

City of Newark

Park and Stormwater Management Facility at Former Caesar Rodney Dormitory Complex



April 10, 2017

AECOM

This Morning's Presentation

- Vision Statement
- Introductions / AECOM Team
- Project Approaches
 - ✓ Public Engagement
 - ✓ Site Planning / Landscape Architecture
 - ✓ Brownfields
 - ✓ Demolition
 - ✓ Engineering
 - ✓ Financing
- Conclusion

Project Vision

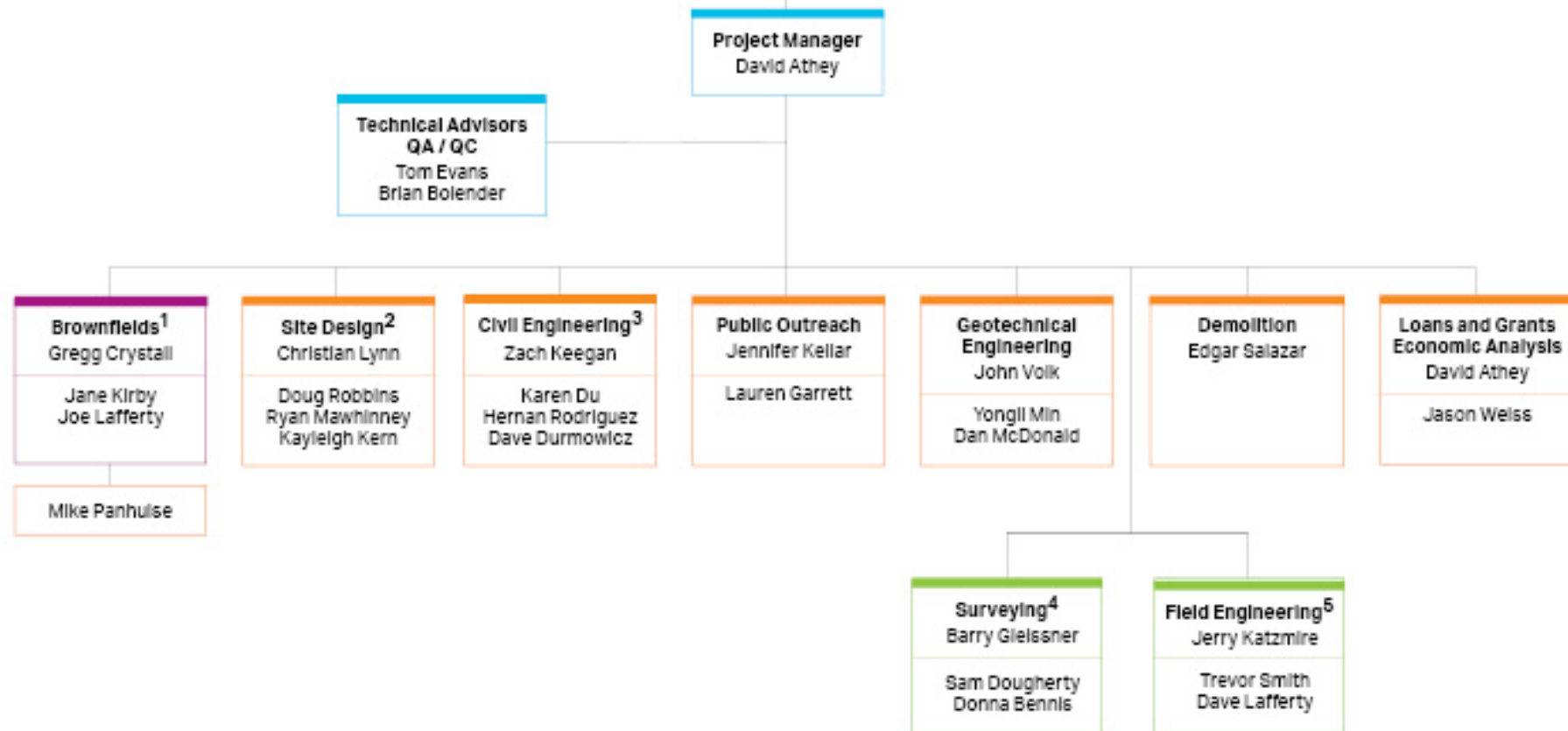
The Municipal Project in Delaware by 2020

- Model of Citizen Engagement
- Prototype Multi-functional Facility
- Award-winning Addition to City's Park and Trail System



Introductions

- David Athey Project Manager / Engineering
- Jennifer Kellar Public Relations
- Doug Robbins Site Planning
- Mike Panhuise Brownfields
- Gregg Crystall Brownfields (from BrightFields)



 = Brightfields

¹**Brownfields** Includes Remediation and Groundwater Sampling

²**Site Design** Includes Parks, Recreational Planning and Design, Landscape Design, Bicycle Facility and Connectivity

³**Civil Engineering** Includes Stormwater Design, Permitting, Hydrologic and Hydraulic Modeling, Green Technology and BMPs

⁴**Surveying** Includes Boundary Survey and Topographic Survey

⁵**Field Engineering** Includes Construction Plans and Construction Management

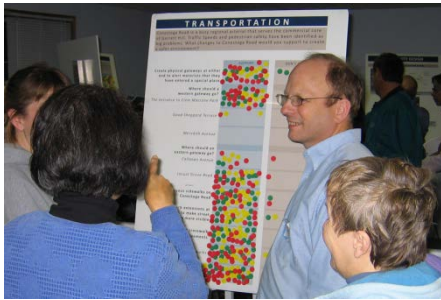
Public Engagement

- Overview of Staff and Qualifications
 - ✓ Boutique public relations group with engineering firm
 - ✓ 19 full time public outreach specialists
 - ✓ Delaware experience – located regionally – work nationwide
- General Approach
 - ✓ Research stakeholder concerns
 - ✓ Develop outreach plan
 - ✓ Identify ways to meet citizens where they are
 - ✓ Fully engage community

Public Engagement

- Proposed Activities
 - ✓ Project Committee
 - ✓ Public meetings
 - ✓ A New Night Downtown
 - ✓ Community Day
 - ✓ Bike Newark
 - ✓ City Council get-togethers
 - ✓ Conservation Advisory Commission
 - ✓ Social media

Public Engagement



Public Engagement

Avon Street Environmental Remediation Program

Visitors to the site?

Visit the website:



Members of the local government should contact Paul Callaghan, ComEd Environmental Remediation Project Manager, at 815-490-8151 or paul.call@com-ed.com.

FACT SHEET
Rockford, Illinois August 2012

Avon Street Former Manufactured Gas Plant Site Environmental Remediation Activities

ComEd is planning to conduct environmental remediation activities at the location of a former manufactured gas plant (MGP) at 300 South Avon Street in Rockford, Illinois (Figure 1).

The remediation work will restore outdoor air quality from the gas manufacturing process. It will be performed under the oversight of the Illinois Environmental Protection Agency (IEPA) as part of the Site Remediation Program.

Background

Before extensive pipeline made natural gas available in this area, gas was manufactured using a variety of raw materials, most commonly coal and oil. Manufactured gas or "town gas" provided energy for cooking, lighting, heating, and power. At one time, up to 1,000 plants operated in the United States. Manufactured gas ceased to be a major energy source in Illinois by the 1940s.

The primary by-product of the manufactured gas process was coal tar, which was often stored in on-site underground storage tanks. Following closure, most of the above-ground structures associated with MGPs were removed or abandoned. Environmental remediation activities often resulted in these structures and underground storage tanks being removed. In some cases, when these plants closed, however, some steps were taken to clean up the materials left in the soil from past operations.

The Site

The Rockford MGP operated for 40 years between 1890 and 1940. Since the MGP was demolished, the site has been used for various purposes. Most recently, the building on the site was occupied by the Rock Valley Food Store and the site was used as a parking lot. The site is now being sold to a new owner and is being redeveloped as a new facility in Rockford to allow the site to be used for other purposes.

Remediation Activities

The Rockford MGP operated for 40 years between 1890 and 1940. Since the MGP was demolished, the site has been used for various purposes. Most recently, the building on the site was occupied by the Rock Valley Food Store and the site was used as a parking lot. The site is now being sold to a new owner and is being redeveloped as a new facility in Rockford to allow the site to be used for other purposes.

Avon Street Former Manufactured Gas Plant Site • Remediation and Restoration Activities

HOJA de DATOS
Rockford, Illinois Agosto 2012

El Antiguo Sitio de la Planta de Gas Manufacturado en la Calle Avon
Actividades de Remedación Ambiental

ComEd propone conducir actividades de remediación ambiental dentro de un área de gas manufacturado ubicada en 300 South Avon Street en Rockford, Illinois (Figura 1).

El trabajo de remediación ambiental restaurará la calidad del aire exterior de la zona. Se llevará a cabo la remediación de la planta de gas manufacturado y se eliminarán los materiales peligrosos que se encuentran en el sitio.

Antecedentes

Antes de que los gasoductos internacionales hicieran el gas natural disponible en esta área, el gas se fabricaba quemando una variedad de materias primas, comúnmente carbón y petróleo. El gas manufacturado o "gas de ciudad" proporcionaba energía para cocinar, iluminar, calefacción y electricidad. Durante un tiempo, hasta 1,000 plantas operaban en los Estados Unidos. Para la década del 1940, el gas manufacturado dejó de ser la principal fuente de energía en Illinois.

El subproducto principal del proceso de gas manufacturado fue el alquitrán de carbón, que se almacenaba en tanques subterráneos. Después de la clausura, la mayoría de las estructuras asociadas con las plantas de gas manufacturado fueron demolidas o abandonadas. Las actividades de remediación ambiental a menudo resultaron en la eliminación de estas estructuras y tanques subterráneos. En algunos casos, cuando estas plantas cerraron, se tomaron algunas medidas para limpiar los materiales que quedaban en el suelo de las operaciones pasadas.

El Sitio

La Planta de Gas Manufacturado de Rockford operó por 40 años entre 1890 y 1940. Desde que la planta fue demolida, el sitio ha sido utilizado para varios propósitos. Más recientemente, el edificio en el sitio fue ocupado por la tienda Rock Valley Food Store y el sitio se utilizó como estacionamiento. El sitio ahora está siendo vendido a un nuevo propietario y se está desarrollando como una nueva instalación en Rockford para permitir que el sitio sea utilizado para otros propósitos.

Remediación y Restauración

El trabajo de remediación ambiental restaurará la calidad del aire exterior de la zona. Se llevará a cabo la remediación de la planta de gas manufacturado y se eliminarán los materiales peligrosos que se encuentran en el sitio.

El Antiguo Sitio de la Planta de Gas Manufacturado en la Calle Avon • Actividades de Remediación y Restauración

The Universal Logistics Standard
A consistent approach for a prepared tomorrow

Disasters can strain today's logistics systems to the breaking point. The lack of a coordinated, consistent logistics strategy is a critical weakness in our nation's ability to respond to and recover from disasters.

Through our ability to manage resources during disasters, existing procedures are not standardized. The Universal Logistics Standard (ULS) provides a framework for managing disaster responses among all levels of government and private sector personnel. The ULS was developed by the Regional Logistics Program, with oversight from the Regional Catastrophic Planning Team.

Strategies, Components and Tools

The ULS uses three core strategies: **Resource Management**, **Inventory Control and Distribution Management**. These strategies are accomplished through four ULS components:

- Logistics Center (LC):** Integrates enhanced logistical functions into a local or state Emergency Operations Center (EOC). The LC receives and processes resource requests and conducts the strategies.
- Area Logistics Emergency Response Team (ALERT):** Provides every jurisdiction in the region with trained logistics personnel who can deploy to support local EOCs and LCs. ALERT personnel provide rapid response support across jurisdictions.
- Receiving and Distribution Center (RDC):** A way station for resources that have been deployed but not yet assigned.
- Commodity Point of Distribution (CPOD):** The location where food, water and other critical supplies are distributed to the public.

The ULS also uses a number of tools to support the implementation of the core strategies, volunteer and resource management, coordinating, pre-scripted and database systems, field movement visibility and private sector integration.

The ULS is intended to be highly accessible and easy to use. Plans and guides detailing the ULS strategies, components and tools are available online at <http://www.emergencylogistics.org>.

It is important that all jurisdictions adopt the ULS so that if and when disaster strikes, there will be a fully realized system in place to guide the logistics response. Through coordination today, we ensure we are better prepared to meet tomorrow's demands, and prevent disasters from becoming catastrophes.

www.EmergencyLogistics.org

Site Planning / Landscape Architecture

- Overview of Staff and Qualifications
 - ✓ Coordination between planners and L.A.s
 - ✓ Experience integrating parks and stormwater
 - ✓ Abundant trail and multi-modal project background
- General Approaches
 - ✓ 3D visualization in concert with public outreach
 - ✓ Manage expectations and construction costs
 - ✓ Design with maintenance in mind

Site Planning / Landscape Architecture



Site Planning / Landscape Architecture



Site Planning / Landscape Architecture



Site Planning / Landscape Architecture



Site Planning / Landscape Architecture



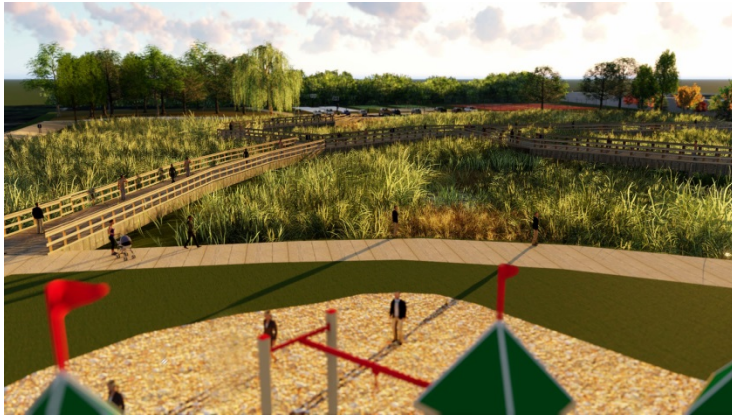
Site Planning / Landscape Architecture



Site Planning / Landscape Architecture



Site Planning / Landscape Architecture



Brownfield Redevelopment

- Previous Due Diligence
 - ✓ Legacy Heating Oil UST
 - ✓ Potential groundwater impacts
 - ✓ Asbestos (ACBM)
 - ✓ PCB Transformer Oil
- Purchase and sale agreement
- Seek maximum reimbursement
- Coordination with BrightFields



Brownfield Redevelopment

- BrightFields Qualifications and Experience

- ✓ Full service woman-owned environmental consulting and remediation firm certified as WBE / DBE in Delaware
- ✓ Over 30 years of environmental management experience
- ✓ Brownfield redevelopment, environmental due diligence, demolition, site restoration
- ✓ Tank, asbestos assessment, lead-paint assessment – certified in Delaware
- ✓ Experience working with public entities, non-profits, commercial entities
- ✓ One of five environmental consultants retained by DNREC
- ✓ Flexible and economical solutions
- ✓ Rapid response, strategic thinking, and creative solutions

Brownfield Redevelopment

- Process – Due Diligence Phase

- ✓ Brownfields certification / grant / development agreement
- ✓ Project scoping (CSM / SAP)
- ✓ Sample collection
- ✓ GPR / EM survey (utilities, buried objects. tanks) / soil and GW sampling
- ✓ Analysis and data evaluation
- ✓ Report preparation / remedy recommendation
- ✓ DNREC's proposed Plan of Remedial Action, public comment period, final plan
- ✓ PCB testing (transformer pads and concrete floor in transformer area)

Brownfield Redevelopment

- Process – Intermediate and Final Design Phase
 - ✓ Phase I (depending on lender requirements)
 - ✓ Asbestos NESHAP survey
 - ✓ Hazardous materials survey (fire extinguishers, mercury switches, PCBs)
 - ✓ Perimeter air monitoring (during asbestos abatement and demolition)
 - ✓ Lead paint survey

Demolition

- Overview of Staff and Qualifications
 - ✓ In-house D4 specialists
 - ✓ Asset recovery program could offset overall project costs
 - ✓ Project Demolition Execution Plan (PDEP)
 - ✓ Prepared to bid demolition as separate contract

Chrysler Site Demolition



- 3.8 Million Square Feet of Buildings, 272 Acres Total
- Industrial Cleaning and Decontamination
- Abatement and Demolition
- Achieved 95% Recycling Rate

Engineering

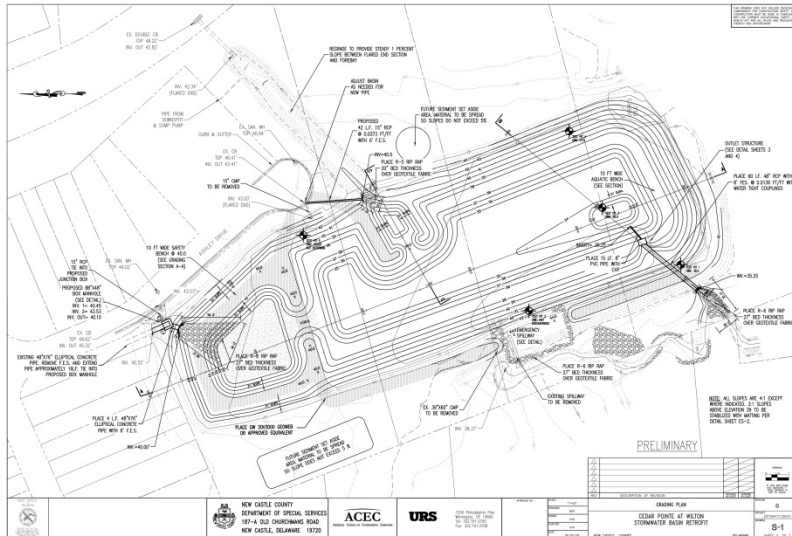
- Overview of Staff and Qualifications
 - ✓ Hydrologic and hydraulic evaluation
 - ✓ Stormwater management
 - ✓ Stream restoration

City of Dover PWII Water Quality Basin

- Four Acre Constructed Wetlands
- Treating Runoff from 600 Acre Highly Urbanized Drainage Area



New Castle County Cedar Pointe Basin Retrofit

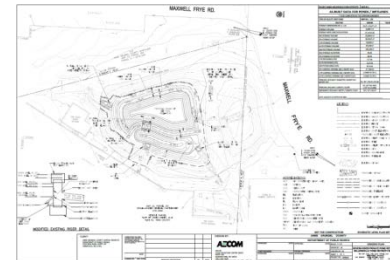
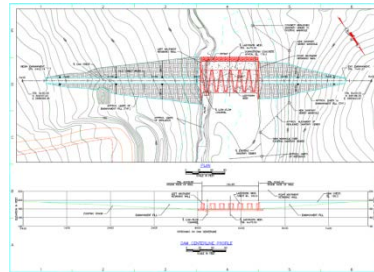


- 30,000 ft² Surface Area with 8,000 ft² Forebay
- Water Quality and Quantity Control for 100+ Acre Watershed
- **ACEC Grand Conceptor Award Winner**



Varied Project Experience

- Watershed-wide studies
- Stormwater management basins
- Green infrastructure
- Drainage systems



Financing

- Previously Identified Sources
 - ✓ Brownfields
 - ✓ Project Planning Advance Program
 - ✓ Surface Water Matching Planning Grant
 - ✓ Clean Water State Revolving Fund / PER / EID
- Potential Partners
 - ✓ DelDOT
 - ✓ B&O Railroad
 - ✓ University of Delaware

Conclusion

- Creativity of Approach / Public Outreach Plan and Ability to Deliver
 - ✓ Thorough and comprehensive game plan
 - ✓ Abundant resources / necessary skills and staff
- Understanding of Work / Qualifications of Staff
 - ✓ Multi-faceted scope necessitates multi-faceted team
 - ✓ AECOM created to provide best professionals
- Experience with City / References / Schedule
 - ✓ Personal background of PM / understanding of challenges
 - ✓ Commitment to meet CWSRF and referendum time frames

Thank You