup Grants and one USEPA Area-Wide Planning Grant (\$600,000) and state Ready for Reuse grant (\$150,000). The project received the Brownfield Renewal National Economic Impact Award.

Stantec managed cleanup and remediation activities, including oversight for demolition of more than three acres of buildings and foundations and 600 feet of 96-inch storm water culvert. Project activities also included daylighting a buried storm-sewer culvert, construction of a traffic bridge, and extension of water and sewer utilities. Stantec also provided area-wide planning for redevelopment of this neighborhood as a whole, which includes multiple

additional brownfields—now redeveloped. Design elements will include an ADA publicly accessible boat and fishing wharf, nearby kayak launch, multi-use trail system, riverbank restoration, lighting, and site furnishings. The project is ongoing as properties are further built out. When completed, upgrades will facilitate more than \$60 million in mixed-use development for the downtown Wausau area.

The dedication and innovation of the project team who worked on this transformational project led to the City receiving multiple awards, including national American Public Works Association (APWA) and Wisconsin APWA awards and an American Society of Landscape Architects Merit Award.

Team: Rick Binder, Harris Byers, Heidi Waller, Dave Holmes, Erin Gross, Rich Klein

References

Below we have provided references of existing and current clients our team has worked with in the last five years.

Washington County

Debora Sielski
Community Development
Director
333 E. Washington Street
West Bend, WI 53095
E: deb.sielski@washcowisco.gov
P: (262) 335-4772
2013-Ongoing

Sheboygan County

Aaron Brault
Director of Planning and
Conservation
508 New York Avenue
Sheboygan, WI 53081
E: aaron.brault@
sheboygancounty.com
P: (920) 459-3060
2014-2022

City of Manitowoc

Adam Tegen
Community Development
Director
900 Quay Street
Manitowoc, WI 54220
E: ategen@manitowoc.org
P: (920) 686-6931
2013-Ongoing

City of Green Bay

Matt Buchanan, AICP
Economic Development
Specialist
100 North Jefferson Street
Green Bay, WI 54301
E: matthew.buchanan@
greenbaywi.gov
P: (920) 448-3396
2012-Ongoing

City of Wausau

Brad Lenz, AICP
City Planner
407 Grant Street
Wausau, WI 54403
E: brad.lenz@ci.wausau.wi.us
P: (715) 261-6753
2011-Ongoing

City of Neenah

Chris Haese
Director of Community
Development and Assessment
211 Walnut Street
Neenah, WI 54956
E: chaese@ci.neenah.wi.us
P: (920) 886-6127
2006-Ongoing



"Thank you so much for all your hard work on this grant application! It would not have happened without all of you and your hard work. You are amazing to work with and such great supporters of the work we love to do here in Green Bay! We look forward to working with you and can't wait to see how we will be able to impact on our community with these grant dollars."

Wendy Townsend, Project and Program Manager

**City of Green Bay, Department and Economic Development, FY2017
Brownfields Community-Wide Assessment Grant**

3

PORTFOLIO OF DELIVERABLES

PRODUCT SAMPLES

EXAMPLE REPORTS

FTP Site Location

Due to file size, we have stored the example reports requested for this proposal on the FTP site below. Please contact Harris Byers if you have any trouble accessing these files.

BROWNFIELD PORTFOLIO

The following tables above provides examples of the 51 most common documents associated with brownfield assessment and cleanup grants. These examples were produced using funds from a variety of USEPA Brownfield Cleanup and Assessment Grants awarded to the City and to nearby local municipalities.

LOGIN INFORMATION

BROWSER LINK: [HTTPS://TMPSETP.STANTEC.COM](https://TMPSETP.STANTEC.COM)

LOGIN NAME: S0125185659

PASSWORD: 6106687

EXPIRATION DATE: 2/1/2023



Scan the QR code to the left to access the sample documents.

Grant Applications

Type of Grant	Report File Name
USEPA Community Wide Assessment	01_Manitowoc CWA.pdf
USEPA Coalition Assessment	02_Manitowoc Coalition.pdf
USEPA Cleanup	03_Manitowoc Cleanup.pdf
WEDC SAG	04_River Point SAG.pdf
WEDC Brownfield Cleanup	05_River Point Cleanup.pdf

Assessments

Project Task	Type of Report	Report File Name
Program Management	Quarterly Report	06_Quarterly Report.pdf
	Annual Financial Report	07_Annual Financial Report.pdf
	Annual MBE/WBE Report	08_MBE_WBE.pdf
	Stantec Invoice	09_Stantec Invoice.pdf
	Documentation of 6 Good Faith Efforts	10_Good Faith.pdf
Inventory and Prioritization	GIS Database	11_GIS Database.pdf
	Eligibility Determination - Hazardous	12_ED_Haz.pdf
Due Diligence Investigations (Phase I ESAs, Phase II ESAs, Site Investigations, Remedial Action Plans)	Eligibility Determination - Petroleum	13_ED_Pet.pdf
	Phase I ESA	14_Phase I ESA.pdf
	Phase I ESA Reliance Letter	15_Reliance Letter.pdf
	QAPP Addendum	16_QAPP.pdf
	SSSAP	17_SSSAP.pdf
	Phase II ESA	18_Phase II ESA.pdf
	Pre-Demolition Surveys	19_Pre-Demolition Survey.pdf
	Site Investigation Workplan	20_Site Investigation Workplan.pdf
	Site Investigation	21_Site Investigation.pdf
	Remedial Action Plan / Material Management Plan	22_RAP_MMP.pdf
	Historic Fill Exemption	23_Historic Fill.pdf
	Waste Characterization Investigation	24_Waste Characterization.pdf
	Well Abandonment	25_Well Abandonment.pdf
	Geophysical Survey	26_Geophysical Survey.pdf
Reuse Planning	Draft Conceptual Reuse Plan	27_Conceptual Plan.pdf
Community Outreach	Meeting Agenda	28_Agenda and Documents.pdf

Cleanup

Project Task	Type of Report	Report File Name
Program Management	Quarterly Report	28_Cleanup QR.pdf
	Annual Financial Report	29_Cleanup Financial.pdf
	Annual MBE/WBE Report	30_Cleanup MBE_WBE.pdf
	Stantec Invoice	31_Cleanup Stantec Invoice.pdf
Cleanup/Remediation	Eligibility Determination	32_Cleanup ED.pdf
	Analysis of Brownfield Cleanup Alternatives	33_ABCA.pdf
	Decision Memorandum	34_Decision Memo.pdf
	Bid Spec	35_Bid Spec.pdf
	Health and Safety Plan	36_HASP.pdf
	SHPO Review	37_SHPO Review.pdf
	Remedial Action Plan / Material Management Plan	38_Cleanup RAP_MMP.pdf
	Sub-Slab Depressurization Design	39_SSDS Design.pdf
	Pre-Characterization of Imported Soil	40_Characterization of Imported Soil.pdf
	Waste Characterization of Soil for Landfill Approval	41_Cleanup Waste Characterization.pdf
	UST Removal Documentation	42_UST Removal.pdf
	Construction Log	43_Daily Construction Log.pdf
	Field DBA Inspection/Interview Forms	44_Davis Bacon Inspection Form.pdf
	Payroll Documentation Review	45_Payroll Documentation Review.pdf
	PCB Cleanup Summary	46_PCB Cleanup Documentation Report.pdf
	Summary of Demolition Work	47_Demolition Summary Report.pdf
	Remedial Action Summary Report	48_Remedial Action Documentation Report.pdf
	Case Closure Request	49_Case Closure Request.pdf
	GIS Registry	50_GIS Registry Package.pdf
Reuse Planning	Conceptual Reuse Plan	51_Conceptual Plan.pdf
Community Outreach	Community Involvement Plan	52_CIP.pdf

