Attachment B

Brownfields Cleanup Grant
City of Council Bluffs, Iowa

U.S. Environmental Protection Agency



Photo: Impact7G, Inc.

Request for Proposal (RFP) Response
Qualified Environmental Professional

IMPACT7G®

Sustainable Environmental Solutions

Submitted **February 22, 2023**

8951 Windsor Parkway
Johnston, IA 50131
(515) 473-6256

COVER LETTER

February 22, 2023

City of Council Bluffs, Community Development
Attn: Dessie Redmond
209 Pearl Street
Council Bluffs, IA 51503

Re: Request for Proposals for Qualified Environmental Professional

Dear Ms. Redmond,

We appreciate the opportunity to submit this comprehensive proposal to the City of Council Bluffs (City) in response to the issued Request for Proposal (RFP) for a Qualified Environmental Professional associated with the City's United States Environmental Protection Agency (EPA) Brownfields Cleanup Grant for remediation at the former Reliance Battery Factory site.

Impact7G is a full service environmental and hazardous materials consulting firm based in Johnston, Iowa with a strong presence across Iowa. Impact7G strives to provide long-term value that amplifies our client's ability to sustain healthy growth and prosperity. This objective is never more prevalent than in the outcomes of our brownfield services.

As demonstrated with past brownfields work, Impact7G is exceedingly thorough, understands EPA expectations, and will always work to respond to the city's schedule needs. Impact7G's familiarity and experience with the EPA's Cleanup program will allow the City of Council Bluff's Cleanup program to meet all programmatic requirements. Our experience with contaminated sites, including public bidding of large soil remediation projects, is unmatched in Iowa.

We understand what it takes to accomplish a successful brownfields program. The foundation is effective and regular communication. Attendance at meetings, regular check-ins, and monthly status reports allows for the project team to know what has been completed, challenges, and next steps. Satisfying all EPA programmatic requirements (quarterly reports, annual reports, closeout reports, ACRES reporting, etc.) is of the utmost importance, and our team is knowledgeable on the EPA process, timeline, and reporting deadlines.

An effective cleanup project also requires extensive public involvement. As evidenced through our successful public outreach campaign for the assessment of the former Reliance Battery Factory site, we are prepared to conduct several public events where residents and key stakeholders can provide input into the fate of the brownfield. Expansion of our support services in the past year will also allow us to control the design and implementation of public education and outreach materials. Our staff are also prepared to develop a comprehensive QAPP and an ABCA to comply with EPA regulations for fully considering implications of transforming the property into a community asset.

Finally, we know how important site cleanup is and getting brownfields sites redeveloped back into valuable community assets. Our team is knowledable with the development of cleanup alternative and rememdiation plans as well as has how to incorporate green and sustainable remediation prinicpals and techniques into the project that will provide a community benefit.

Impact7G is a recognized leader in the environmental and sustainability consulting arena. Our diverse multidisciplinary team of environmental scientists, engineers, geologists, environmental attorneys, cultural resource specialists, and biologists have decades of combined experience providing environmental planning and due diligence services to municipalities, community planning organizations, private industry, real estate developers, and state/federal governments. Our staff's backgrounds are deeply rooted in land "recycling" and brownfields redevelopment. Impact7G has a unique set of abilities that differentiates us from our competitors and allows us to cost effectively and efficiently provide environmental services for the City of Council Bluffs.

- Impact7G's proposed project team and Project Manager, Jon Reis, are all based in Iowa and are a short drive from the City of Council Bluffs. Jon will always make himself readily available, even on short notice, for in person or online meetings with the City, project partners, and the public.

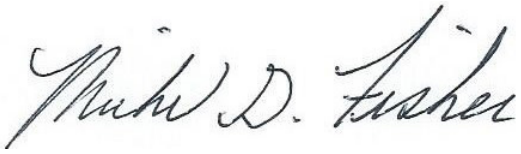
- Impact7G is a small but growing Iowa-based business with 75 employees. As such our cost structure is lower than larger environmental and engineering firms providing similar services. As a streamlined and focused environmental professional services company, we intend to provide a higher level of technical expertise and quality when it comes to brownfields redevelopment services. We are well tenured in EPA funded aspects of brownfield redevelopment, grant writing including State catalyst grant preparation, State of Iowa brownfield funding options, and opportunity zone funds. We will bring quality, efficiency, and added value to the execution of assigned CA work plan tasks and objectives.

- Impact7G has leading state and national technical experts in brownfields program areas to include All Appropriate Inquiry (AAI) professionals experienced in ASTM E1527-21 and E1903-19 protocols. Of note, our President, Ryan Peterson, and Vice President, Mike Fisher have participated in multiple brownfields technical workshops and have spoken at or facilitated speaker engagements on "All Appropriate Inquiry" and DNR brownfields programs.

- Impact7G is one of the few Iowa-based, full-service environmental firms with asbestos inspectors, asbestos abatement designers, Geoprobe® and conventional drilling capabilities, and XRF lead testing equipment.

Impact7G appreciates the opportunity to provide a response for this RFQ. In summary, our staff are intimately familiar with the federal brownfields program, we have the staff capacity to meet the workload, our staff have the qualifications necessary to complete a diverse array of brownfield-related technical tasks, and we understand the complexity of the former Reliance Battery Factory site. Your assigned Principal-In-Charge for this potential engagement, Mike Fisher, is available to answer any questions related to this proposal and can be reached at mfisher@impact7g.com or (319) 551-1579.

Best Regards,



Mike Fisher, Vice President
Principal-in-Charge



IMPACT7G®

Office Locations

Johnston Office
8951 Windsor Parkway
Johnston, IA 50131

Coralville Office
108 E 7th Street, Ste. 2
Coralville, Iowa 52241

Sioux City Office
600 4th Street, Suite 808
Sioux City, Iowa 51101

North Liberty Office
315 W Cherry Street, Ste. 4
North Liberty, IA 52317

Firm Basics

Legal Name: Impact7G, Inc.
Incorporation: 2011, State of Iowa
Structure: S Corporation
Company Size: 75-100
SAM Registration: Active
Unique Entity ID: KFGQG16NVU54
Clients Per Year: 400-600
Projects Per Year: 3,000-5,000

NAIC Codes

238910: Site Preparation Contractors
541330: Engineering Services
541380: Testing Laboratories
541620 Environmental Consulting
541618: Other Management Consulting
541690: Other Scientific & Technical Consulting
541720: Social Sciences & Humanities Research
562910: Remediation Services
924110: Air & Water Resource Management

Impact7G, Inc. was incorporated as an S Corporation in January of 2011 with the primary focus of providing environmental due diligence and remediation services to public and private sector clients. This is the only name in which the company has been known. Since 2011, much of Impact7G's work revolves around environmental due diligence and public and private sector contaminated site redevelopment projects; however, the company has continued to diversify both in terms of clients served and types of services offered. Today, a decade after its inception, Impact7G is a top contender among environmental companies and provider of diverse environmental services. Our mode of operation focusing on competitiveness, flexibility, and high-value professional services provides our clients access to the information and resources they need while minimizing the impact to their bottom line. The company has four principals: Ryan Peterson, Mike Fisher, Jeromy Pribil, and Judith Joyce.

Impact7G is a growing, full service environmental and sustainability consulting firm based in Johnston, Iowa with a strong presence throughout the Midwest. Our diverse, multidisciplinary team of industrial hygienists, environmental scientists, engineers, geologists, cultural resource specialists, grant writers, and biologists have decades of combined experience providing environmental planning and due diligence services to municipalities, community planning organizations, private industry, real estate developers, and state/federal governments.

DBE STATUS

Impact7G is not a disadvantaged business enterprise (DBE); however, Impact7G is an Iowa-based small business, and recent honoree of the Small Business Administration's annual Impact Award. During the Brownfields Assessment Cooperative Agreement Phase of this redevelopment project, Impact7G partnered with Astig Planning, a woman-owned, certified and targeted small business recognized by the State of Iowa that specializes in community redevelopment outreach, planning and visioning. Astig Planning completed initial phases of cleanup planning for the former Reliance Battery Factory site in the November 2022 Brownfields Revitalization Plan as part of Planning Area No. 1. Three recommendations came out of the cleanup planning process: 1) Housing Recommendation; 2) Multi-Use Recommendation; and 3) Unique Park Recommendation.


Photo: Astig Planning

The "Housing Recommendation" was summarized in the Brownfields Revitalization Plan as follows: "The main desire from stakeholders was to replace the factory with single or multi-family housing structures. This resurfaced at every event and showed up in the survey results as well. This type of redevelopment would fit with the character of the neighborhood, which is multi-generational and has parks and a middle school nearby. The factory abuts multi-family houses on all of its sides, and there was concern expressed from these neighbors that vandalism would continue unless there was additional housing redeveloped. A fair market rate housing, reducing the possibility of gentrification, would be suitable addition to the neighborhood. The roadways that intersect at S. 8th Street and 22nd Avenue are narrow neighborhood streets with on-street parking that further slow traffic, making this site less suitable for commercial applications. More specifically, residents were concerned about commercial operations that would potentially attract undesirable activities into the neighborhood."

The City of Council Bluffs has made a significant commitment to meeting DBE goals as part of the Brownfields Assessment Cooperative Agreement (CA) . Impact7G will work with the City to identify, if possible, a DBE to assist with either the Community Involvement Task or incorporate DBE objectives into the contractor obligations as part of the cleanup specifications. DBE involvement in the Cleanup Planning Task with sufficient knowledge of the history of the former Reliance Battery Factory site, understanding of the previous initial cleanup planning effort, contaminant characteristics of the site, and technical understanding to efficiently refine and finalize the Analysis of Brownfields Cleanup Alternatives (ABCA) document and Quality Assurance Project Plan (QAPP) may not be possible. Therefore, Impact7G proposes to lead the Cleanup Planning Task for this project.


Photo: Astig Planning

PROJECT TEAM DESCRIPTION

Tenured Environmental Professionals

The City's dedicated Project Manager, Jon Reis, will handle the day-to day-management of the cleanup with support from Impact7G staff identified in the organizational chart below. Mike will oversee Jon and the entire operation as the Principal-in-Charge for this venture. Mike has decades of experience working with asbestos containing materials and 15 years on EPA Brownfield programs. Mike's experience has provided him with extensive knowledge working with multiple Iowa regulatory agencies as well as with the EPA.

Impact7G will utilize Eurofins Environmental Testing in Cedar Falls as our laboratory subcontractor to analyze any soil samples. All samples will be shipped via courier service under proper chain of custody protocol to their Cedar Falls location. Soil samples, where applicable, will be analyzed for VOCs via EPA Method 8260D, SVOCs via EPA Method 8270E SIM, and RCRA metals via EPA Methods 6020B/7471B. All Impact7G staff utilize company owned vehicles, which include four-wheel drive to overcome adverse weather or road conditions.

Key Personnel

Mike Fisher, Principal-in-Charge, Johnston Office
Office Phone: (515) 473-6256 • Cell Phone: (319) 551-1579 • Email: **mfisher@impact7g.com**



Mr. Fisher is Vice President and Principal of Impact7G and focuses primarily on community redevelopment services. He was actively involved with many EPA Region 7 brownfield sites and his constant objective is to foster positive economic and "quality of life" outcomes through a holistic approach to redevelopment. This means addressing contaminant constraints in addition to funding strategies, context sensitive planning, and sustainable engineering. Through programs offered by EPA, original EPA brownfield partnering agencies, and state agencies, he has helped communities secure millions of dollars for brownfields redevelopment with additional leveraging of substantial private sector investment. As the Brownfield Program Technical Lead, Mike brings decades of brownfields programmatic experience as well as the ability to conduct life-cycle analysis and how to install renewable energy on brownfields sites.

Jon Reis, Senior Project Manager, Johnston Office
Office Phone: (515) 473-6256 • Cell Phone: (515) 231-3719 • Email: **jreis@impact7g.com**



Jon has more than ten years of experience in completing environmental projects which include: National Environmental Policy Act (NEPA) assessments, Phase I and II Environmental Site Assessments (ESA), Indoor Air Quality Investigations, Asbestos & Lead Based Paint Inspections, Nationwide Programmatic Agreement reviews (NPA or PAL), Environmental Assessments (EA), Environmental Assessment Worksheets (EAW), wetland delineations, informal biological assessments, and well plugging. Jon is a certified wetland delineator in the state of Minnesota. Jon has consulted on Brownfields projects throughout Iowa. Jon has worked closely with municipalities, state and federal regulators and citizens within the Brownfields project areas in an effort to successfully implement Brownfields grants. Jon has participated in the completion of Phase I & II ESAs, conducted observation at demolition sites and implemented asbestos perimeter monitoring. Jon has also completed UST investigations throughout Iowa, including the sampling of soil and groundwater and the retrieval and disposal of free product.



Matt Deutsch, Hazardous Materials and EHS Lead

Matt is an Environmental Professional with over 20 years of experience on a variety of environmental projects including: Phase I and II Environmental Site Assessments, Hazardous Materials Inventory, safety audits, EPA Brownfields projects, and air quality investigations. Mr. Deutsch began working with Impact7G in 2020 and has extensive experience managing the investigation, remediation, and reporting of numerous hazardous materials sites, including but not limited to: Risk Based Corrective Action Investigations, Free Product Removal Technologies, Soil Excavation, and Emergency Spill Response Management and Reporting. Matt is 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) certified, is a Certified Safety Professional (#21133), and a Certified Materials Manager (#14168).



Cindy Quast, P.E., Senior Environmental Engineer

Mrs. Quast has more than 40 years environmental consulting and industrial experience. Her area of expertise is soil and groundwater contamination assessment, risk assessment and remediation. Cynthia enrolled the first site in Iowa to proceed through the Land Recycling Program, Iowa's voluntary cleanup program. A large portion of Cynthia's assessment and remediation experience involved brownfields sites. For the last several years she has been involved with all stages of the EPA Brownfields process from grant writing, through assessment and cleanup. Cynthia also has experience in groundwater issues concerning large animal confinements, underground storage tank removal, Risk Based Corrective Action (RBCA) Analysis, sanitary landfill monitoring and reporting, brownfields sites, and expert witness assistance on environmental issues.



James Goodrich, Cleanup Planning Lead

Mr. Goodrich brings 18 years of experience to this project for the City. He is an experienced geologist with a demonstrated history of success providing professional environmental services. James is skilled in environmental risk assessments per ASTM 1527-13 (Phase I ESAs), Phase II ESAs, environmental risk-based corrective action assessments, commercial and residential asbestos inspection and reporting, commercial and residential lead-based paint sampling analysis and reporting, AutoCAD, geologic influences on contaminant migration, groundwater contaminant transport modeling, and environmental compliance.



Tyler Silverthorn, Lead Contamination Lead

Tyler is a a project manager with over nine years of experience at Impact7G. opened Impact7G's Sioux City office in 2016 where he conducts lead contamination inspections for numerous municipal clients. He has worked on a variety of projects including Phase I and II Environmental Site Assessments (ESAs), Lead-Based Paint (LBP) and Asbestos Containing Material inspections, environmental drilling and sampling, and Indoor Air Quality sampling. Tyler also has experience in creating and developing a variety of maps using ArcMap and AutoCAD. In addition to client-based consultation services, Tyler manages Impact7G's Radiological licensing and X-Ray Fluorescent Analyzer (XRF) maintenance and LBP training program.



Ben Curtis, Community Outreach Lead

Mr. Curtis has over seven years of experience in providing print and digital outreach materials for public, private, and non-profit sectors. As the Marketing and Communications Director for Impact7G, Ben manages the company's digital footprint, including the company's brand, website, and social media. He provides graphic design, photography, videography, and drone services to staff and clients. Ben obtained his master's degree in Urban and Regional Planning in 2016, with an emphasis on land use, environmental planning, and community outreach.



Nicole Turpin, Grant Administrator

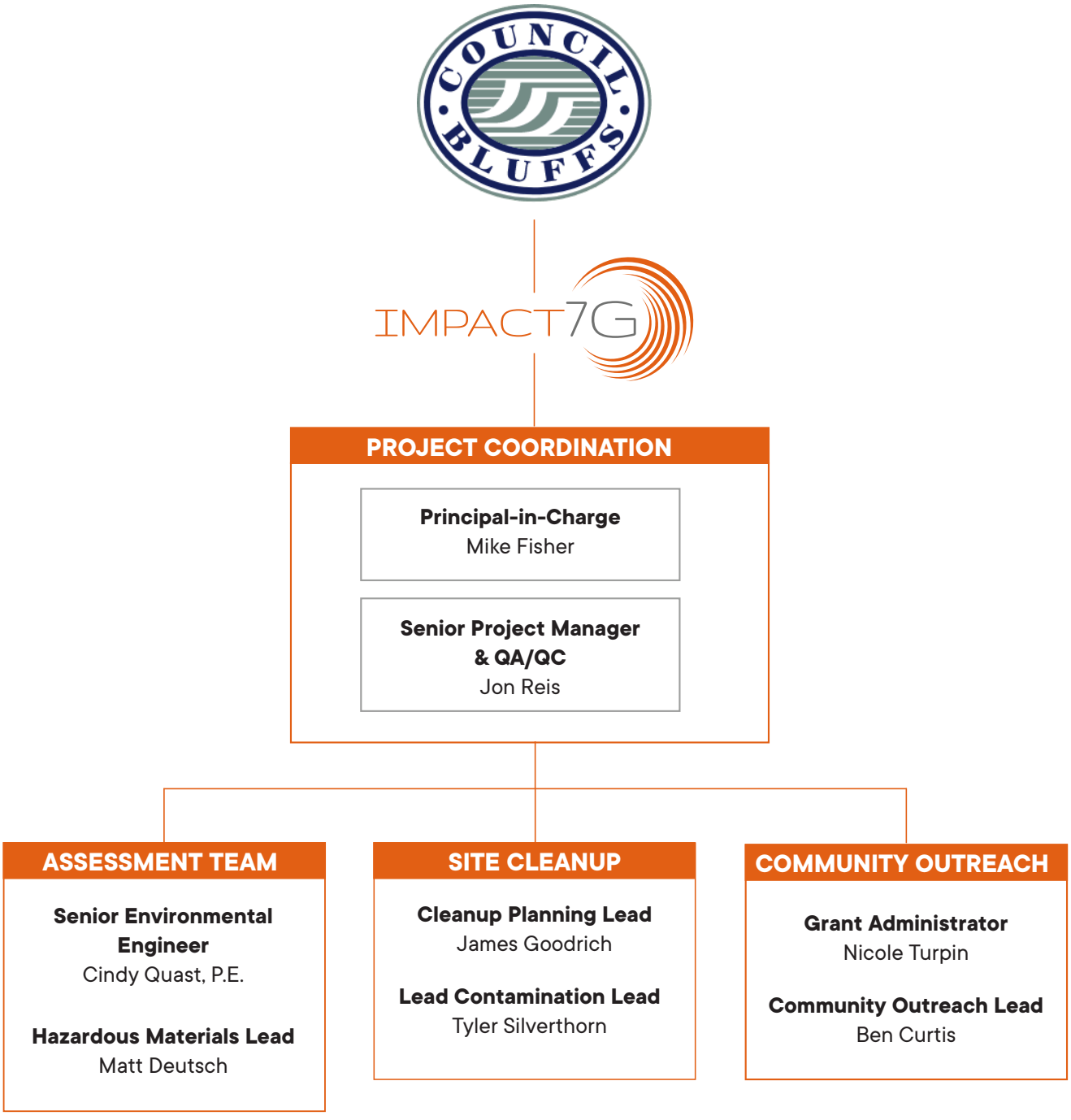
Mrs. Turpin has nearly 20 years of experience assisting governments, nonprofits, and businesses, successfully obtaining funding from foundations, trusts, private sector resources, and government agencies at the local, state, and federal levels. She is knowledgeable about funding guidelines, which ensures all programmatic requirements are met. As a skilled technical and storytelling writer, Nicole utilizes her persuasive skills to create attractive and compelling proposals.

SUBCONSULTANTS

Impact7G will subcontract with Eurofins Environment Testing of Cedar Falls, Iowa to provide laboratory services in support of this project and Eurofins Environment Testing's protocols will become part of the project QAPP. Eurofins Environment Testing is the leading analytical laboratory for environmental testing services in the United States. Eurofins Environment Testing comprehensive laboratory service package, innovative technical expertise and superior on-line data management solutions are among the many reasons they will be utilized. Their focus on delivering analytical services that address current environmental analysis issues will prove to be a major asset to this project. Eurofins Environment Testing, an Iowa certified laboratory, will be responsible for soil and groundwater sample analysis. Eurofins Environment Testing laboratory costs will comprise an estimated 3-5 percent of project costs.

ORGANIZATIONAL CHART

The chart below details the how the cleanup will be completed under Impact7G, under the direction of the City. Additionally, the following page illustrates our long history with brownfield redevelopment work in Iowa and specifically our involvement with pursuits in Council Bluffs dating back to 2005.



FIRM QUALIFICATIONS

Impact7G offers a complete and comprehensive range of services to support the requirements of the City in their request for an outside environmental consulting firm to assist with their Cleanup implementation. Specifically, Impact7G staff have extensive experience providing site cleanup and reuse planning, Quality Assurance Project Plans (QAPPs), Analyses of Brownfield Cleanup Aternatives (ABCAs), and contaminant remedial and removal design. Impact7G staff have direct experience with implementation and oversight and work performed under the U.S. EPA Brownfields program, including EPA's Brownfield Assessment Grant Program. The depth and breadth of these qualifications will be a critical asset to City's efforts to achieve their EPA Cooperative Agreement (CA) objectives as well as their long-term vision for this neighborhood.



Impact7G has assembled a team for this important endeavor that includes personnel that have worked on EPA Brownfield Assessment Grants, Cleanup Grants, Multi-Use Grants, Revolving Loan Fund Grants, Area Wide Planning Grants as well as multiple State of Iowa Brownfield projects. The EPA brownfield project experience matrix on the following page vividly conveys the depth of that experience. Impact7G has assisted many communities at not just the EPA brownfields level but also has helped communities identify, secure and utilize state brownfield funding. This includes funding that helped acquire, assess, cleanup and/or demolish underutilized properties.



A project of this magnitude requires a level of expertise, experience, and efficiency most firms do not possess. Impact7G offers the City a proven, dedicated team that will deliver both quality and quantity of results within the parameters of the Cleanup Workplan. Our team maintains numerous certifications and registrations including, but not limited to, Professional Engineer; State of Iowa Certified Asbestos Inspector & Project Designer; Iowa Certified Lead-Based Paint Inspector/Risk Assessor; Iowa DNR UST Remover; Certified Groundwater Professional; Registered Environmental Manager; Iowa Certified Well Installer; and 40 Hour OSHA HAZWOPER designation.

Impact7G Team Brownfields Experience								
Brownfield Project	**Year**	Mike Fisher	Jon Reis	Tyler Silverthorn	James Goodrich	Cindy Quast	Ben Curtis	Nicole Turpin
Coralville, IA EPA Pilot Grant	**1998**	X				X		
Fort Valley, GA EPA Pilot Grant	**2002**	X				X		
Clinton, IA EPA Assessment Grant	**2003**	X						
Waterloo, IA EPA Assessment Grant	**2003**	X				X		
Clinton, IA EPA Assessment Grant	**2005**	X				X		
Council Bluffs, IA EPA Assessment Grant	**2005**	X				X		
Marion, IA EPA Cleanup Grant	**2005**					X		
Oelwein, IA EPA Assessment Grant	**2005**	X				X		
Perry, IA EPA Assessment Grant	**2005**							
Sioux City, IA EPA Assessment Grant	**2005**	X						
Waterloo, IA EPA Cleanup Grant	**2005**					X		
Marion, IA EPA Assessment Grant	**2006**	X	X			X		
Perry, IA EPA Assessment Grant	**2006**		X					
Waterloo, IA EPA Assessment Grant	**2006**	X				X		
Marion, IA EPA Cleanup Grant	**2007**		X			X		
Marshalltown, IA EPA Assessment Grant	**2007**		X					
Clinton, IA EPA Assessment Grant	**2008**	X						
Clinton, IA EPA Cleanup Grant	**2008**	X	X					
Council Bluffs, IA EPA Assessment Grant	**2008**	X	X					
Perry, IA EPA Cleanup Grant	**2008**		X					
UERPC, IA EPA Assessment Grant	**2008**		X					
Waterloo, IA EPA Cleanup Grant	**2008**	X	X					
Adel, IA EPA Assessment Grant	**2009**		X					
Council Bluffs, IA EPA Cleanup Grant	**2009**		X					
Maquoketa, IA EPA Cleanup Grant	**2009**	X						
UERPC, IA EPA Assessment Grant	**2009**		X					
Ottumwa, IA EPA Assessment Grant	**2010**		X					
Council Bluffs, IA EPA Cleanup Grant	**2011**		X					
Perry, IA EPA Assessment & Cleanup Grant	**2012**	X	X					
Fort Dodge, IA EPA Assessment Grant	**2013**	X	X					
Council Bluffs, IA EPA Assessment Grant	**2013**	X	X					
ECIA, IA EPA Coalition Assessment Grant	**2016**	X	X	X	X			X
Burlington, IA EPA Assessment Grant	**2016**	X	X	X	X			
Burlington, IA EPA Area Wide Planning	**2016**	X						
ECIA, IA EPA Coalition Cleanup RLF	**2018**	X		X				X
Keokuk, IA EPA Assessment Grant	**2019**	X			X	X		
Fort Dodge, IA EPA Cleanup Grant	**2019**	X		X			X	X
Council Bluffs, IA EPA Assessment Grant	**2020**	X	X	X				X
Marshalltown, IA EPA Assessment Grant	**2021**	X	X		X			X
Fort Dodge, IA EPA Cleanup Grant	**2022**		X	X			X	X

PREVIOUS WORK EXPERIENCE

EPA Brownfield Assessment & Cleanup Services for Fort Dodge, IA (2013 - 2022)

Description of Project: Impact7G assisted the City of Fort Dodge as the prime contractor with securing $400,000 in EPA Assessment Grants in 2013. The City used the awarded grant funding for community wide assessments, with the downtown as the focus area to spur economic growth and remove blighted properties from the City center. The EPA Assessment Grant has helped eliminate any actual or perceived contamination issues blocking development in this area. Impact7G completed 56 Phase I ESAs and 22 Phase II ESAs, which was ahead of the projected targets for this project. Community outreach initiatives took place throughout the life of this grant. This included developing and distributing a brownfields brochure, providing City Council updates, and developing and launching a website dedicated to providing informative updates on the progress of the project. The U.S. Environmental Protection Agency (EPA) awarded the City of Fort Dodge a $500,000 Brownfields Cleanup Grant to remove a significant amount of asbestos containing materials (ACM) from the Wahkonsa Annex with the assistance of Impact7G. Impact7G helped the City navigate EPA and Iowa State Historical Preservation Office (SHPO) on a memorandum of agreement (MOA) to proceed with the abatement. Impact7G facilitated program coordination, conducted the asbestos inspection, completed the ABCA and abatement design, prepared the abatement bid package, and managed data to facilitate lead agency SHPO coordination.



Reference: Vickie Reeck, Community Development Manager, (515) 576-8191, vreeck@fortdodgeiowa.org

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EPA Brownfield Cleanup Services for Council Bluffs, IA (2020 - 2022)

Description of Project: The former Reliance Battery Factory in Council Bluffs was in operation from circa 1928 through 2019. The property, surrounded by single family residential housing, was used for manufacturing, repairing, and reconditioning lead acid batteries. With the intent to see the property reused in some fashion, the City hired Impact7G to complete a Site Investigation and Characterization Report to characterize the extent of chemicals from contaminants of concern and to better understand remedial needs. Impact7G worked with the City to complete an analysis of brownfield cleanup alternatives (ABCA) and a soil management plan to address environmental conditions at the site. The remedial planning will meet cleanup objectives associated with potential reuse of the site. Impact7G also completed a Phase I Environmental Site Assessment (ESA), an Asbestos Containing Material (ACM) inspection, a hazardous materials inventory, and assisted with asbestos abatement specifications.



Scope of Services: Services included lead and arsenic chemical contamination site investigation, phase I environmental site assessment, analysis of brownfield cleanup alternatives, creation of remedial action plan, creation of soil management plan, asbestos containing material (ACM) inspections, asbestos abatement specifications, and a hazardous material inventory.

Reference: Courtney Harter, Director of Community Development, (712) 890-5350, charter@councilbluffs-ia.gov

EPA Brownfield Multi-Purpose & Cleanup Services for Perry, IA (2016-2019)

Description of Project: The City of Perry received its first $200,000 EPA Assessment Grant in 2006. Impact7G personnel have been intimately involved with Perry's brownfield redevelopment initiative since 2007. This has included assisting with fund procurement for an EPA Cleanup Grant, an Iowa Brownfield Redevelopment Program Grant through the Department of Economic Development, and a cleanup grant through the IDNR Brownfield Redevelopment Program. In 2011, Impact7G assisted the City of Perry with applying for additional funds through the EPA Brownfields Program. In 2012, the City was awarded a $400,000 Multi-Purpose Assessment and Cleanup Brownfields Grant for a former 101 acre railroad site. Perry was one of nine communities to receive this funding within the United States. Impact7G has also worked with the City of Perry on additional environmental projects including an Army Corps of Engineers Bank Stabilization Project as well as an Environmental Stewardship Plan with the Police Department for a firing range which contained elevated levels of lead within the soils. Impact7G also wrote a successful State of Iowa Brownfield Redevelopment Tax Credit Application that secured the necessary tax credits for a multi-family apartment complex on a former Impact7G-assessed brownfield property.

In 2013, the National Renewable Energy Lab (NREL) conducted a photovoltaic solar feasibility study on the site. And now a portion of the site is being developed as a 1-MW photovoltaic generation facility, a solar farm, under Alliant Energy's Customer-Hosted Renewables Pilot Tariff program. A $296,000 grant from the Iowa Energy Center written and led by Impact7G will seek to maximize potential benefits at the site by researching soil carbon capture through various vegetation scenarios below the arrays. The 3-year research, in partnership with Drake University, will seek to develop a pilot-scale business model for monetizing soil carbon capture on PV solar farms while also providing co-benefits of native perennial plant species for pollinator populations. In the end, this "brightfield" will generate clean energy and provide an array of color and wildlife to a formerly contaminated, abandoned site.

Reference: Sven Peterson, City Administrator, (515) 465-2481, sven.peterson@perryia.org

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EPA Brownfield Cleanup Services for Fort Dodge, IA (2022 - Present)

Description of Project: Impact7G is assisting the City of Fort Dodge with their recently awarded $250,000 EPA Brownfields Cleanup Grant. The grant will be utilized for asbestos remediation for the former Greenleaf Healthcare Facility which is located within an established residential neighborhood. Up until its closure in 2012, Greenleaf Healthcare operated as a 75-bed nursing care facility. Since its closure the site has sat vacant, deteriorating to become a health and safety threat to the neighborhood and the children walking to the nearby Dodger Stadium and Cooper Elementary. When it became evident that the property would not be redeveloped by a private developer, the City acquired the site in 2016 under Iowa Code Chapter 657A (abandoned buildings). Utilizing the Iowa Department of Natural Resources (IDNR) Brownfields Program, the City hired Impact7G in 2021 to conduct an asbestos survey of all the building materials. A total of 45 building materials were identified as containing asbestos. Asbestos containing materials (ACM) includes thousands of square feet of damaged friable floor tile, mastic, ceiling and wall texture, insulation, adhesive, and numerous other building materials. Impact7G is currently contracted to complete asbestos abatement design, abatement bid package, and on-site monitoring throughout the asbestos abatement. Impact7G also prepared documentation to assist with the Section 106 process. A Final Cleanup Report will be completed upon completion of the abatement project.

Scope of Services: Services that have been completed or will be completed include: ACM inspection; quarterly reporting; ACRES updating and coordinating with City, EPA, and DNR; Site-Specific Quality Assurance Project Plan; asbestos abatement design and bid package; on-site abatement monitoring; Section 106 documentation and coordination; and a Final Cleanup Report. Impact7G will also assist with community engagement activities including city council updates and neighborhood meetings.

Reference: Vickie Reeck, Community Development Manager, (515) 576-8191, vreeck@fortdodgeiowa.org

EPA Brownfield Assessment Services for Burlington, IA (2016-2019)

Description of Project: Impact7G assisted the City of Burlington, Iowa with their EPA Brownfields Assessment and Area-Wide Planning initiatives. Impact7G designed, built, and maintained a website, that provides copious information on the project. The project met the City's cooperative agree objectives of redevelopment of the downtown. All activities conducted under this $395,000 contract complied with ASTM standards, EPA Terms and Conditions for the grant, EPA regulatory and quality standards, Occupational Safety and Health Administration standards, Iowa DNR regulatory standards, and all other applicable regulatory agency standards. Two properties assessed under this project, a former printing industry and a former police station, are currently being developed for residential use.



Scope of Services: Completed activities associated with programmatic management, implementation, and execution of the grant. Impact7G assisted with quarterly reporting, ACRES updating and coordinating with City, EPA, and DNR. Consisted of completing Phase I & II ESAs and preparing the necessary Quality Assurance Project Plans and Site-Specific Work Plans required by EPA. The objective of this task was to identify and delineate contaminates that may exist on properties located throughout the downtown. Upon completion of Phase II ESAs, Impact7G evaluated cleanup alternatives based on the intended redevelopment use. Impact7G worked closely with the IDNR and enrolled one significant parcel in Iowa's LRP. Community engagement activities occurred throughout the grant period some of which were held in concert with the EPA Area Wide Planning effort. Periodic updates were given to the City Council. Impact7G produced an informational video on Burlington's downtown revitalization initiative.

Reference: Eric Tysland, Community Development Director, (319) 753-8158, tysland@burlingtoniowa.org

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EPA Brownfield Assessment Services for ECIA Planning Regions (2016-2019)

Description of Project: Impact7G served as the on-call consultant for the East Central Intergovernmental Association (ECIA) Brownfield Program. ECIA received a $500,000 coalition grant from U.S. EPA to implement a brownfield program in a five-county area including Dubuque County. This all-encompassing brownfield assessment and cleanup planning environmental services contract resulted in Impact7G assisting with public outreach, engagement, and education allowing the firm access to properties to complete a variety of environmental assessment tasks.

Scope of Services: Tasks included Phase I Environmental Site Assessments (ESAs) for 20 sites, Ground Penetrating Radar (GPR) studies for Underground Storage Tanks (USTs) and utilities, Quality Assurance Project Plans (QAPPs), Phase II ESA Site Specific Sampling and Analysis Plans, Health and Safety Plans (HASPs), destructive and non-destructive facility asbestos surveys, and asbestos abatement and demolition plans, specifications, and contract bid packages. Anticipated ongoing tasks over the remainder of the CA period included additional extensive vapor intrusion analyses for a trichlorethylene (TCE) contaminated site, petroleum cleanup planning, and analyses of brownfield cleanup alternatives relative to planned redevelopment uses on two sites. Impact7G also maintained a shared project Google drive that contains all project deliverables including reports, eligibility determinations, monthly status reports, and budget tracking spreadsheet. This project achieved all CA objectives within the contract period.

Reference: Nicole Turpin, former ECIA Brownfield Program Manager, (563) 495-0311, nturpin@impact7g.com

REFERENCES



Eric Tysland, Planning Director
City of Burlington, Iowa
319.753.8151 tysland@burlingtoniowa.org

Completed Projects:
- EPA Brownfields Assessment
- EPA Brownfields Area Wide Plan

Project Team Members:
- Mike Fisher
- James Goodrich
- Jon Reis
- Nicole Turpin



Vickie Reeck, Community Development Manager
City of Fort Dodge, Iowa
515.576.8191 vreeck@fortdodgeiowa.org

Completed Projects:
- EPA Brownfields Assessment
- EPA Brownfields Cleanup

Project Team Members:
- James Goodrich
- Jon Reis
- Mike Fisher
- Nicole Turpin
- Ben Curtis



Sven Peterson, City Administrator
City of Perry, Iowa
515.465.2481 sven.peterson@perryia.org

Completed Projects:
- EPA Brownfields Cleanup

Project Team Members:
- Mike Fisher
- Jon Reis
- Nicole Turpin

PROJECT UNDERSTANDING & SCOPE

The goal of brownfields redevelopment is to put land back into safe and productive use in a manner that increases a community's property tax base, employment base, and overall quality of life. To that end, the objective of this project is to provide the city the necessary technical expertise to develop a strategy that provides environmental cleanup assurances to future developers by essentially developing environmental data that shows the former battery factory site is ready for private investment. Impact7G will provide as-needed coordination, guidance on assessment strategy, and site reuse cleanup planning visioning. The city can depend on Impact7G staff to assist in ensuring all steps of the EPA Brownfield Assessment process are followed.



Impact7G recently completed work on the former Reliance Battery Factory Site including a Phase I ESA, Hazardous Material Inventory, ACM inspection, Phase II Site Investigation and Characterization, Analysis of Brownfield Cleanup Alternatives (ABCA), Special Waste Authorization for Soil Disposal, portions of the Demolition Specification Bid Package, and Cleanup Reuse Planning with public input. Impact7G understands the sense of urgency the city has with seeing this site reused in a manner that compliments the surrounding neighborhood.

Impact7G aided with the grant application for this project and in doing so worked collaboratively with City staff to scope objectives to be accomplished under the CA. Impact7G understands and has extensive experience with all the scope items discussed in the RFQ. The broader strategy for implementing EPA CA objectives of Cooperative Agreement Oversight, Community Involvement, Cleanup Planning, and Site Cleanup is discussed below.

Task 1: Project Coordination, Cooperative Agreement Oversight

Impact7G staff have provided more cooperative agreement oversight than any other consultants in the State of Iowa. Mike Fisher, your designated Principal in Charge for this project, has been providing cooperative agreement oversight of EPA brownfield cooperative agreements since 1999. Jon Reis, your designated consultant Project Manager for this CA, has been assisting with CA oversight for over two years on the City of Council Bluff's active Brownfield Assessment CA. Impact7G strives to work as an integrated team member with City grant managers to provide them the data they need to achieve their CA objectives. From monthly collaborative conference calls, to detailed financial records, to activity reports that compile into complete and accurate quarterly reports to detailed ACRES data, Impact7G will be there every step of the way. Accurate quarterly reports and comprehensive annual reports are critical to both keeping the project on schedule of the multiple years of the CA as well as completing the final project closeout report.

Task 2: Community Involvement

Impact7G understands the need to not only educate and keep the community informed on city brownfield-related activity but also the need to solicit input on brownfield reuse possibilities. While Impact7G worked with Astig Planning, the city, and the community to prioritize reuse preferences for the former Reliance Battery Factory Site, there may be a need to reengage the local neighborhood to educate residents on the cleanup process and solicit additional questions, concerns, and desires regarding reuse plans for the site once cleanup is complete.



Impact7G is prepared to help the city a develop brownfield cleanup program flyer on tasks and sites addressed by CA as needed. Impact7G is well versed in outreach and conducting public informational presentations and/or press events and associated materials. We can prepare and display information pertaining the former the Reliance Batter Factory site while providing updates, including refining redevelopment plans for the area if necessary. Community involvement will include activities designed to continually engage affected citizens, elected public officials, local non elected public officials (e.g., planning and zoning staff, health department, etc.), ancillary organizations (e.g., regional economic development organizations, utility companies, and developers, etc.), and media outlets throughout the project period.

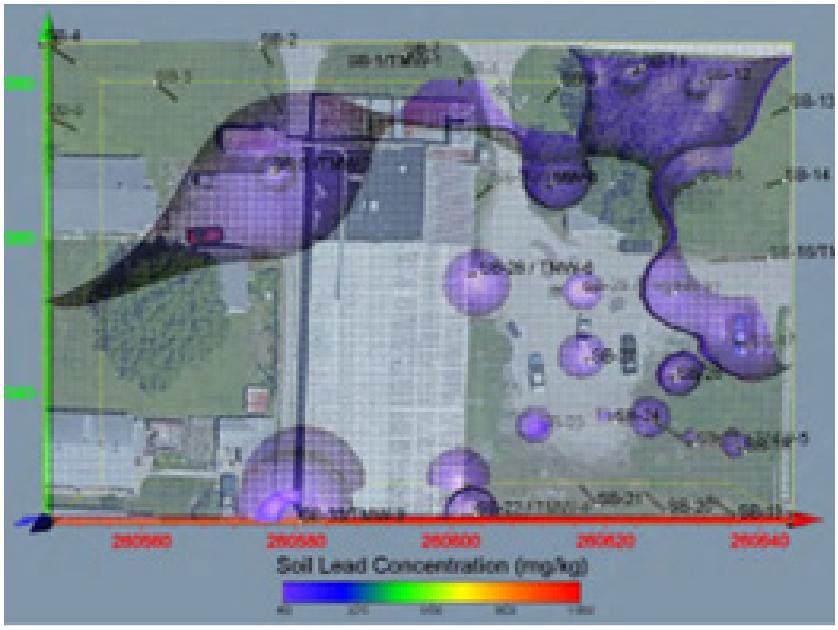
Mike Fisher, the assigned Impact7G Principal in Charge, has the capacity to assist with community involvement tasks. He has spent much of his career helping communicate EPA Brownfield program information in a clear, concise, and understandable manner to the public. Alternatively, he may be of assistance deriving public input that can be useful for developing guiderails for developer reuse concepts. Mike has also presented at several EPA National Brownfield Conferences and the intent would be to hopefully one day present Council Bluff's cleanup and reuse success for this site to a wider National audience.

Task 3: Cleanup Planning

A well thought out and conveyed vision of former Reliance Battery Factory Site is critical to attracting investment that will turn plans into reality. Impact7G has conducted intense brownfield site reuse planning in many Iowa communities and used these plans as the basis for developing Analysis of Brownfields Cleanup Alternatives (ABCA) strategies and documentation. This process was completed for the Battery Factory Site as well. Impact7G developed an EPA-approved Quality Assurance Project Plan (QAPP) for the City's Brownfield Assessment CA that will be adapted for cleanup confirmation sampling. Additionally, Impact7G completed an ABCA in October 2021 as a premise to submitting for this Brownfield Cleanup CA grant application. Impact7G will revise and update the ABCA as necessary pending final reuse determination. Subsequently, Impact7G will develop the Cleanup Specification Bid Package the meets Iowa DNR Land Recycling Program (LRP) objectives and assist the city with the Request-for-Bids process.

Task 4: Site Cleanup

Impact7G has extensive experience developing cleanup specifications for EPA Brownfields CAs. Impact7G worked with the city to prepare the demolition specifications, including asbestos abatement specification, for the former Reliance Battery Factory building and surrounding equipment/ facilities. Having performed the site investigation work to characterize the vertical and horizontal extent of lead contamination in the soil at the site Impact7G can efficiently develop accurate plans and specifications for the proposed soil removal cleanup action.



The site soil removal action will include the over excavation of approximately 4,615 cubic yds of lead contaminated soil to be transported offsite and disposed of at the Loess Hill Regional Sanitary Landfill – Waste Connections located at 59722 290th St, Malvern, IA 51551 as special waste. Soil above the SWS of 400 mg/kg will be removed.

As the Qualified Environmental Professional (QEP), Impact7G will provide onsite guidance of regulations and observations during the cleanup process. We will monitor the cleanup and document that the project specifications are followed. Our trained and licensed staff will utilize a portable x-ray fluorescence (XRF) analyzer for the purpose of determining the extent of soil lead contamination; the extent of the soil excavation; and to select soil samples for confirmation laboratory analysis. Impact7G 40-hour Hazardous Waste Operations and Emergency Response-trained field staff will also monitor dust control, truck and equipment track out decontamination procedures and provide daily reports of work in progress. Our cleanup observation staff will facilitate recordation of contractor soil scale tickets and estimated quantities disposed at an appropriately regulated facility under Special Waste Authorization. All documents prepared during cleanup activities will be compiled into a final cleanup report.



COST DETAIL

The following Not to Exceed costs are shown below for each Task. These amounts are utilized in the EPA Cleanup Workplan. Impact7G will accommodate the City's needs for any level of environmental service on this project.

Task 1: Cooperative Agreement Oversight - $12,000

- Quarterly reports
- Updates to the EPA Assessment, Cleanup, and Redevelopment (ACRES) database
- Final Cleanup Report

Task 2: Inventory and Community Outreach - $10,000

- Facilitating two public meetings on an annual basis
- Development of a Community Involvement Plan
- Creating a one-page fact sheet ("Brownfield Success Story")
- Updates to the City's Brownfield Website

Task 3: Cleanup Planning - $18,000

- Quality Assurance Project Plan (QAPP)
- Analysis of Brownfield Cleanup Alternatives (ABCA)
- NHPA/Section 106 Compliance
- Develop and maintain Administrative Records
- Technical Specifications for Site Clean-Up/Enrollment in IDNR Land Recycling Program
- Remediation Contract

Task 4: Site Specific Cleanup - $33,950

- Prepare decision documents incorporating public comments
- Prepare cleanup specification document for public bid
- Oversight of cleanup activities
- Cleanup documentation
- Cleanup monitoring of site ensuring soil was disposed of according to project specifications
- Post Soil Removal Action Cleanup Report

Total Not To Exceed Cost - $73,950

About Our Cost Structure

Impact7G is a financially stable, tightly managed company with very little debt and ample assets. Our ability to hire and train highly competent staff all while effectively managing multiple year complex projects as well as a large volume of small projects has been our biggest asset. Impact7G prides ourselves on providing reasonable bill rates to all of our clients by keeping a modest overhead. This allows us to reward our employees and provide our clients with the most cost-effective solutions in the State of Iowa. On average, Impact7G can typically accomplish 20-30% more than our competitors due to our relatively flat corporate structure. This can result in a significant amount of additional consultation, report review, and coordination for the lifespan of this project. Impact7G has an established hourly billing rate structure for the various staff classifications (available on the following page of this proposal). These hourly rates incorporate overhead, administration, fee and other indirect costs. Direct costs that are billed separately include mileage, per diem for meals and lodging if needed, and field supplies, etc. The proposed rates in the following table would be maintained for the duration of the grant, unless modified by the City and the consultant by mutual agreement in writing.

Impact7G 2023* Bill Rates

Professional Services	Rate
Principal	$190
Certified Industrial Hygienist	$175
Senior Environmental / Water Resources Engineer	$170
Senior Project Manager	$160
Environmental / Water Resources Engineer III	$155
Environmental / Water Resources Engineer II	$145
Project Manager / Drilling Manager	$145
Senior Environmental Scientist / Specialist	$140
Principal Archaeologist	$135
Senior Architectural Historian	$135
Environmental Scientist / Specialist III	$130
Environmental / Water Resources Engineer I	$125
Environmental Scientist / Specialist II	$115
Architectural Historian	$105
Environmental Scientist / Specialist I	$100
Archaeologist	$90
Drilling Technician	$90
Field Technician	$75
Intern	$70
Director of Marketing and Communications	$125
Director of Finance	$125
Director of Human Resources	$125
Director of Information Technology	$125
Human Resources Generalist	$115
Senior Accountant	$110
Office Manager	$110
Accounting Specialist	$95
Administrative Professional	$85

Reimbursable Expenses

1. All materials and supplies used in the performance of work will be billed at cost plus 10%.
2. Auto mileage will be reimbursed per the standard IRS mileage reimbursement rate.
3. Charges for sub-consultants will be billed at their invoice cost plus 20%.
4. All other direct expenses will be invoiced at cost plus 20%.

** Hourly bill rates are subject to change on an annual basis.*

PROJECT TIMELINE

Impact7G will always be responsive to Council Bluffs' needs. The diversity, experience, and reputation of our Iowa-based small business, combined with the specialty community redevelopment expertise is evidence of our ability to be responsive in the area of brownfield services.

Our team understands the EPA process and strives to implement the steps in the process as efficiently and effectively as possible in the interest of timeliness, cost, and quality. Our goal for this project will be to implement the following schedule as proposed in the approved Work Plan. The estimated schedule provides time for the City of Council Bluffs to review and comment on draft deliverables as well as ample time for preparation of final documents. This will be accomplished by coordinating closely with City staff and EPA throughout the life of the grant.

Task 1: Cooperative Agreement Oversight		
Reporting & Meetings	• Assist City with periodic status updates and quarterly reports • Attend team meetings as needed • Enter site data in ACRES • Assist City with final report and grant closeout material	Quarters 1 through 12
Task 2: Inventory and Community Outreach		
Public Outreach Meetings	• Coordinate and attend presentations to City Council and public outreach events	Quarters 1 through 12
Development of Outreach Materials	• Develop FAQ fact sheet and success story for community outreach • Update brownfields website with project updates	Quarters 1 through 4 and ongoing
Task 3: Cleanup Planning		
Development of QAPP	• Impact7G will lead the development of the required QAPP, which will include the cleanup design • Resulting QAPP will include data to verify cleanup investigation will support redevelopment activities	Quarters 2 through 4
Development of ABCA	• Impact7G will lead the planning process for developing cleanup alternatives, which will be informed by community input	Quarters 2 through 4

Task 4: Site Specific Cleanup		
Historic Preservation	• Assist EPA with Section 106 compliance	Quarters 1 through 4
Green and Sustainable Remediation	• Research and implement GSR techniques	Quarters 1 through 4
Cleanup Specifications	• Prepare decision document, remediation bid docs for public bid, and ensure federal compliance	Quarters 3 through 4
Cleanup Oversight	• Ensure cleanup completed in compliance with state and federal policies • Document number of samples and complete site reports • Final cleanup reports and Davis Bacon documentation	Quarters 7 through 9

FIRM AVAILABILITY & CAPACITY

Our team has the availability to deliver all tasks detailed in the RFP's scope of work. We have reviewed each team member's project commitments and the percentage of availability of each individual. The team members on this team have a long history with brownfields experience, allowing us to confidently say that you can rely on us to successfully deliver this project. The team's knowledge, experience, and current work allows for the project deliverables to be achieved timely. The team will maximize efficiency through local contacts and the team's proximity to the project area.

Impact7G is an Iowa-based small business founded on the passion of its owners to foster sustainable environmental planning and redevelopment services. In eleven years, Impact7G has grown from a staff of 3 to a staff of over 70. Our success emulates from focusing on what we do best, provide our clients quality information for sustainable decision-making. This includes objective scientific data related to environmental impairments and risks. That being said, the bulk of our staff are located in the Des Moines metro area where they can quickly and efficiently mobilize to any part of the State. Impact7G focuses almost exclusively on environmental planning and redevelopment with 70% of that work involving management of contamination concerns on properties. Our staff are well qualified and equipped to handle up to 10 EPA brownfield cooperative agreement (CA) projects simultaneously. In 2017, out of the five active EPA projects we were contracted to assist with, we successfully closed two entire contracts. Impact7G has more Iowa brownfields management and investigation capacity than most large engineering firms and our existing staff assigned to this project have ample capacity to see the City's objectives are met. Within the parameters of cleanup workplan objectives, Impact7G staff have the capacity to handle technical assistance of brownfield sites in several communities at once.

Our Commitment to Quality

Impact7G has a relentless focus on quality and has an internal QA/QC process that requires senior level management to review all final deliverables prior to sending them to a client. We will incorporate this policy within this project. All deliverables will receive an initial peer review to screen for content errors. Then a senior level manager will provide a second review. In addition standard brownfield QA/QC measures will be utilized, including following the established EPA-approved QAPP.

CONFLICT OF INTEREST

Impact7G hereby attests that the company as an Iowa licensed and registered S Corporation, any of its individual employees, affiliates, contractors, sub-consultants, and or agents has represented in any capacity any client/s (corporation and or individual entity) whereby such representation will or may be perceived to conflict with the ability to provide services to the City of Council Bluffs ("City") as fully described in the Request for Proposal dated February 2022 (EPA Cleanup Grant - Council Bluffs, Iowa).

Impact7G has established internal processes and procedures for the company and its employees, affiliates, agents, contractors and or sub-consultants to both identify, disclose and resolve any real and or perceived conflicts of interest. Specifically, for each proposed client engagement, Impact7G's legal counsel reviews the following information, which the Impact7G proposal or project manager produces –

- Name of business or individual entity
- Identified business entity or individual entity affiliates, agents, employees, sub-contractors/consultants
- Nature of proposed engagement (scope of services, location, client contact person)

This information is cross-referenced to our internal client database to ensure that proposed engagement and potential client/s does not create a conflict of interest with our existing clients. If there is a perceived or real conflict of interest, Impact7G will either decline to pursue such work assignment/engagement or disclose such conflict to our existing client to determine the appropriate resolution.

Impact7G is willing to review our internal processes and procedures with your staff to ensure that we fully comply with the City's internal requirements and specific requirements of EPA grant funding.

CONCLUSION

We are proud to be able to assist the City of Council Bluffs with this significant redevelopment effort and look forward to continually being involved with improving, enhancing, and revitalizing the region. Impact7G staff have helped numerous communities throughout Iowa achieve their community redevelopment goals over the past 20 years and we have worked closely with EPA Region 7 and Iowa DNR staff throughout. Our specialists are available to evaluate the various funding opportunities that exist for the City of Council Bluffs as the agency's brownfield program continues to evolve. We have had great success in helping clients leverage their existing funding to obtain additional assessment, cleanup or redevelopment funds.

Our industry knowledge, understanding of the EPA Brownfield process and specialized experience in the fields of petroleum and hazardous materials cleanup will keep this project running smoothly in a cost-effective fashion. The project team outlined for this project is ready to begin working at moment's notice and is eager to continue to prove themselves as a valuable asset to the City. In conclusion, we believe that Impact7G's range of experience on EPA brownfield projects and our in-house capabilities will provide you with the best expertise and most cost-effective service available in Iowa.

IMPACT7-01 TKANNE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 1/27/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Tony Kanne	
LSB Financial Services 1922 Ingersoll Ave. Des Moines, IA 50309	PHONE (A/C, No, Ext): (515) 327-9925	FAX (A/C, No):
	E-MAIL ADDRESS: tony.kanne@mylsb.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Admiral Insurance Company	24856
INSURED	INSURER B : Grinnell Mutual Reinsurance Co	14117
Impact7G, Inc. 8951 Windsor Parkway Johnston, IA 50131	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 2,000,000
	CLAIMS-MADE X OCCUR			FEI-ECC-35125-01	2/1/2023	2/1/2024	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
B	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO			0000963022	2/1/2023	2/1/2024	BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	UMBRELLA LIAB X OCCUR						EACH OCCURRENCE	$ 5,000,000
	X EXCESS LIAB CLAIMS-MADE			FEI-EXS-45062-01	2/1/2023	2/1/2024	AGGREGATE	$ 5,000,000
	DED X RETENTION $ 0							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Prof Liability			FEI-ECC-35125-01	2/1/2023	2/1/2024	Occ / Aggregate	2,000,000
A	Pollution			FEI-ECC-35125-01	2/1/2023	2/1/2024	Occ / Aggregate	2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Insurance Verification

CERTIFICATE HOLDER

City of Council Bluffs
209 Pearl Street
Council Bluffs, IA 51503

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Jed Bammell

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IMPACT7G

MIKE FISHER, REM

Vice-President, Senior Project Manager

As Vice President of Impact7G, Mike is responsible for business growth, proposal preparation, contracts review, client management, project management, and working with the other staff to sustainably grow and diversify Impact7G's professional service offerings. In his dual role as a senior project manager he specifically applies his technical expertise to meet client needs in the environmental planning and impact assessment arenas. Consistent with Impact7G's mission, Mike's objective is to foster informed decision making on the use of natural resources that supports a sustainable future for generations ahead.

Mike has thirty years of environmental consulting experience with much of that experience analyzing the potential environmental impacts of proposed government programs and actions under NEPA. He specializes in contaminated site, air quality (including conformity analysis), noise, land use and socio-economic impact analysis. Mr. Fisher has conducted and prepared programmatic, legislative, and lifecycle environmental impact statements (EISs), tiered and stand-alone environmental assessments (EAs), categorical exclusions, findings of no significant impact, findings of no practicable alternative (for construction of floodplains), cumulative and secondary impact studies, Land and Water Conservation Act (LAWCON) Section 6(f) evaluations and DOT Act Section 4(f) statements.

EDUCATION

B.G.S., Environmental Studies
University of Kansas, 1989

CERTIFICATIONS

- MREA PV Site Assessor (Certificate No. 234)
- NREP Registered Environmental Manager, Certification No. 291271972
- OSHA 40-Hour HAZWOPER Certification
- ACEC Senior Executive Institute, Class XIV 2009-2010
- PSMJ Project Management Training, DPIC Professional Liability Program
- FHWA Transportation and the NEPA Decision Making Process
- Iowa DOT Federal Aid Project Training
- U.S. EPA: DQO/QAPP, Risk Management
- Program (RMP), SARA Title III, AIChE, EPA RMP
- MREA PV 101.02, Basic Photovoltaics, MREA PV 201.01, PV Site Assessor Ames Labs, Expedited Site Assessment

AFFLIATIONS

- National Registry of Environmental Professionals
- National Association of Environmental Professionals
- Iowa Environmental Council
- Iowa Solar Energy Trade Association

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Cell: (319) 551-1579
Office: (515) 473-6256



IMPACT7G

JON REIS

Senior Project Manager

Jon is a Senior Project Manager at Impact7G with over ten years of experience. Jon has experience working with a multitude of environmental projects including: National Environmental Policy Act (NEPA) assessments, Phase I and II Environmental Site Assessments (ESAs), Indoor Air Quality Investigations, Asbestos & Lead-Based Paint Inspections, Nationwide Programmatic Agreement Review (NPA), Environmental Assessments (EAs), Environmental Assessment Worksheets (EAWs), wetland delineations, informal biological assessments, and well plugging.

Jon has consulted on Brownfields projects throughout Iowa. He has worked closely with municipalities, state and federal regulators, and citizens within the Brownfields project areas in an effort to successfully implement Brownfields grants. As part of the Brownfields projects, Jon has participated in the completion of Phase I and II ESAs, Asbestos and Lead-Based Paint Inspections, and observation at demolition sites. Jon has also completed Underground Storage Tank (UST) work in Iowa, including the sampling of soil and groundwater and the retrieval and disposal of free product. He has had reporting responsibility for UST projects that included Tier 1 reports and Free Product reports. Jon has also assisted private sector clients with IAQ assessments pertaining to mold, has been a part of multiple vapor intrusion assessments, and has managed numerous noise monitoring projects.

EDUCATION

B.S., Geology
Iowa State University, 2006

M.S., Geology
Iowa State University, 2009

CERTIFICATIONS

- State of Iowa Certified Asbestos Inspector – #21-6932
- State of Iowa Certified Lead Based Paint Inspector/Risk Assessor – #LEAD-INSP10006
- State of Iowa Certified Well Driller Operator ID #9921
- Minnesota Certified Wetland Delineator #1271
- OSHA 40-Hour HAZWOPER Certified
- OSHA 8-Hour HAZWOPER Refresher

AFFLIATIONS

- Minnesota Wetland Professional Association

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IMPACT7G

CYNTHIA QUAST, P.E.

Senior Engineer

EDUCATION

B.S., Civil Engineering
University of MN Institute of Tech., 1979

M.S., Civil Engineering
Oklahoma State University, 1993

M.A., Servant Leadership
Viterbo University, 2006

REGISTRATIONS

- Licensed Professional Engineer – OK, IA, NE, MN, WI

Cynthia has more than 40 years environmental consulting and industrial experience. Her area of expertise is soil and groundwater contamination assessment, risk assessment and remediation. Cynthia enrolled the first site in Iowa to proceed through the Land Recycling Program, Iowa's voluntary cleanup program. A large portion of Cynthia's assessment and remediation experience involved brownfields sites. For the last several years she has been involved with all stages of the EPA Brownfields process from grant writing, through assessment and cleanup. Cynthia also has experience in groundwater issues concerning large animal confinements, underground storage tank removal, Risk Based Corrective Action (RBCA) Analysis, sanitary landfill monitoring and reporting, brownfields sites, and expert witness assistance on environmental issues. Cynthia has authored several publications and made numerous presentations on environmental due diligence and brownfields redevelopment.

Cynthia's responsibilities have included developing new client opportunities, identifying and securing funding for client projects, managing client schedules and project budgets, providing engineering design services and managing a brownfields redevelopment team of engineers, geologists and planners. Mr. Quast has assisted clients with environmental projects that are managed under CERCLA, SPCC, SWPPP, NPDES, EPCRA, and UST regulations.

CQuast@Impact7G.com
Office: (515) 473-6256



MATT DEUTSCH

Senior Project Manager

Mr. Matt Deutsch is an Environmental Professional with over 20 years of experience on a variety of environmental projects including: Phase I and II Environmental site assessments, Hazardous Materials Inventory, safety audits EPA Brownfield projects, and air quality investigations. He is recognized for ability to develop people via defined roles, responsibilities, and expectations as well as consistent accountability to achieve goals for employee retention, safety, revenue, and EBITDA. Proven success in operations and safety through expertise in leadership development and strategic planning capabilities.

Mr. Deutsch began working with Impact7G in 2020 and has extensive experience managing the investigation, remediation, and reporting of numerous hazardous materials sites, including but not limited to: Risk Based Corrective Action investigations, free product removal technologies, soil excavation, and emergency spill response management and reporting. Mr. Deutsch is 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) certified, is a Certified Safety Professional (#21133), and a Certified Hazardous Materials Manager (#14168).

EDUCATION

M. Ed., Instructional Leadership
Graceland University, 2012

B.A., Biology
University of Northern Iowa, 1997

REGISTRATIONS

- 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER)
- Certified Safety Professional - #21133
- Certified Hazardous Materials Manager - #14168

AFFILIATIONS

- American Society of Safety Professionals Hawkeye Chapter: Safety Professional of the Year
- Environmental Professionals of Iowa: Past President

MDeutsch@Impact7G.com
Cell: (515) 981-7816
Office: (515) 473-6256



JAMES GOODRICH

Project Manager

James is a Project Manager at Impact7G with over 20 years of experience. James has experience working on a variety of environmental projects including: U.S. and State Brownfield Environmental Site Assessments (ESAs), wetland delineation and mitigation planning; threatened and endangered species assessments; contaminant risk based corrective action assessments; soil and groundwater remediation system design, construction, maintenance and monitoring; environmental reconnaissance and permitting and petroleum spill mitigation management services. In addition, he has completed numerous leaking underground storage tank investigations and closures in Iowa and throughout the Midwest.

Mr. Goodrich has facilitated multiple Brownfield assessments, hazardous materials and petroleum remedial investigations and environmental permitting projects, with specific responsibilities in budget preparation and review, project reporting, regulatory liaison services, and quality review and assurance. James has completed Water of the United States delineations in association with the Clean Water Act and obtained applicable regulatory concurrence (U.S. Army Corps of Engineers, Local Government Unit, etc.,) in multiple states. He has assisted clients with both wetland and stream mitigation services associated with commercial, municipal infrastructure, and industrial developments.

EDUCATION

B.S., Geology
University of Iowa, 1999

CERTIFICATIONS

- State of Iowa Certified Asbestos Inspector – #19-1796
- State of Iowa Certified Groundwater Professional – GWP #2072
- OSHA 40-Hour HAZWOPER Certified
- OSHA 8-Hour HAZWOPER Refresher

AFFLIATIONS

- Iowa Groundwater Association
- Environmental Professionals of Iowa

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IMPACT7G

TYLER SILVERTHORN

Project Manager

Tyler is an Environmental Specialist at Impact7G with over three years of experience. He has worked on a variety of projects including Phase I and II environmental Site Assessments (ESAs), Lead-Based Paint and Asbestos Containing Material inspections, geotechnical drilling and sampling, and Indoor Air Quality sampling. Tyler also has experience in creating and developing a variety of maps using ArcMap and AutoCAD.

Tyler has also conducted LBP and ACM inspections for several Fortune 500 companies and municipalities located throughout central Iowa to aid these clients in protecting workers during future renovation activities.

In addition to client-based consultation services, Tyler manages Impact7G's Radiological licensing and X-Ray Fluorescent Analyzer (XRF) maintenance. Tyler is also a volunteer firefighter for Le Mars Fire-Rescue and a Staff Sergeant in the Army Reserve for the 415th Military Police Detachment out of Pocahontas, Iowa. Before joining Impact7G as an intern in 2014, Tyler attended college at Iowa State University, worked construction under a general contractor, and deployed to Iraq and Afghanistan as a member of the Army Reserve.

EDUCATION

B.S., Forestry-Ecosystem Management
Iowa State University, 2015

REGISTRATIONS

- State of Iowa Certified Asbestos Inspector – #22-8011
- State of Iowa Certified Asbestos Contractor Supervisor – #20-4324
- State of Iowa Certified Lead Based Paint Inspector/Risk Assessor – #LEAD-INSP10031
- State of Iowa Certified Abatement Contractor - LEAD-CONT10190
- NIOSH 582
- OSHA 40-Hour HAZWOPER Certified

AFFILIATIONS

- Lead and Environmental Hazards Association
- Society of American Foresters
- Iowa Firefighters Association
- Downtown Partners of Sioux City

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IMPACT7G

NICOLE TURPIN

Project Manager

Nicole is a Project Manager at Impact7G. She specializes in seeking, securing, and managing programs. Through her technical expertise, Nicole finds creative solutions to meet individual client needs. Consistent with Impact7G's mission, Nicole's objective is to cultivate informed decision-making through researching, investigating, and presenting available opportunities.

Nicole has nearly 20 years of experience assisting governments, nonprofits, and businesses, successfully obtaining funding from foundations, trusts, private sector resources, and government agencies at the local, state, and federal levels. She is knowledgeable about funding guidelines, which ensures all programmatic requirements are met. As a skilled technical and storytelling writer, Nicole utilizes her persuasive skills to create attractive and compelling proposals. She thrives at uncovering alternative funding solutions to help meet specific project and organizational needs.

In addition, Nicole has a wide variety of project management experience including the management of both state and federal programs. She is responsible for the preparation of grant applications, proposals, reports, plans, and budgets. Nicole is well versed in funding, policy, and programmatic trends in an effort to better serve client's needs.

EDUCATION

B.A., Political Science
Iowa State University, 2003

CERTIFICATIONS

- Iowa Lead Inspector/Risk Assessor Certification #: LEAD-INSP10116

AFFLIATIONS

- Iowa League of Cities Associate Advisory Committee

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IMPACT7G

BEN CURTIS

Marketing & Communications Director

Mr. Curtis has over six years experience in providing print and digital outreach materials for public, private, and non-profit sectors. As the Marketing and Communications Director for Impact7G, Ben manages the company's digital footprint, including the company's brand, website, and social media. He provides graphic design, photography, videography, and drone services to staff and clients.

Ben obtained his Master's degree in Urban and Regional Planning in 2016, with an emphasis on land use and environmental planning. In addition to Ben's marketing skills, he is well versed in NPDES permitting, erosion and sediment control, and floodplain development. Ben also has extensive grant writing experience related to land development, including over $1.5 million in Community Tourism and Attraction grants in the State of Iowa.

EDUCATION

B.S., Environmental Policy
Drake University, 2013

M.S., Urban & Regional Planning
University of Iowa, 2016

CERTIFICATIONS

- FAA Small Unmanned Aircraft System (sUAS Remote Rating)
- Certified Floodplain Manager (CFM)

AFFLIATIONS

- Iowa's River Restoration Toolbox Level 1 (IA DNR)

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BLACKSTONE ENVIRONMENTAL

February 23, 2023

City of Council Bluffs, Iowa
209 Pearl Street
Council Bluffs, Iowa 51503

RE: Request for Proposal - EPA Brownfield Cleanup Grant

Attention City of Council Bluffs Community Development:

Blackstone Environmental is pleased to present this proposal to provide environmental consulting services to the City of Council Bluffs, Iowa. Selection of our team guarantees innovative ideas, value, and an exceptional level of customer service.

Blackstone understands that the City of Council Bluffs (City) is seeking professional services in support of the City's Brownfields Cleanup Grant, specifically to clean up the former Reliance Battery Factory site in preparation for the development of affordable housing. The scope of work includes cooperative agreement oversight, grant management, community engagement, preparation of plans, remedial planning activities, and cleanup oversight.

Our experience and positive relationship with United States Environmental Protection Agency (U.S. EPA) Region 7 and the Iowa Department of Natural Resources (IDNR) means that we will deliver a smooth project outcome on your grant. The Blackstone Project Manager assigned to this project is Emily Smart. Ms. Smart oversaw the execution of the U.S. EPA Cleanup Grant on the Former Katelman Foundry in Council Bluffs from 2015 to 2018. Ms. Smart's more recent brownfields experience at Blackstone includes work on dozens of properties in Iowa, many of which are supported by U.S. EPA funding.

Blackstone's commitment to proactive project management means that we are always available to you, to the IDNR, and to the U.S. EPA. With a nearby office in Omaha, Nebraska, our diverse team will support the City with our deep bench strength to take any project from beginning to end, on-time and on-budget.

Thank you for your time and consideration of our proposal.



Emily Smart, PG, CGP
Senior Project Manager
esmart@blackstone-env.com
319.331.1577



Krista Brodersen
Senior Project Manager
kbrodersen@blackstone-env.com
309.581.5095



BLACKSTONE ENVIRONMENTAL

1.0 Request for Proposal: EPA Brownfield Cleanup Grant

Presented To:
City of Council Bluffs, Iowa
Community Development

Presented By:
Blackstone Environmental
Emily Smart, PG, CGP
Krista Brodersen

February 23, 2023

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2.0 Firm History

Blackstone is an innovative employee-owned environmental engineering and consulting firm headquartered in Overland Park, Kansas, with offices in Oxford, Iowa; Moline, Illinois; Omaha, Nebraska; and St. Louis Missouri. Blackstone's team of licensed civil and environmental engineers, professional geologists, and environmental scientists have been providing exceptional environmental services to our clients since the company was established as an S-Corporation in 2010. The company's stability, ability to retain and attract new talent, and the company's our investment in new growth is proof that Blackstone is focused on listening to our clients, exceeding expectations, and striving to be the most responsive team of environmental professionals in the marketplace.

With decades of Brownfields experience across multiple United States Environmental Protection Agency (U.S. EPA) Regions, the Blackstone team includes strong Qualified Environmental Professionals (QEPs) and boasts two Certified Groundwater Professionals (CGP), professional geologists, a certified industrial hygienist (CIH), asbestos inspectors, a lead-based paint inspector, environmental scientists, professional engineers, Geographic Information System (GIS) specialists, hydrogeologists, and chemists. Our full-service extension of City staff is one phone call away for Brownfields initiatives and beyond as the you undertake new projects.

Today, municipal governments including the City of Dubuque, Iowa, Cedar Rapids, Iowa, Clinton, Iowa, Lawrence, Kansas, St. Joseph, Missouri, St. Louis, Missouri, and Kansas City, Missouri; non-profit organizations such as the East Central Intergovernmental Association (ECIA), Kansas State University Technical Assistance to Brownfields; and Fortune 500 firms such as McDonald's, Casey's General Stores, Fareway Stores, and Magellan Pipeline depend on the Blackstone team to provide sustainable and cost effective solutions to their environmental challenges. These sizeable cities and influential private companies trust Blackstone with their business. Our customer service and dexterity set us apart from other firms.

3.0 DBE Status

Blackstone Environmental, a small business under NAICS Code 541330, is an employee-owned small business and working with minority- and women-owned businesses is important to our organization. Our partners include the following organizations:

Precision Land Service, a disabled veteran owned small business and Certified Industrial Hygienist.

Direct Push Analytical Corp., a Service-Disabled Veteran-Owned Small Business and an Iowa licensed hydrogeological service company.

4.0 Project Team Description

The project team's experience and success stories are detailed in this section's resumes and references. Our collective knowledge and experience make us well-versed in handling many projects at once. The provided references will attest to the fact that their projects are at the top of our priority list because all of our projects are. This is the strength of our excellent team, including our partners. We know how to delegate project responsibilities among staff to maintain quality, schedule, budget, and positive outcomes for our clients. Our team offers eight in-house environmental professionals, five of whom are geologists, making this team uniquely qualified to handle many complex projects at once, always delivering a high-quality product. Our proposed team for this project is detailed in the organizations chart below.

Organizational Chart

City of Council Bluffs

Senior Project Manager/ Project Lead
Emily Smart, PG, CGP

QA/QC Lead
Krista Brodersen

Geological Support
Lindsay E. James, RG
Theresa Ferguson, PG
John Knightly, LG, RG, CHMM, CGP
Tyler Sundell, PG

Scientific Support
Rowley Tedlock
Megan Ostrand
Kaley Muir
Randy Seamans

Engineering Support
Eric Sonsthagen, PE
Kyle Kukuk, PE
Austin Quick, PE
Edward A. Shepard Jr., PE
M. Wayne Blackbourn, PE, PLS

Hazardous Materials Support
Tyler Sundell, PG
Lindsay E. James, RG

Subcontractors
Direct Push Analytical Corp.
Eurofins
Precision Land Service

5.0 Firm Qualifications

The spirit of Brownfield redevelopment is putting underutilized and abandoned properties back into productive re-use. Our knowledgeable and detail-oriented team has comprehensive experience reducing blight in the communities we serve by securing funding, assisting with public outreach, conducting Phase I Environmental Site Assessments (ESAs) and Phase II ESAs, hazardous materials surveys (asbestos containing materials [ACM], lead-based paint [LBP], and mold), Analysis of Brownfields Cleanup Alternatives (ABCA's), recommending cleanup strategies, developing Quality Assurance Project Plans (QAPPs) and providing remediation oversight.

Effective communication is a major factor in the success of every project, particularly in the context of federal Brownfields grants where community involvement can make a measurable difference in a grantee's success. The public can be very intimidated by environmental work. We have participated in many public meetings, council meetings, stakeholder property prioritization, and visioning sessions on redevelopment planning in extremely successful public outreach efforts on dozens of federal grants. The ability to answer the public's questions on the environmental processes in a clear and concise manner contributes immensely to the success stories of brownfields redevelopment, which is a point of pride for all of us.

Blackstone has conducted numerous community engagement efforts across a wide variety of disciplines. Most recently, community planning efforts on two sites in Dubuque, Iowa, have had rigorous community engagement. The Former Flexsteel Manufacturing Site and the South Port in Dubuque, Iowa, have been the subject of major planning efforts incorporating community feedback. Blackstone has also conducted community engagement on Cleanup, Assessment, and Multipurpose EPA Grants.

Blackstone's clients trust us to implement their grants, knowing that we understand the EPA and State regulatory processes and requirements of each project within the framework of the Federal funding. Our team has also conducted grant and program management on Cleanup, Assessment, and Multipurpose EPA Grants. MBE/WBE and Assessment, Cleanup and Redevelopment Exchange System (ACRES) reporting, along with Quarterly Progress Reporting (QPR) are essential components of cooperative agreement oversight, as they tell the story to the EPA, and ultimately back to the lawmakers that allocate future funds in the Brownfields space.

Our approach promotes optimal project communication, focused effort, and project completion within schedule and budgetary constraints. We provide dedicated teams familiar with all aspects of client operations. Additionally, our organizational structure reduces barriers to decision making, provides flexibility in addressing client needs, and reduces costs to clients.

Subcontractors

Direct Push Analytical Corp., St. Charles, Illinois: Direct Push Analytical Corp. is an Iowa licensed hydrogeological service company which provides direct push, Geoprobe® sampling of soil, soil vapor, and ground water, as well as injection of subsurface materials and the installation of ground water monitoring and soil vapor wells. They have six Geoprobe® rigs of varying sizes and configurations with auger capabilities which enable them to conduct investigations on a wide variety of locations and terrains. They are a service-disabled veteran-owned small business which has operated since 1996.

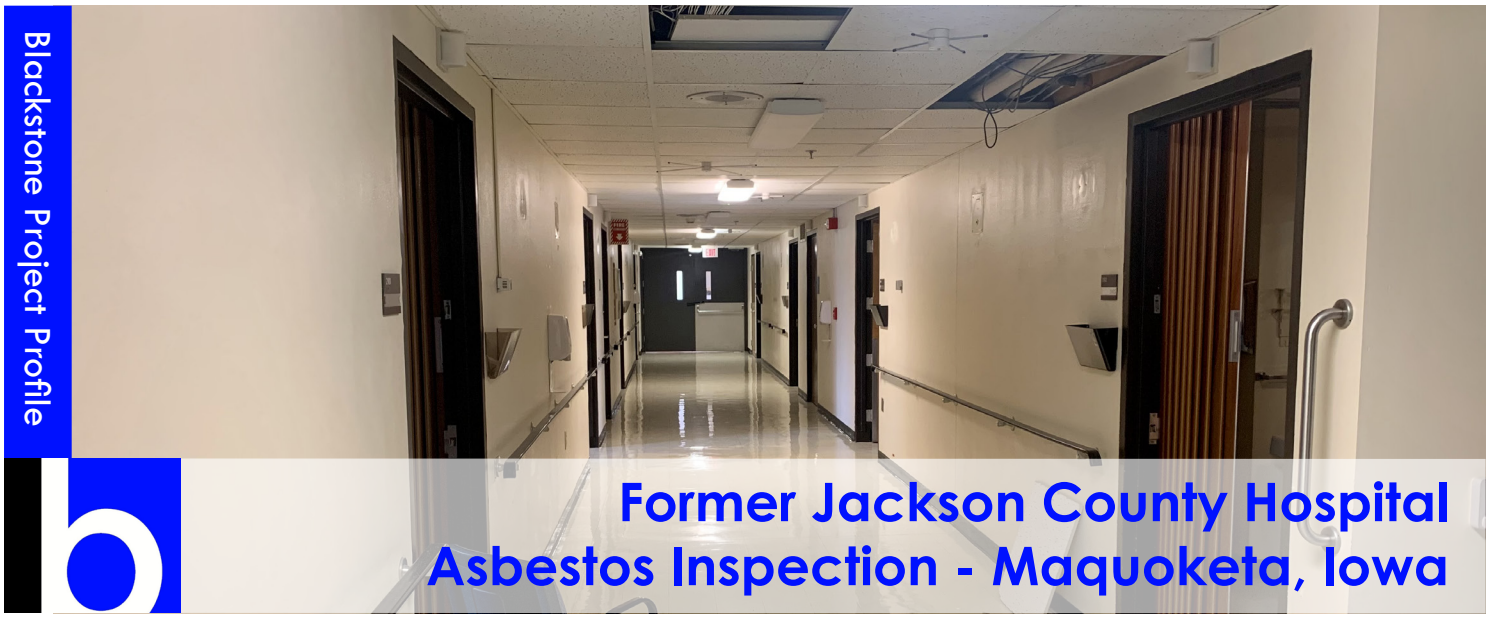
Eurofins, Cedar Falls, Iowa: Eurofins Scientific, which purchased TestAmerica in 2018, is a leader in environmental testing. With more than 45,000 staff in more than 800 laboratories across 47 countries, Eurofins collectively offers more than 200,000 testing methods. The combined Eurofins Environment Testing US and Eurofins TestAmerica footprint of locations in the United States includes 35 laboratories and more than 40 service centers delivering innovative technical expertise and comprehensive analytical testing services. Blackstone intends to utilize Eurofins as an analytical laboratory subcontractor for this project.

Precision Land Service, Adel, Iowa: Precision Land Service is an environmental services company owned by Scott Mattes, an environmental engineer and CIH. Mr. Mattes has extensive experience in environmental compliance, soil and groundwater sampling, site remediation, due diligence investigation, air permitting, industrial hygiene, unmanned aerial vehicle (UAV) imagery analysis, asset management, and GIS. Precision Land Service is a DBE, service-disabled veteran small business.

6.0 Previous Project Experience

Our knowledge and experience make us well-versed in handling many projects. Our team offers environmental professionals, professional geologists, and professional engineers making this team uniquely qualified to handle many complex projects at once, always delivering a high-quality product. The following pages include a selection of profiles detailing previous experience with similar projects.

Blackstone Project Profile



Former Jackson County Hospital
Asbestos Inspection - Maquoketa, Iowa

Summary

This project consists of an 81,600 square foot former hospital facility on approximately 12.49 acres of land. The existing property structures were originally constructed around 1949 with additions in 1966 and 1979. The Site was renovated in 2003 which included replacing the boiler system, air exchange system, cooling tower, interior electrical transformers, and thermostats.

An abatement of asbestos containing thermal system insulation in the interior utility areas was also completed as part of the 2003 renovations. Krista Brodersen, Emily Smart, and Tyler Sundell of Blackstone conducted Site-wide asbestos containing building material and lead based paint testing in 2021 and produced a cleanup plan for the Site to be executed prior to building demolition.





Blackstone Project Profile



City of Dubuque Brownfields Redevelopment

Blum Property Summary

Blackstone provided services to The City of Dubuque for a Brownfields redevelopment project at the former Blum scrapyard. The Blum scrapyard covered a city block that included renovation of and improvements to a four-story building situated and demolition/deconstruction of other site structures. The site is located in an area of Dubuque where industrial, commercial, and residential meet and is considered part of the Washington Neighborhood. The City secured two EPA Brownfields Cleanup grants for the site, focusing on hazardous materials remediation and Land Recycling Program completion. The City also completed extensive community engagement activities, incorporating citizen comments into plans and renderings.

The community's desire was largely to use the site as varied recreational space. The City's desire was to provide that recreational space in addition to the rehabilitation of the four-story brick building on Elm Street to house the Leisure Services Department, placing them in the heart of the community that they serve. The City also needed a Public Works space to service the local greenways, which would involve the construction of a new structure adjacent to the Elm Street building.

Services Provided

Blackstone provided management and implementation of two EPA Brownfields Cleanup Grants. Blackstone is the lead consultant for the City of Dubuque, coordinating a team including civil and architectural services, landscape design, and sustainable deconstruction partners. Blackstone has presented redevelopment scenarios and costs to City Council, City Manager, and state and federal authorities.

Currently, Blackstone is coordinating waste disposal criteria with Toxic Substances Control Act (TSCA) and Resource Conservation and Recovery Act (RCRA) at the Federal EPA level due to high levels of polychlorinated bi-phenyls (PCBs) on the property. Disposal of surface soils will be incorporated in to bid documents for hazardous materials removal including ACM and LBP, along with hazardous soils. Following this activity, viable buildings will be redeveloped, and structurally unsafe buildings will be sustainably deconstructed and their materials repurposed. Soil and groundwater will undergo further testing and the property will go through the Iowa Voluntary Cleanup Program, the Land Recycling Program in pursuit of a No Further Action Status.

Blackstone Project Profile



City of Dubuque Brownfields Redevelopment
Comiskey Park Expansion

Summary

Blackstone provided services to The City of Dubuque for a Brownfields redevelopment project at the Comiskey Park Expansion project. The project area is 1.43 acres of vacant land that was formerly used for residential purposes. The parcels are adjacent to the Morrison Brothers Company (Morrison) property that was used for industrial purposes since at least the late 1880s and included a tank and boiler manufacturer and woodworking facility. Historically, a machine shop, railroad siding, a foundry, and a 15,000-gallon fuel oil tank were located on the Morrison property. An underground storage tank (UST) was also reportedly located on the site. Multiple investigations have been conducted and identified lead in shallow soils above the Iowa Statewide Standards. Dubuque's Comiskey Park is adjacent to the parcel and planned to expand the park onto the project site.

The city has used EPA Brownfields Cleanup grants for the site, focusing on hazardous materials remediation and Land Recycling Program completion.

Services Provided

Blackstone provided management and implementation of the Multipurpose grants. Blackstone has prepared a QAPP for the City of Dubuque, an ABCA for the site, and SSAPs; and Phase II ESAs.

Currently, Blackstone is coordinating the excavation and disposal of the high levels of lead at the site. Following this activity, the project area will be incorporated in the Comiskey Park with the development of a basketball court and parking lot. Comiskey Park is the highest-use park in the city and this expansion will provide much needed additional recreational space to this low-income area of the city, The property will be enrolled in the Iowa Voluntary Cleanup Program, the Land Recycling Program in pursuit of a No Further Action Status. The cleanup is scheduled for summer of 2023.

Blackstone Project Profile



Former Flexsteel Manufacturing Property Redevelopment Project

Summary

The former Flexsteel manufacturing property is a 43-acre site is located at 3400 Jackson Street in Dubuque, Dubuque County, Iowa. The site was developed with a 715,000-square-foot building and associated outbuildings that were formerly used for manufacturing furniture for residential, commercial, recreational vehicle, and marine applications. Previous uses of the site included a railyard, manufacturing facilities, auto supply storage, and a sawmill, with manufacturing processes on the site dating to at least 1911. The northern area of the property consists of sizeable wetlands and riparian lengths.

Blackstone conducted wetland delineation, oversaw hazardous materials abatement prior to demolition, and is currently assisting Flexsteel with redevelopment planning and completion of the Iowa Land Recycling Program for this large site. Following extensive soil and groundwater sampling, a Site Assessment Report was reviewed and approved by the Iowa Department of Natural Resources (IDNR). A Risk Evaluations/ Risk Assessments was prepared and submitted to IDNR and is currently under review. No Further Action certificates will be sought for the property.



7.0 References

City of Dubuque, Iowa
Dubuque County, Iowa
Mr. Steve Sampson Brown, Project Manager
563.589.4272, sbrown@cityofdubuque.org

Emily Smart and Krista Brodersen have conducted management and implementation of three Brownfields Grants (Assessment, Cleanup, and Multipurpose) in addition to serving as the City's on-call environmental consultant on dozens of projects since 2018 to present.

Blackstone has provided QAPPs, SSAPs, HASPs, Soil Management Plans, cleanup planning, ABCAs, Phase I ESAs, Phase II ESAs, and community outreach for properties under the City of Dubuque Brownfields Grants.

East Central Intergovernmental Association
Cedar, Clinton, Delaware, Dubuque, and Jackson Counties in Iowa
Ms. Dawn Danielson, Development Coordinator/ Brownfields Project Manager
563.690.5772, ddanielson@ecia.org

Emily Smart and Krista Brodersen have provided a QAPP, SSAPs, Phase I ESAs, Phase II ESAs, ABCAs, cleanup planning, Hazardous Materials Assessments, and community outreach for properties under ECIA's Brownfields Grants from 2021 to present.

City of Clinton, Iowa
Clinton County, Iowa
Ms. Tammy Johnson
Community Development Director
563.594.6730, tammyjohnson@cityofclintoniowa.us

Krista Brodersen has provided Phase I ESAs, grant writing, ABCA, and community outreach services to the City of Clinton since 2021.

8.0 Project Understanding and Scope

Blackstone understands that the focus of the City of Council Bluffs Cleanup Grant is the Former Reliance Battery Site located at 813 22nd Avenue in Council Bluffs. The site was formerly used for the manufacturing, repairing, and reconditioning of lead acid batteries from the 1920s through 2019. Multiple investigations have been conducted at the site beginning in 1985 that have identified concentrations of volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), lead, and arsenic in soil at concentrations above the Iowa Statewide Standards (SWS). Lead and arsenic above the SWS are present from the surface to two to five feet below ground surface (bgs). It is estimated that up to 7,000 cubic yards of lead contaminated soil is present. Tetrachloroethylene (PCE) was identified in soil between 10 and 15 feet bgs. Lead was identified in groundwater above the SWS for protected groundwater at the southwest corner the site building.

According to the Site Investigation and Characterization Report (SICR), lead in soil presents a risk to human health. The report recommended a Remedial Action Plan and Soil Management Plan to mitigate risk associated with the identified contamination. Multiple activities may be recommended in the Remedial Action Plan that include engineered barriers, excavation and disposal of contaminated soil, vapor mitigation systems, construction of chemical resistant water mains and water service line, and an environmental covenant.

Blackstone understands that the objective of the project is to clean up and restore the former Reliance Battery Site for productive use as affordable housing. The Scope of Services below are designed to meet that objective.

TASK 1. Cooperative Agreement Oversight

Blackstone will lead programmatic responsibilities associated with the EPA Brownfields Cleanup Grant Project. In our experience providing support services associated with EPA Brownfields Programs, Blackstone has implemented several internal procedures to efficiently manage the budget, simplify the submission of quarterly and project closeout reports, and make sure project information is appropriately entered into EPA's Assessment, Cleanup and Redevelopment Exchange System (ACRES) program.

The City of Council Bluffs Cleanup Grant will have many moving parts. Proactive project management by maintaining an open channel of communication will be key to our success. Blackstone has found that it is beneficial to hold standing quarterly meetings with a running agenda and action items for the entire team. This facilitates meaningful agendas, minutes, and task prioritization. Additional meetings may be added as project demands dictate. Blackstone will lead all programmatic responsibilities associated with the EPA Brownfields Cleanup Grant Project including:

- Ensuring that project information is appropriately entered into the EPA ACRES program. Timely reporting of interim progress, final accomplishments and results in ACRES is vital for EPA Region 7 (R7) to achieve its performance goals in the national context. These updates must and will be made no later than 30 days after the end of each quarter.
- Preparation of quarterly progress reports no later than 30 days after the end of each quarter. This effort will occur in tandem with the City's accounting staff and the City's project manager.
- Preparation of annual DBE forms, MBE/WBE, and Federal Financial Report (FFR) forms annually.
- Preparation of the final closeout report at the end of the grant period.

TASK 2. Community Outreach & Development

The Blackstone Team members assigned to this project are highly effective communicators and skilled in engaging the public. Whether it's reaching out to the public at a hearing or working one-on-one with members of the community at a planning event, the Blackstone Team will work with the city to continue earlier outreach successes. Each of the individuals assigned to a project has a personal, vested interest in the success of this project – our client's success is Blackstone's shared success.

Community Engagement early and often is so important in the success of EPA Brownfield Grants. Public meetings, virtual/streaming meetings, online surveys, mailers, and personal relationships within the community from within the stakeholder group will be very important in community engagement for the grant. Blackstone staff has used innovative community outreach strategies on similar Brownfields projects that cultivate interest in the community, engage stakeholders constructively, and remove technical barriers. Each contaminated site is totally unique yet familiar to experienced professionals. Our professionals help the public to understand what is being done, why certain tests are being conducted, what the results mean, and how the community can trust the cleanup outcome. Blackstone will work with Council Bluffs to conduct community engagement associated with the EPA Brownfields Cleanup Grant Project including:

- Preparing a flyer for the site summarizing the site and tasks to be completed.
- Preparing a Community Engagement Plan.
- Participating with the City of Council Bluffs in at least two public meetings and one neighborhood meeting. Presentations and public outreach materials will be prepared as part of the meetings.

Blackstone understands that transparency is very important to the success of Brownfields Grants. Blackstone will make sure that the City has up to date information for the project website so that information given to the public is as accurate as possible in real-time.

TASK 3. Cleanup Planning

Analysis of Brownfields Cleanup Alternatives (ABCA)
ABCA) finalization is a straightforward task assuming that project goals and conditions remain the same.

The Quality Assurance Project Plan (QAPP)
The QAPP governs the processes and procedures through which environmental data are collected. The overarching goal of a QAPP is to provide the framework necessary to produce data which is precise, accurate, representative, comparable, and complete. During the development of this document, goals of the project are clearly defined and the methods for achieving those goals are established in both the field and laboratory setting. QAPPs are a tool for achieving exceptional outcomes on EPA funded initiatives.

Blackstone will prioritize preparation and submission of the QAPP to provide ample time for collaboration with IDNR and EPA R7 review, which is important since data collection will not begin until the IDNR and EPA R7 has approved the document. Blackstone has extensive experience with QAPP approval in Iowa and in the EPA R7 office and will provide a tested template that will be tailored to the IDNR's specifications and the objectives of the ABCA so that field work can kick off as soon as possible. High quality, defensible data collection will be the backbone of this project.

It is the purpose of the QAPP to provide a program of decision that produces data of sufficient quantity and quality, balancing between the requirements and objectives of both the IDNR and EPA. This must be done to best maximize

the available funds and still provide value to the client regarding its initiative. The following strategies are implemented to achieve this balance:

- Incorporate existing data where possible to support the datasets
- Select most optimal sample locations within the site;
- Adequate pre-planning to minimize the number of total site visits and mobilizations; and
- Collect only the data needed to evaluate the site appropriately.

The Project will make use of Data Quality Objectives (DQO) and the QAPP to design and implement a strategy for site cleanup. DQOs for activities performed under this project should ensure environmental data obtained meet the needs of the project and can be used with confidence to support specific decisions (both administrative and regulatory) pertaining to the site. DQOs specify the quality of data required from a particular activity to support specific decisions. Specific DQOs used from the list of those outlined under this QAPP will be specified.

The following Quality Assurance/ Quality Control (QA/QC) guidance documents will be implemented as appropriate to ensure QA/QC elements are adequately addressed:

- Guidance for the Data Quality Objectives Process - EPA QA/G-4, OSWER. USEPA, February 2006.
- EPA Requirements for Quality Assurance Project Plans - EPA QA/R-5, March 2001.
- *Guidance for Quality Assurance Project Plans* - EPA QA/G-5, OSWER, USEPA, December 2002.

NHPA/Section 106
The excavation and sampling protocols outlined in the QAPP will also be provided to the State Historic Preservation Office (SHPO) for review and approval, along with information gathered with the help of the Planning and Zoning department. This process can take time, so it is important to provide them with documents for review right away. Technically, SHPO has 30 days to respond. If the case for no impact is strong, then 30 days may be sufficient for Section 106 review. If further information is requested, the 30-day clock re-starts. It is very important to be as clear and concise as possible when seeking SHPO concurrence to avoid project delays.

Bidding Cleanup Work
Blackstone has decades of experience working with remediation contractors and will assist the City in preparing bid documents, including project specifications, for cleanup activities as well as evaluating the submitted bids. Once a cleanup contractor has been procured, the cleanup can begin. Blackstone activities included in the site cleanup include:

IDNR Land Recycling Program (LRP)
Ms. Smart has extensive experience with the IDNR LRP and its staff. The steps of the LRP are generally as follows:

- Enroll Site
- Submit Site Assessment Report
- Submit Risk Evaluation/Response Action Report
- Conduct Cleanup Action
- Submit Post Soil Removal Action Cleanup Report
- Record any environmental covenants as necessary
- Receive No Further Action

Thoughtful project management in planning any field or reporting activity reduces project costs. Experienced project managers can foresee and avoid delays such as regulatory review times, public and private utility location issues, property owner driven delays such as access issues, drilling permission/permits, and difficulties in drilling which may prolong field work to an unacceptable length of time, causing undue cost on a particular project. Batching project activities both geographically and temporally reduces costs, and appropriate preparatory work ahead of field work helps to ensure smooth, inexpensive, quality outcomes.

Laboratory considerations are another way to save on project costs. The QAPP will dictate the number of Quality Assurance samples needed for IDNR and EPA R7 standards. Field screening with an X-ray Fluorescence meter for lead and arsenic, and a Photoionization Detector for semi volatile organic and volatile organic compounds will reduce the number of samples sent to the analytical laboratory. This reduces overall remedial cost by saving on lab fees and cleanup contractor change orders for idle time as laboratory results come in.

Our team including five geologists is well situated to make the most of the City's funds by anticipating geological complications and planning accordingly. All of the above are examples of component considerations that save a few hundred dollars here and there that can cumulatively save thousands.

TASK 4. Site Cleanup

Once the ABCA, QAPP, and Section 106 approvals/clearance have been obtained, the cleanup process can begin.

Blackstone has decades of experience working with remediation contractors and will assist the City in preparing bid documents, including project specifications, for cleanup activities as well as evaluating the submitted bids. Once a cleanup contractor has been procured, the cleanup can begin. Blackstone activities included in the site cleanup include:

- Monitoring and oversight of excavation and removal of soil to ensure compliance with the project specifications.
- Provide oversight of disposal practices to verify manifests/waste tickets are properly prepared and received by the landfill.
- Confirmation sampling

This portion of the scope will be very dynamic as there are multiple entities working together to complete the cleanup. Our team understands that no plan is static on a complex brownfield cleanup like this one. This team of creative thinkers will always be working to bring the City a range of great solutions on all project aspects, with sustainability, progressive approaches, and budget in mind.

Quality Assurance / Quality Control

When working on a project like this one that impacts an entire community, schedules are very demanding and quality control becomes more important than ever. The Blackstone Team, led by Emily Smart and Krista Brodersen, has thorough QA/QC programs in place that are proven to be successful. Blackstone's QC/QA Plan recognizes professional standards and identifies procedures for reviewing and checking computations, plans, drawings, and other submittals for both Consultant and sub-consultants. Every task and deliverable in this project is subject to this program. The majority of the QA/QC process will be performed by Krista Brodersen, Project QA/QC Manager. The Project QA/QC Manager will conduct an independent review of all documents for completeness, technical accuracy, and code compliance at the end of each work phase prior to submittal of deliverables to city staff.

At the beginning of the project and with the start of future individual tasks, each sub-consultant will dedicate a QA/QC Task Manager responsible for the review of products prepared by their team. This QA/QC Task Manager will provide feedback and submittals to the Project Manager, Emily Smart. Each QA/QC Task Manager will use a checklist to review the technical components of their deliverable against the client's expectations. This checklist will be completed by the assigned staff, QA/QC Task Manager, Project Manager, and Project QA/QC Manager. Feedback will be shared with the client and incorporated into the final deliverable, when appropriate. The Project QA/QC Manager will also periodically conduct holistic quality reviews related to project trends and provide guidance to the project team to improve deliverables.

9.0 Cost Detail

Project Lead/Senior Project Manager	$150	per hour	40	$6,000
QA/QC Lead/Senior Project Manager	$140	per hour	28	$3,920
Project Manager	$120	per hour	10	$1,200
Professional	$85	per hour	10	$850
Project Lead/Senior Project Manager	$150	per hour	30	$4,500
QA/QC Lead/Senior Project Manager	$140	per hour	18	$2,520
Project Manager	$120	per hour	5	$600
Professional	$85	per hour	9	$765
Mileage	$0.655	per mile	1500	$983
Company Vehicle	$50	per day	3	$150
Printing	$150	per project	3	$450
Project Lead/Senior Project Manager	$150	per hour	53	$7,950
QA/QC Lead/Senior Project Manager	$140	per hour	42	$5,880
Project Manager	$120	per hour	20	$2,400
Professional	$85	per hour	20	$1,700
Project Lead/Senior Project Manager	$150	per hour	60	$9,000
QA/QC Lead/Senior Project Manager	$140	per hour	50	$7,000
Project Manager	$120	per hour	30	$3,600
Professional	$85	per hour	250	$21,250
Mileage	$0.655	per mile	1500	$983
Company Vehicle	$50	per day	20	$1,000
Hotel	$150	per day	20	$3,000
VOC Analysis	$105	per sample	50	$5,250
XRF	$750	per week	2	$1,500
Lead Analysis	$35	per sample	75	$2,625

Blackstone Environmental, Inc.

FEE SCHEDULE

Effective: July 2022

Personnel

Staff Professional I	$65.00 per hour
Staff Professional II	$70.00 per hour
Drafter I/ CADD Operator	$70.00 per hour
Technician I	$60.00 per hour
Technician II	$65.00 per hour
Technician III	$70.00 per hour
Professional I	$75.00 per hour
Professional II	$80.00 per hour
Professional III	$85.00 per hour
Professional IV	$90.00 per hour
Professional V	$95.00 per hour
Project Manager I	$100.00 per hour
Project Manager II	$110.00 per hour
Project Manager III	$120.00 per hour
Project Manager IV	$130.00 per hour
Project Manager V	$135.00 per hour
Senior Project Manager I	$140.00 per hour
Senior Project Manager II	$145.00 per hour
Senior Project Manager III	$150.00 per hour
Senior Project Manager IV	$160.00 per hour
Senior Project Manager V	$170.00 per hour
Senior Technical Consultant I	$180.00 per hour
Senior Technical Consultant II	$190.00 per hour
Senior Technical Consultant III	$200.00 per hour
Senior Technical Consultant IV	$210.00 per hour
Principal	$270.00 per hour
Senior Litigation Consultant	$285.00 per hour
Expert Witness (Depositions)	$325.00 per hour
CIH	$225.00 per hour
Asbestos Project Designer	$225.00 per hour

Note: Increase hourly rate by 1.3 for Saturday, Sunday and holiday work or off-shift work when required by client. Overtime is defined as all hours over 8 hours per day, all weekend and holiday work.

Subcontracted Services, Equipment, Supplies, and Expenses

Subcontracted Services	Cost plus 15%
CADD Equipment	$10.00 per hour
Expenses/ Shipping/ Miscellaneous Charges	Cost plus 15%
Company Vehicle	$50.00 per day plus $1.00 per mile
Rental Vehicle	Cost plus 15%
Airfare/Hotel	Cost plus 15%
Meal Allowance (Full Day/ Half Day)	$70.00/ $40.00 per day
Nuclear Density Gauge	$60.00 per day
DJI Phantom 4 Pro v2.0 UAS	$650.00 per day
DJI Mini UAV	$140.00 per day
GNSS Survey Unit w/ Data Collector	$165.00 per day
Photoionization Detector (PID)	$135.00 per day
Expendable Equipment, Supplies & Rentals	Cost plus 15%
Technology Fee	1% of Labor Cost
Water Level Meter	$50.00 per day
Peristaltic Pump	$100.00 per day
Aero-O-Cell Cassettes	$75.00 per cassette
Air Sampling Pump	$85.00 per day
XRF	$675.00 per day
Moisture Meter	$35.00 per day
Field Supplies and Equipment	$100.00 per day

10.0 Project Timeline

Task	2023 Q2	2023 Q3	2023 Q4	2024 Q1	2024 Q2	2024 Q3	2024 Q4	2025 Q1	2025 Q2	2025 Q3	2025 Q4	2026 Q1	2026 Q2
U.S. EPA Cleanup Grant													
Task 1 Cooperative Agreement Oversight													
EPA Grant Programmatic Responsibilities (QPR, ACRES, MBE/WBE, etc.)	■	■	■	■	■	■	■	■	■	■	■	■	■
Comprehensive Project Coordination	■	■	■	■	■	■	■	■	■	■	■	■	■
Closeout Report												■	■
Task 2 - Community Involvement													
Provide Technical Information to the City	■	■	■	■	■	■	■	■	■	■	■	■	■
Meetings (with the City of Council Bluffs, at least two public meetings, and one neighborhood meeting)	■	■	■	■	■	■	■	■	■	■	■	■	■
Task 3 - Cleanup Planning													
Finalization of ABCA			■	■									
EPA/IDNR Approval				■	■								
Site-Specific QAPP			■	■									
EPA/IDNR Approval				■	■								
Take 4 - Site Cleanup													
LRP Enrollment					■								
Project Specifications					■	■							
Bid Specifications					■	■							
Procure Cleanup Contractor						■	■						
Cleanup Activities								■	■				
Closeout Report									■	■			
EPA/IDNR Approval										■	■	■	■

11.0 Firm Availability and Capacity

Blackstone has the capacity to undertake the City's EPA Cleanup Grant Project using our existing team of in-house professionals and sub-consultants. As a growing firm, Blackstone is always interested in hiring smart, motivated environmental professionals as new, unique projects and workload require. We are committed to hiring additional in-house staff or specialized sub-consultants to meet future City project needs, if needed.

Appendix A

Resumes

Emily Smart, CGP, PG

2009 400th Street SW
Oxford, Iowa 52322
319.331.1577
esmart@blackstone-env.com | blackstone-env.com

M.S. Geoscience, University of Iowa, 2008

B.S. Geoscience, University of Iowa, 2003

- Certified Groundwater Professional: Iowa
- Licensed Geologist: Washington
- Professional Geologist: Illinois
- 40-HR HAZWOPER
- CPR and First Aid

Blackstone Environmental, Senior Project Manager, January 2018 – present

HR Green, Inc., Project Manager, Project Geologist, November 2013 – January 2018

SCS Engineers, Project Geologist, Staff Geologist, June 2009 – November 2013

Tetra Tech EMI, Environmental Scientist, January 2008 – November 2008

Iowa Department of Natural Resources, January 2001 – September 2004

- Member, Environmental Professionals of Iowa
- Member, Iowa Groundwater Association
- Member, National Groundwater Association
- Member, Iowa Society of Solid Waste Operations (ISOSWO)

PROFESSIONAL EXPERIENCE

Ms. Smart is a professional geologist and certified groundwater professional with more than fifteen years of environmental consulting experience including EPA and State of Iowa-funded Brownfields redevelopment projects, Phase I and Phase II ESAs, environmental cleanups, wetland delineation, underground storage tank closures, and RBCA assessments, and hydrogeological assessment. Stakeholder coordination, client communication, and technical writing are Ms. Smart's greatest strengths as a leader. As a Senior Project Manager with Blackstone, she has leveraged these abilities to earn the trust of clients and win competitive pursuits with diverse team skill sets.

The USEPA awarded Ms. Smart the LEAFS Award in April 2018 for excellence in site reuse for the construction of the Jule Operations & Training Center at the former Peoples Natural Gas Co Superfund Site. EPA Superfund Project Manager Diana Engeman observed that "Nobody understands Superfund redevelopment like Emily Smart". In 2015, her team's work on the International Harvester EPA Cleanup Grant was honored with the Phoenix Award for Brownfields Redevelopment at the National Brownfields Conference in Chicago, Illinois.

REVELANT RECENT PROJECT EXPERIENCE

EPA Brownfields Assessments Grants:

ECIA, Iowa: Revolving Loan Fund Remediation and Assessment Grants
Dubuque, Iowa: Hazardous Substance and Petroleum EPA Assessment Grants
Waterloo, Iowa: Hazardous Substance and Petroleum EPA Assessment Grants
Oskaloosa, Iowa, Hazardous Substance and Petroleum EPA Assessment Grants
Ottumwa, Iowa, Hazardous Substance and Petroleum EPA Assessment Grants

EPA Brownfields Cleanup Grants:

Involved state cleanup programs, quality assurance project plans, analysis of Brownfields cleanup alternatives, green cleanup design, and site remedy execution.

Blum East, City of Dubuque – Scrapyard with lead in shallow soil at 10,500 ppm
Blum West 1, City of Dubuque – Scrapyard with PCBs in shallow soil at 9 ppm
Blum West 2 City of Dubuque – Scrapyard with PCBs in shallow soil at 9 ppm
Katelmann, City of Council Bluffs – Former foundry with PAHs and heavy metals in soil

Krista Brodersen

1465 41st Street, Suite 13
Moline, Illinois 61265
309.798.3487
kbrodersen@blackstone-env.com | blackstone-env.com

B.S. Environmental Science, Southern Illinois University, 1996

- 40-HR HAZWOPER
- 8-HR HAZWOPER
- CPR and First Aid

Blackstone Environmental,
Senior Project Manager,
October 2019 – present

Terracon Consultants,
Senior Project Manager,
2013 – 2019

Union Bank,
Assistant Vice President,
2010 – 2013

Ninyo & Moore,
Senior Project Manager,
2003 – 2010

ATC Associates,
Senior Staff Scientist,
2001 – January 2003

American Integrated Services,
Assistant Project Manager,
March 2001 – July 2001

Ceres Associates,
Environmental Specialist,
1999 – 2001

- National Association of Women in Construction, Quad City Chapter

EXPERIENCE

Ms. Brodersen has more than 23 years of environmental consulting experience including Phase I ESAs, Phase II Investigations, environmental cleanups, remediation system installation and monitoring, Brownfields, indoor air quality investigations, NEPA compliance, underground storage tank closures, and RBCA assessments. She has conducted work under the Illinois Environmental Protection Agency (IEPA), Iowa Department of Natural Resources (IDNR), Region 7 of the Environmental Protection Agency (EPA), California Underground Storage Tank (UST) Cleanup Fund, the California Regional Water Quality Control Board (CRWQCB), California Department of Toxics and Substances Control (DTSC), the California Integrated Waste Management Board (CIWMB), and various voluntary remediation programs and Brownfields programs. She manages public, private, and industrial sector clients.

RELEVANT RECENT PROJECT EXPERIENCE

Phase I Environmental Site Assessments: Ms. Brodersen has been responsible for performing and reviewing Phase I ESAs under the provisions of ASTM E-1527-05 and ASTM E-1527-13. The Phase I ESA reports were conducted for various financial institutions, government agencies, land developers, and private buyers. Sites have included residential, commercial, and industrial properties. Ms. Brodersen has completed more than 300 Phase I ESAs in Iowa since 2013.

Phase II Investigations: Ms. Brodersen has managed and conducted Phase II subsurface investigations for industrial, commercial, and residential properties. She has experience pertaining to soil, groundwater, and soil vapor impacted by various contaminants including petroleum hydrocarbons, chlorinated and non-chlorinated solvents, pesticides, polychlorinated bi-phenyls (PCBs), and Resource Conservation and Recovery Act (RCRA) metals. The investigations have included sampling and profiling of excavated contaminated soil for off-site disposal at licensed facilities. Ms. Brodersen has completed more than 100 Phase II Investigations in Iowa since 2013.

EPA Cleanup Grants West Blum 1 and 2, Dubuque, Iowa: A Sampling and Analysis Plan (SAP), Quality Assurance Project Plan (QAPP), and Soil and Groundwater Management Plan (SGMP) were prepared and submitted to EPA. Additionally, EPA Exposure and Fate Assessment Screening (E-FAST) Tool was prepared for disposal of PCBs. Quarterly updates uploaded to Assessment, Cleanup, and Redevelopment Exchange System (ACRES) online database.

Lindsay E. James, RG

16200 Foster Street
Overland Park, Kansas 66085
913.956.4160
ljames@blackstone-env.com | blackstone-env.com

M.S. Geoscience, University of Iowa, 2007

B.A. Geoscience, University of Iowa, 2004

Professional Geologist: Kansas, Missouri, Arkansas

- 40-HR HAZWOPER
- Wetland Delineator Certification
- ASTM Risk-Based
- Corrective Action Certification
- Missouri Well and Pump Installers Permit

Blackstone Environmental, Senior Project Manager, 2014 – Present

SCS Engineers, Project Manager, 2007 – 2014

University of Iowa/Iowa Department of Natural Resources, Research Assistant, 2005 – 2006

- Missouri Waste Control Coalition, Board of Directors
- City of Overland Park, Environmental Advisory Council Chair
- Mid- America Regional Council Solid Waste Grant Review Committee
- Johnson County Solid Waste Management Committee: Representing Cities of the First Class
- Regional Science Olympiad: Judge and Event Supervisor for Middle and High School

EXPERIENCE

Ms. James has more than fifteen years of experience providing geological and environmental consulting services to government and private clients and working in the regulatory community. She has managed a wide variety of senior-level environmental projects with emphasis on groundwater compliance and hydrogeological site characterization. She leads Blackstone's Groundwater, Geology and Hydrogeology, Solid Waste, Wetland and Ecological Assessment, and Odor service lines. Her project experience includes:

- Reporting and statistical analysis
- Monitoring plans
- Fate and transport evaluations
- Groundwater modeling
- Feasibility studies
- Cap investigations
- Gas migration evaluation investigations
- Nature and extent investigations

- Complex hydrogeological investigations
- Spring evaluations and production well installations
- Gas migration evaluation investigations
- Quarry reserve studies

- Mitigation monitoring
- Habitat assessments
- Sampling and reporting activities

- Leaking underground storage tank assessments
- Preparation of Site Ownership/Operational Histories (SO/OH)
- Asbestos investigation activities
- Phase I and II Environmental Site Assessments (ESAs)
- Quality Assessment Project Plans (QAPPs)
- Risk Bases Corrective Action (RBCA) assessments
- Hazardous waste and petroleum assessments

- Odor studies and evaluations

- Technology evaluations

Theresa M. Ferguson, PG

Senior Project Manager
16200 Foster Street
Overland Park, Kansas 66085
913-956-6224
tferguson@blackstone-env.com | blackstone-env.com

EDUCATION

B.S., Geological Engineering, Missouri University of Science and Technology, 1998

CERTIFICATIONS

- Registered Geologist, Missouri
- Licensed Geologist, Kansas
- Licensed Professional Geologist, Nebraska
- Oklahoma Corporation Commission, PSTD, Environmental Consultant
- 40-Hour HAZWOPER

EXPERTISE

Petroleum, RBCA, Site Investigation, Remediation

WORK HISTORY

Atlas Technical Consultants LLC, Senior Project Manager, 2013-2021

HydroGeoLogic, Inc., Staff Engineer, 2010-2013

Midwest Environmental Consultants, Inc., Project Manager, 2006-2009

Envision Group, LLC, Geological Engineer, 2004-2005

Maxim Technologies, Inc., Project Manager 1, 1999-2004

AFFILIATIONS

-Association of Environmental and Engineering Geologist, Kansas City/Omaha Section

PROFESSIONAL EXPERIENCE

Ms. Ferguson is a professional geologist with over 20 years of experience throughout the Midwest working for private and public clients on environmental, engineering, and compliance related projects. She graduated from the Missouri University of Science and Technology in 1998 with a Bachelor of Science degree in Geological Engineering. The majority of her experience lies in management and completion of environmental site assessments, risk based corrective action (RBCA) and risk evaluation site investigations, construction management and oversight, and remedial actions.

PROJECT EXPERIENCE

Retail Petroleum, Underground Storage Tank (UST) Program Management, Kansas and Missouri: Acted as project manager and technical lead at over 40 sites in Kansas and Missouri for five large petroleum retail companies. Projects encompassed various stages of site investigation, risk assessment, and remedial action. Specific responsibilities included supervision of UST closure and reporting, removal and containment of contaminated soil, groundwater, and hazardous waste, site characterization, groundwater monitoring, technical oversight of field activities, development of remedial action plans, risk assessment evaluation, and preparation of technical reports.

Air National Guard, Kansas and Nebraska: Acted as project manager, technical lead and field manager for the completion of site assessment and risk assessment activities at two Air National Guard bases in Kansas and Nebraska. Provided technical evaluation and project management for multiple facilities within each installation including oil water separator, bulk fuel, and chemical storage facilities and current and former equipment and aircraft maintenance facilities.

Spill Prevention, Control, and Countermeasures (SPCC) Plan and Storm Water Pollution Prevention Plan (SWPPP), Kansas and Missouri: Acted as local lead and contact for the completion of SPCC Plans and SWPPPs for various facilities including agricultural, maintenance, chemical storage, and transportation facilities.

Army Corps of Engineers, Air Force Civil Engineer Center, Scott Air Force Base, Illinois: Task manager and field manager at multiple hazardous waste sites located at Scott Air Force Base in Illinois. Sites included former gasoline stations, bulk fuel facilities, fire training facilities, housing developments, oil water separators, landfills, shooting ranges, and ammunition depots

Kansas City Power and Light Entertainment District and Sprint Arena, Kansas City, Missouri: Field manager for various activities during demolition and construction of multiple city blocks within a large planned entertainment district that included state Brownfields redevelopment.

John Knightly, LG, RG, CGP, CHMM

Senior Project Manager
16200 Foster Street
Overland Park, Kansas 66085
913.522.0370
jknightly@blackstone-env.com | blackstone-env.com

EDUCATION
B.S. Geology, University of Kansas, 1983

M.S. Geology, Iowa State University, 1987

CERTIFICATIONS
- Registered Geologist, Missouri
- Licensed Geologist, Kansas
- Certified Hazardous Materials Professional
- Certified Groundwater Professional, Iowa
- 8-Hour supervisor's certificate for administering work on hazardous waste sites
- Implementing KRBCA and RSK Process, 2001 (RAM Group) re
- 40-Hour HAZWOPER

EXPERTISE
Petroleum, RBCA, Site Investigation, Remediation, Industrial waste stream consulting, Real estate environmental investigations (Phase I and II Assessments),

WORK HISTORY
Knightly Environmental Incorporated, Geologist, Vice-President, 1992-2022

Stantec (formerly MWH), Staff Hydrogeologist, 1988-1992

AFFILIATIONS
- Alliance of Hazardous Waste Professionals

PROFESSIONAL EXPERIENCE

Mr. Knightly is a professional geologist registered/licensed in Missouri and Kansas. He has 36 years of experience, 30 of those with his own consulting firm specializing in assessment and remediation of contaminated soil and groundwater.

Mr. Knightly began his career in 1987 as a microscopist with an asbestos abatement consulting firm in Des Moines, Iowa. Experience was also gained in asbestos surveying and supervision of asbestos abatement projects.

Beginning in 1988, Mr. Knightly gained experience as a hydrogeologist conducting site assessments and supervising remediation projects at a variety of sites, most in the petroleum-related fields. Many of the activities were associated with soil boring logging and sampling, monitoring well construction, aquifer permeability tests, groundwater sampling and contamination assessment. During this time, experience was also gained in groundwater and soil remediation and product recovery, closure activities at hazardous waste management units governed by RCRA, and site characterization of manufactured gas plants.

During the 30 years of operating his own firm, Mr. Knightly has worked on hundreds of projects in states from coast to coast. Under Mr. Knightly's leadership, the company worked as a team member on site characterizations at locations contaminated by a variety of different compounds to turn-key project management at soil and groundwater remediation projects. Mr. Knightly has conducted numerous Phase I/Phase II environmental assessments, supervised underground storage tank closures, performed site investigations on sites using conventional drilling as well as other, less common methods of subsurface investigation including the use of penetrometers, electromagnetic surveys, and laser-induced fluorescence. Mr. Knightly's experience includes groundwater and soil sampling and assessment activities at sites contaminated with chlorinated hydrocarbons, PCBs, and pesticides/herbicides. Familiarity with low-flow sampling methods, including the use of flow cells, low-flow bladder and peristaltic pumps, multiple-parameter meters, etc. are also part of Mr. Knightly's experience resume.

PROJECT EXPERIENCE

Retail Petroleum, Underground Storage Tank (UST) Program Management, Kansas, Missouri, Iowa: Project manager and technical lead at nearly 500 sites in Kansas, Missouri, and Iowa over the past 36 years within the guidelines established by clients and state programs.

Industrial Waste Stream Sampling and Consulting: Supervising compliance sampling and consulting at numerous industrial facilities in the Kansas City region.

Tyler J. Sundell, PG

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Overland Park, Kansas 66085
573.528.0949
tsundell@blackstone-env.com | blackstone-env.com

M.Sc. Geology, Missouri State University, 2018

B.S. Geology and Geophysics, Missouri University of Science and Technology, 2016

- 40-HR HAZWOPER – 2019
- MSHA Part 46 - 2021
- Licensed Geologist
  - KS P.G. – 2022
  - MO R.G. – Pending
- Asbestos Inspector – 2019 – KS, MO, IA, NE
- Lead-Based Paint Inspector – KS, MO

Isotope Geochemistry, Geology, Groundwater Modeling, Igneous Metallic Ore Deposits

Blackstone Environmental, Environmental Geologist, 2019 – Present

Missouri Geological Survey, Economic Geologist, 2018 – 2019

Missouri State University Head Intro Geology Lab Instructor 2016 – 2018

Missouri State University Study Abroad – Chile Research Assistant 2017 - 2018

Missouri University of Science and Technology Research Assistant/Teaching Assistant 2014 – 2015

PROFESSIONAL EXPERIENCE

Mr. Sundell serves as a licensed Environmental Geologist for Blackstone. His field project experience includes groundwater quality monitoring at multiple solid waste facilities using various methods. His field experience also includes bedrock coring, air and mud rotary, and sonic drilling oversight and logging. Mr. Sundell also develops transient and static groundwater models in Visual MODFLOW with hydrogeologic characterization through slug and packer testing. Additionally, Mr. Sundell is a licensed Asbestos and Lead Based Paint inspector in multiple states.

PROJECT EXPERIENCE

Performs routine semi-annual groundwater and surface water monitoring field activities and reporting for landfills in Kansas and Missouri. Conducts lithologic and soil logging of borings to determine hydrogeologic and geotechnical conditions for site expansions including comprehensive hydrogeological site characterization. This characterization includes advancing bore holes through bedrock coring and air rotary to perform packer and slug testing to determine site hydraulic conductivity and regulatory qualifications. Develops groundwater models of sites to determine site specific monitoring networks and site specific Sampling and Analysis plans. Performs site monitoring network maintenance by redevelopment of wells Mr. Sundell has logged over 1,500 feet of bedrock core and provided oversight for over 3,000 ft of air and mud rotary.

Performs desktop and field investigations to sight in spring water harvesting facilities well networks. Investigation includes satelite geomorphology review and scouting to determine the presence and quality of spring water. Additional development includes the advancement of test wells, logging of materials, characterization of aquifer conditions, in-situ testing of production and recovery, and recommendation for sighting in production wells.

Provides drilling oversight for quarry planning and quarry life estimates. Projects include air rotary and bedrock coring to identify bed rock quality, formation contacts, and exploration to identify local structure and bedrock attitude.

Rowley R. Tedlock

16200 Foster Street
Overland Park, Kansas 66085
913.956.6222
rtedlock@blackstone-env.com | blackstone-env.com

M.S. Environmental Health Science, University of Kansas, 1985

B.S. Systematics and Ecology, University of Kansas, 1980

Engineer in Training: Nebraska, 1989

Blackstone Environmental, Principal, 2012 – Present

Kleinfelder, Environmental Program Manager, Senior Associate, 2002 – 2012

Terracon, Project Manager, Area Manager, 1985 – 2002

University of Kansas, Graduate Research Assistant, 1983 – 1985

Terracon, Engineering Technician, 1980 – 1983

- Geo-professional Business Association

EXPERIENCE

Mr. Tedlock serves as principal and senior technical professional for Blackstone Environmental. He has nearly 40 years of experience in executing and supervising environmental and civil engineering projects for a variety of clients and industries. Mr. Tedlock leads Blackstone's Pipeline service line and provides technical expertise in natural resource management and environmental planning and permitting. His project experience includes:

- Streambank stabilization and erosion control
- More than 200 pipeline exposure mitigation evaluations and designs
- NEPA analysis and documentation
- Mitigation project planning and permitting

- Hydrological and watershed characterization
- Lake and stream management
- Wetland mitigation planning

- Phase I and Phase II Environmental Site Assessments (ESAs)
- Brownfields redevelopment
- Voluntary cleanup programs
- Risk-Based Corrective Action (RBCA)
- RCRA Facility Investigations (RFI) and closures
- Groundwater monitoring and remediation
- CERCLA RI/FS
- Agribusiness facility remediation
- Abandoned mine reclamation
- Environmental planning and permitting
- NEPA EA/EIS/CatEx

Megan Ostrand

16200 Foster Street
Overland Park, Kansas 66085
913.815.6192
mostrand@blackstone-env.com | blackstone-env.com

M.S. Soil Science, North Dakota State University, 2019

B.S. Natural Resources Management, North Dakota State University, 2017

- MSHA Part 48
- OSHA 40 hour HAZWOPER
- APNGA Portable Nuclear Gauge Safety & U.S. D.O.T. Hazmat
- Nuclear Density Gauge Certification
- Leave No Trace

Data Collection, GIS, Soil Sampling & Classification, Reclamation, Super Absorbent Polymer Soil Amendments, Surface Coal Mining, Compaction, Technical Writing

Blackstone Environmental, Environmental Scientist, 2020 – Present

North Dakota State University, Graduate Research Assistant, 2018 – 2019

Prairie Restorations Inc, Land Management Technician & Native Seed Harvest Lead, 2014 – 2016

- Soil Science Society of America
- American Society of Mining and Reclamation

PROFESSIONAL EXPERIENCE

Ms. Ostrand serves as an Environmental Scientist for Blackstone. As part of the Blackstone team, she focuses on soil classification and investigation activities, groundwater monitoring and statistical analysis, and landfill construction quality assurance.

During her time with Blackstone, Ms. Ostrand has been involved with a wide variety of environmental projects, including, groundwater sampling and reporting, GIS work for environmental site assessments and risk assessment calculations.

She holds a Master of Science in Soil Science and a Bachelor of Science in Natural Resources Management both from the North Dakota State University (NDSU). While at NDSU, she conducted research on surface coal mine reclamation and the effects of superabsorbent polymers on soil physical properties.

PROJECT EXPERIENCE

Performs routine semi-annual groundwater and surface water monitoring field actvities and reporting for landfills in Kansas and Missouri. Conducts lithologic and soil logging of borings to determine hydrogeologic and geotechnical conditions for landfill expansions including comprehensive hydrogeological site characterization. Provided construction qaulity assurance for clay liner and geomembrane installation. Conducted oversight of landfill gas well expansion and subsequent survey for as built design.

CQA services for Cell 3 included review and prequalifying soils for subgrade and clay liner construction, review of CQA plan for any modifications for Cell 3 construction, oversight and testing of clay liner construction, oversight and testing of geosynthetic liner installation, oversight of surveys for top of subgrade, top of clay, and top of leachate collection media, preparing final certification report for KDHE.

Performs environmental site assessment reporting for properties in Dubuque, Iowa by logging soil borings and sampling groundwater through non-dedicated bladder pump. Create GIS maps delineating site conditions and necessary figures for site reporting.

Kaley Muir

, Blackstone Environmental

16200 Foster Street
Overland Park, Kansas 66085
913.575.9949
kmuir@blackstone-env.com | blackstone-env.com

B.S. Chemistry, University of Kansas, 2021

- OSHA 40-hour HAZWOPER
- KDHE Sampling Technician
- Asbestos Inspector

Data Entry, Data Validation, Groundwater Monitoring, Technical Writing

Blackstone Environmental, Environmental Scientist, 2021 – Present

University of Kansas, Undergraduate Research Assistant, 2020-2021

Kansas Geological Survey, Data Entry Clerk, 2018-2021

University of Kansas, Stock Room Clerk, 2018-2021

- American Chemical Society
- The Society for Collegiate Leadership & Achievement

PROFESSIONAL EXPERIENCE

Ms. Muir serves as an Environmental Chemist for Blackstone. As part of the Blackstone team, she focuses on data validation, groundwater monitoring and reporting, and environmental site assessments.During her time with Blackstone, Ms. Muir has been involved with a wide variety of environmental projects, including, groundwater sampling and reporting, environmental site assessments, and excavation oversight.

She holds a Bachelor of Science in Chemistry from the University of Kansas (KU). While at KU, she conducted research on the effects of non-uniform curvature on surface thermodynamics of hard disks.

PROJECT EXPERIENCE

Semi-annual or quarterly groundwater monitoring for approximately 50 KDHE Trust Fund Sites. Perform collection of groundwater samples, data analysis, and final report preparation in accordance with KDHE regulatory requirements.

Observed current traffic flow during rush hours in order to assess the impacts of future development of the Hamm Quarry. Notes and observations taken during the study were used to develop appropriate traffic signs to put along the road seperating the the current quarry site and the site of the proposed development.

Oversight activities of an excavation project removing contaminated soil buried on the property of an old substation. Notes and observations taken during the oversight were used to validate and correct project report of another agency for the most accurate and truthful results.

Investigation and reporting of potential environmental risks on and surrounding properties. This includes searching data bases and historical documents, conducting interviews, and performing site walkthroughs to gather all available information to determine and report potential environmental risks.

Randy Seamans

16200 Foster Street
Overland Park, Kansas 66085
913.495.9990
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Longview Community College
Pittsburg State University

- OSHA 40-hour HAZWOPER
- KDHE Sampling Technician
- IATA, 49CFR Shipping Training
- CPR, AED, First Aid Training
- Nuclear Density Gauge Certification
- Nasal Ranger Certified

Groundwater, Wastewater, Stormwater Monitoring

Blackstone Environmental,
Environmental Technician,
2022-Present

Teklab, Inc,
Service Center Manager,
2007-2022

Severn Trent Laboratories
Service Center Manager
2003-2007

PROFESSIONAL EXPERIENCE

Mr. Seamans serves as an Environmental Technician for Blackstone. As part of the Blackstone team, he focuses on groundwater monitoring and statistical analysis, soil classification and investigation activities, and landfill construction quality assurance.

During his time with Blackstone, Mr. Seamans has been involved with a wide variety of environmental projects, including groundwater sampling, landfill construction, Phase I site assessments, and Phase II drilling and reporting.

He attended Pittsburg State University and majored in Natural History. Prior to joining Blackstone, Mr. Seamans spent almost 20 years working in the Environmental Laboratory field.

PROJECT EXPERIENCE

CQA services for Cell 6S included review and prequalifying soils for subgrade and clay liner construction, review of CQA plan for any modifications for Cell 6S construction, oversight and testing of clay liner construction, oversight and testing of geosynthetic liner installation, oversight of surveys for top of subgrade, top of clay, and top of leachate collection media, preparing final certification report for KDHE.

Semi-annual or quarterly groundwater monitoring for approximately 50 KDHE Trust Fund Sites. Perform collection of groundwater samples, data analysis, and final report preparation in accordance with KDHE regulatory requirements.

Investigation and reporting of potential environmental risks on and surrounding properties across multiple states. This includes searching data bases and historical documents, conducting interviews, and performing site walkthroughs to gather all available information to determine and report potential environmental risks.

Eric Sonsthagen, PE

Omaha, Nebraska
402.208.2014
esonsthagen@blackstone-env.com | blackstone-env.com

B.S. Chemical Engineering (Environmental Option), University of Wyoming, 1999

- Professional Engineer
  - IA, #P24844
  - NE, #E-17259
  - WA, #44817
- 40-Hour HAZWOPER with annual 8-hour refresher
- Excavation and Trenching Competent Person
- CPN Nuclear Density Gauge Certification
- Certified CQA Geosynthetic Materials and Compacted Clay Liner Inspector
- CPR and First Aid
- MSHA Part 46

LFG Modeling, LFG System Design, Air Compliance, Emission Calculations, Landfill Cell and Closure Design, CQA and CM, Closure/Post-Closure Plans, Cost Estimates, Financial Assurance

Blackstone Environmental, Senior Project Engineer, January 2022 – present

HDR, Senior Solid Waste Engineer - Project Manager, January 2017 – December 2021

SCS Engineers, Senior Project Engineer, July 2006 – December 2016

- Member, American Institute of Chemical Engineers (AIChE)
- Member, Solid Waste Association of North America (SWANA)

PROFESSIONAL EXPERIENCE

Mr. Sonsthagen has led environmental and solid waste projects for public and private clients for the past 18 years. Eric's experience includes design, review, and oversight of landfill gas control and mitigation systems, designing and implementing modifications to gas collection and control systems (GCCS), and oversight and management of small and large construction projects including landfill cell construction and landfill closure. Mr. Sonsthagen has experience calculating landfill gas emissions, greenhouse gas (GHG) emissions, and estimating recoverable landfill gas. His permitting experience includes performing landfill locational analysis, solid waste permit and renewal applications, Title V permit and renewal applications, minor and major permit modifications, notice of construction applications, New Source Performance Standard (NSPS) reporting, emission inventories, compliance evaluations, and regulatory assistance. His project experience includes:

- Landfill Gas Engineering and Modeling
- Landfill Gas Beneficial Reuse Evaluations
- Landfill Cell and Closure Engineering
- Construction Quality Assurance / Construction Management
- Solid Waste Planning
- Solid Waste Transfer Station Engineering
- Cost Estimating and Financial Assurance

- Title V Applications and Permit Modifications
- Permit to Operate/Construct Applications
- CAA, LFG, GHG Emission Inventories and Reporting
- NSPS and NESHAP Support

- LFG, Soil, Groundwater, and Air Sampling and Monitoring
- Phase 1 Environmental Site Assessments
- Spill Prevention Control and Countermeasure
- Environmental Investigations and Remediation

Kyle Kukuk, PE

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M.S. Engineering Management, University of Kansas, 2016

B.S. Civil Engineering, University of Kansas, 2009

Professional Engineer:
- Kansas
- Missouri
- Colorado
- North Dakota
- Iowa
- Oklahoma
- Nebraska
- Arkansas
- Minnesota
- New Mexico
- Wyoming

Blackstone Environmental, Senior Project Manager, 2012 – Present

HNTB Corporation, Water Resource Engineer, 2009 – 2012

Olsson Associates, Water Resource Engineering Intern, 2007 – 2009

- SWANA Kansas Sunflower Chapter – Vice President

PROFESSIONAL EXPERIENCE

Mr. Kukuk serves as a Senior Project Manager for Blackstone Environmental. His duties include engineering design and project management for environmental services in the Midwest region. He is responsible for a variety of senior-level civil and environmental engineering projects and leads Blackstone's Solid Waste, Water Resource, Pipeline, Civil Engineering and Stormwater Management service lines. His project experience includes:

- Landfill cell and cap design and construction
- Gas collection system design and construction
- Construction Quality Assurance (CQA)
- Leachate management and treatment
- Groundwater sampling and analysis
- In-situ permeability liner testing

- Streambank stabilization design and erosion protection
- Stormwater management
- Hydraulic modeling
- Water resource planning
- Flood protection
- Wastewater permitting and design
- BMP design
- Bridge scour countermeasure design

- Site investigations
- Stabilization design
- Inactive pipeline removal activities

Austin Quick, PE

Manager
16200 Foster Street
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913.815.6180
aquick@blackstone-env.com | blackstone-env.com

B.S. Civil Engineering, University of Kansas, 2016

B.S. Atmospheric Science, University of Kansas, 2011

Professional Engineer
- Kansas

- 40-HR HAZWOPER
- APNGA Portable Nuclear Gauge Safety and USDOT HAZMAT

Blackstone Environmental, Project Engineer, 2016 – Present

- SWANA Kansas Sunflower Chapter – Board of Directors

PROFESSIONAL EXPERIENCE

Mr. Quick has served as a Project Manager at Blackstone Environmental for five years. He has worked on a variety of in-depth projects supporting Blackstone's Solid Waste, Air Quality and Odor Remediation, Water Resources, Geology and Hydrogeology, Pipeline, Site Assessment and Brownfields service lines. His project experience includes:

- Landfill cell design
- Construction Quality Assurance (CQA)
- Gas collection and control system activities
- Survey data collection and processing
- Groundwater modeling
- Odor remediation
- Construction and environmental permitting
- Numerical model development
- Long-term project funding projection

- State construction and operation permits
- Emissions calculations
- Odor compliance and remediation studies
- Nuisance odor investigations
- Meteorological assessment of odor sources
- Air dispersion modeling

- Stormwater progress analysis and reporting
- Stormwater inspections
- Pond outlet design
- Streambank stabilization

- Groundwater monitoring, plume evaluation, and remediation
- Quarry permitting and engineering

- Site development and planning
- Leaking Underground Storage Tank (LUST) site assessments
- Phase I and Phase II Environmental Site Assessments (ESAs)

Ed Guernsey, PE

Project
16200 Foster Street
Overland Park, Kansas 66085
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eguernsey@blackstone-env.com | blackstone-env.com

B.S. Civil Engineering, University of Kansas, 2013

B.S. Mathematics, University of Kansas, 2007

- Professional Engineer Kansas

Blackstone Environmental, Project Engineer, 2013 – Present

KU Transportation Research Institute, Research Assistant, 2012 – 2013

Kansas Department of Engineering, Engineering Intern, Summer 2011

PROFESSIONAL EXPERIENCE

Mr. Guernsey has experience in a variety of environmental and solid waste project areas including construction quality assurance (CQA); engineering design and AutoCAD; preparation of Storm Water Pollution Prevention Plans (SWPPPs) and Spill Prevention Control and Countermeasures (SPCC) Plans; environmental sampling; and site assessment.

PROJECT EXPERIENCE

Replacement of inefficient dewatering pumps with submersible torpedo pumps to address dewatering challenges at Coffey County Sanitary Landfill. Leachate sump pump and plumbing were replaced, and new controls and flowmeter installed to track volume of leachate removed from the landfill floor. Leachate storage tanks were also replaced, and new controls and flowmeters were installed. Installation of nine preliminary gas wells at Hamm Sanitary Landfill in order to determine quality of landfill gas for power generation. Waste material was visually screened and recorded in drilling log. Ensured installation of wells as defined by well schedule and generated as-built well logs. Installation of leachate flowmeter and pan lysimeter to gather data and develop water balance for Hamm Sanitary Landfill (HSL) to quantify effectiveness of Alternative Earthen Final Cover (AEFC) as required for Research, Development and Demonstration (RD&D) Permit. Construction of new ±12-acre cell for Hamm Sanitary Landfill. Oversight included placement and nuclear density testing of compacted soil liner, tracking HDPE liner panel placement and test welds, leachate collection installation and pressure testing.

Closure drawings, material estimates and CQA plans for Kansas City Board of Public Utilities (BPU) Coal Combustion Residual (CCR) landfill closures. Concept and design package CAD plans generated for Magellan Pipeline streambank stabilization projects. Miscellaneous CAD work: project site and sampling maps, groundwater levels and flowmaps, airspace calculations for landfill cells, as-builts, and lift thickness verification for CQA projects.

M. Wayne Blackbourn, PE, PLS

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Overland Park, Kansas 66085
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M.B.A. Business Administration, *Kansas State University,* est. 2024
B.S. Civil Engineering, University of Kansas, 2005
A.S. Land Surveying & Civil Engineering, Kansas State University, 1985

Professional Engineer:
- Kansas

Professional Land Surveyor:
-Kansas

- Kansas Local Bridge Inspection Team Leader (routine & fracture critical)
- Opus Manager
- Right-of-Way Coordination Certificate
- DOT Inspector IIAC
- 5010 FAA / DOT Dist. Airport Inspector
- Certified Public Manager

Blackstone Environmental, Senior Project Engineer/Professional Land Surveyor, 2022 – present

Coffey County Road & Bridge, Department Manager / County Engineer, 2007 – 2022

Kansas Department of Transportation, Engineer Associate II/Project Engineer, 2005 – 2007

Kansas County Highway Association, Past President
Kansas Society of Land Surveyors, Past Board member and President of SE Chapter KSLS.

PROFESSIONAL EXPERIENCE

Mr. Blackbourn serves as a Senior Project Engineer and Professional Land Surveyor for Blackstone. He has over 30 years of experience working in local and state governments and 10 years in the private sector and consulting with technical and managerial experience in the solid waste and civil engineering fields. Mr. Blackbourn is well-versed in engineering and land surveying practices, regulations, and guidelines.

His experiences include bridge and road construction, material testing, construction quality control, project engineering, and inspections, stormwater management, public land surveying, civil drafting programs, right-of-way staking, construction staking, boundary surveys, and preliminary design surveys, MicroStation, Geopak, and GPS.

- Landfill Cell Design
- Stormwater Management
- Convenience center/ transfer loading structure
- Annual permit documentation

- Road Design
- Culvert Design
- Site Planning
- Construction Inspection
- Project Management
- Bridge Inspection
- Municipal Waterline and Sewer Line Design

- Subdivision Design and Survey
- Construction Staking
- Right of Way Descriptions and Staking
- Boundary / ALTA Surveys

ZONING

- Administrator
- Local, Special, and BZA permits
- Windfarm, Cell Towers