University of Connecticut Technical Assistance for Brownfields EPA Region 1

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University of Connecticut

EPA's Technical Assistance to Brownfields (TAB) Communities Program

Transforming environmental eyesore, hazards and liabilities into community assets

What is TAB?

The Technical Assistance to Brownfields (TAB) Communities Program helps communities, states, tribes and others understand risks associated with contaminated or potentially contaminated properties, called brownfields, and learn how to assess, safely clean up and sustainably reuse them.

EPA funds six organizations—**Kansas State University (KSU), the New Jersey Institute of Technology (NJIT), the Center for Creative Land Recycling (CCLR), West Virginia University Research Corporation, the International City/County Management Association (ICMA) and the University of Connecticut**—to serve as independent sources of technical assistance. Each of these TAB providers has an extensive network of partners, contractors and other contacts that provides services across the country. They help communities tackle a variety of challenges related to identifying, assessing, cleaning up and redeveloping brownfields.

TAB Providers Help Communities

TAB providers serve as an independent resource and can provide expert technical assistance to help communities understand:

- How to acquire, assess, clean up and redevelop brownfield properties;
- How to plan outreach to engage affected neighbors and residents;
- How science and technology are used for site assessment, remediation, redevelopment and reuse; and
- How to comply with voluntary cleanup requirements.

TAB Providers can offer assistance with:

- Preparing grant applications;
- Performing site inventories;
- Reviewing historical information;
- Designing the investigation/ sampling/ field analysis; and
- Supporting cleanup and redevelopment planning.

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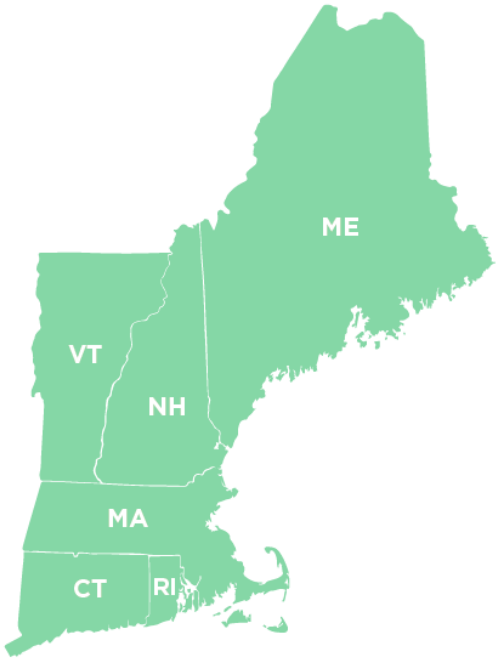

Technical Assistance for Brownfields Program

EPA Region 1

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Our services at a glance

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Direct Technical Assistance

Technical Document Review	• Summary of Environmental Site Assessment Reports, Remedial Action Plans, Planning Documents
Brownfields Proposals Review	• EPA Brownfield Program proposals (assessment, cleanup, multipurpose, RLF, Job Training), and State Program proposals
Access to Resources	• Fact sheets, example proposals, and documents
Online Office Hours	• Answer Technical Questions

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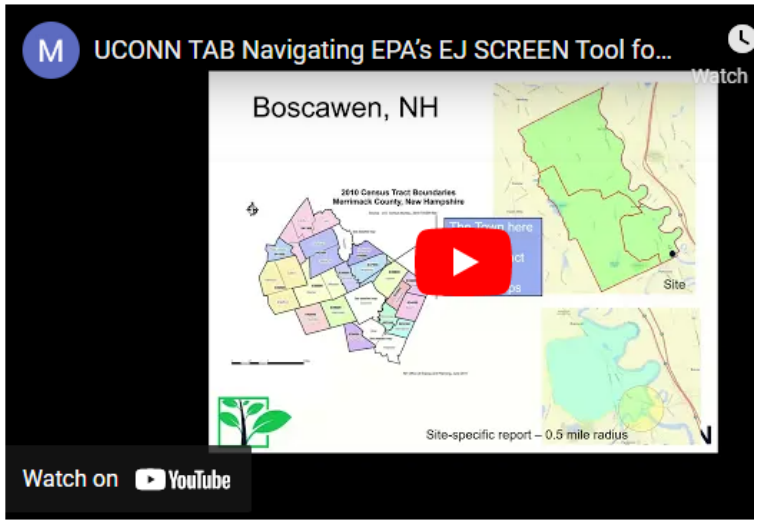
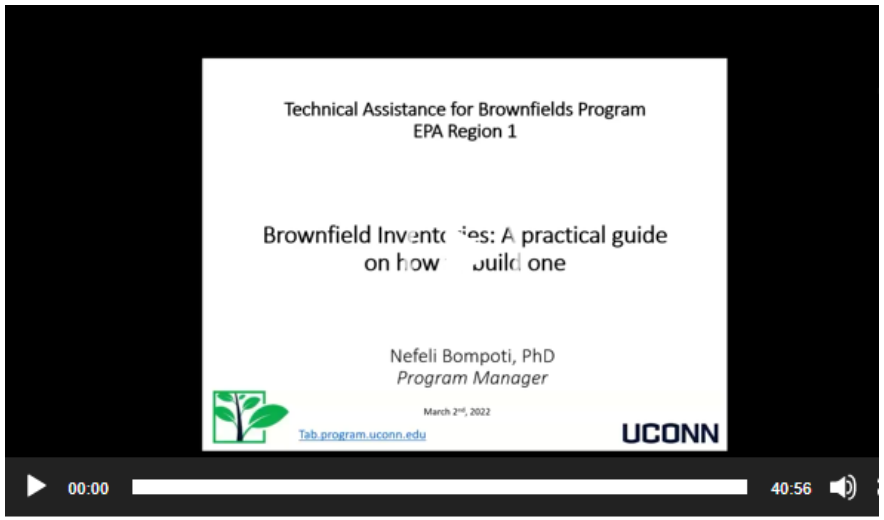
Workshops and Webinars





EJScreen Short Course

UConn TAB Region 1

Municipal Assistance Program

Provides info and input

Community

UCONN Students

TAB staff

Do technical work

Supervise and facilitate communications

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Municipal Assistance Program

MARC Grant support

Target Area and Brownfield Site Description

Community Need (Demographics, EJSCREEN data)

TECHNICAL SUPPORT

Brownfield inventories

Collect data for brownfield sites

Data Review and Gap Analysis for brownfield sites

Draft Scope of Work for site investigations

Site reuse planning

Community Engagement Planning and Materials

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Brownfield Inventory

Location, Size, Buildings

Past uses, Zoning

Environmental Justice

Flood zones, wetlands

Tax status

Reports, Documents

Please select from the drop-down menu for the "Status," "Site Type," "Tax Payment Status," "Existing Buildings," "Site photos available?," and "Site documents available?" fields

Site Name	Address	Zipcode	Parcel Number	Status	Site Type	Site size (acres)	Current Zoning	Current Owner	Tax Payment Status	Existing Buildings	If yes, sq ft of buildings	Age of buildings	FEMA Flood zone	Opportunity zone	Environmental Justice Community	Past Uses
		06524		Unknown	Vacant lot	1.25	B-I		Delinquent	No	N/A	N/A	No	No	No	"Solid waste facility"
		06524		Inactive	Mixed Use	3.67	B-I		N/A	Yes	5814 above grade, 2907 below	1940	No	No	No	Office building, chemical storage
		06524		Under Remediation	Mixed Use	138.5	B-I		N/A	Yes	"Building 2" - 9187	2008	No	No	No	Airport up until the 60's
		06524		Inactive	Industrial site	2	R-65 (Grandfathered as B-I)		Current	Yes	10,194	1960	No	No	No	Industrial plant, metal refining
		06524		Inactive	Other (describe in	0.7	R-65		Delinquent	No	N/A	N/A	No	No	No	Residential property w/ possible contamir
		06524		Inactive	Vacant lot	1.5	R-65		Delinquent	No	N/A	N/A	No	No	No	Unknown

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Data Gap Analysis

Review past environmental reports

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Identify locations with potential releases of contamination

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Assess whether data is sufficient to proceed with remedial design

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Propose additional sampling if necessary

Order of Magnitude Budget Estimate: Recommended Supplemental Investigations to Resolve Data Gaps

Task Description	Assumptions	Estimated Budget
Resolving Phase I ESA- Level Data Gaps .		$5,000
Legal and Administrative Costs (Placeholder Only – City should estimate these costs with advice from legal counsel)		$20,000
Contingency for LSP Costs In the Event Reportable Conditions Identified		$10,000
Phase II Investigation Costs		
Phase II Scope of Work		
Geophysical Survey	6 full days of GPR/EMI	$8,000
Site Survey and Site Plans		$20,000
HASP, field work prep, access, Dig-Safe utility clearance		$8,000
Field Work: soil borings, monitoring well installation/development	5 days of drilling and well installation; 2 days of monitoring well development; overseen by LSP	$40,000
Field Work: groundwater monitoring	4 person-days of field work, includes equipment	$5,400
Laboratory Analyses – soil and groundwater samples	40 samples analyzed for EPH/VPH and RCRA-8 metals; 20 samples for SVOCs and PCBs	$17,000
Phase II Investigation Report		$12,000
Phase III Remedial Action Plan		$10,000
Hazardous Building Material Assessments		
	Based on experience with similar buildings of this size and history	$7,500
	Based on experience with similar buildings of this size and history	$2,300
Subtotal		$165,200
Contingency = 15%		$24,780
TOTAL		$189,980

Example, Gap analysis and Scope of Work for Brockton, MA

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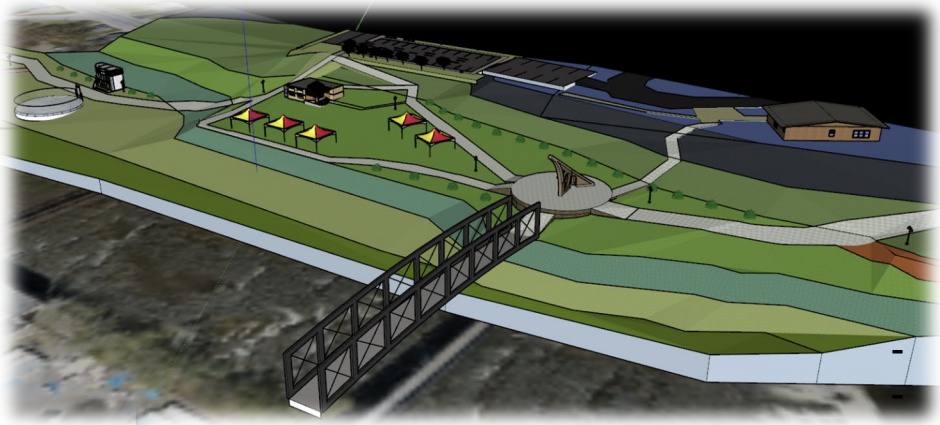
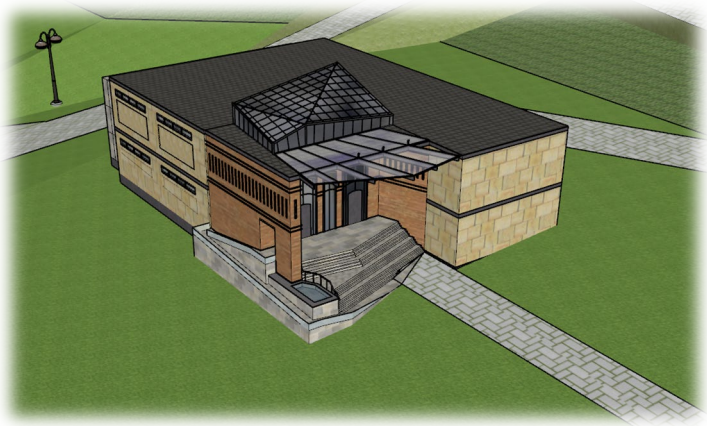
Site Reuse Assessment

- Community Demographics
- Nearby Businesses
- Zoning Regulations
- Site Restrictions
- Floodplains & Wetlands
- Remediation Restrictions
- Infrastructure Assessment





Communities Helped:

- Monson, MA
- Lyndon, VT
- Waterbury, CT
- Claremont, NH
- Foxborough, MA
- Caribou, ME
- Rockingham, VT
- Middleborough, MA
- Winchester, NH
- Derby, CT
- Norwich, CT

Deliverables: Formal report, Sketchup Renderings of Reuse Scenarios

Community Engagement

Public Workshop, Claremont, NH

Infographic, Bethlehem, NH

NEW!

citizenlab

Example Community Engagement Website by CitizenLab

https://envisionnorwich360.com/en/

Example Community Engagement Website by UConn

https://tab.program.uconn.edu/mt-trashmore/

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Upcoming: 2023 EPA Brownfields MARC Grant Support

RFP open July 2023!

TAB staff + UConn Students: Target Area Description Brownfield Site Description

TAB staff: Section by section review and detailed feedback

Upcoming: 2023 EPA Brownfields MARC Grant Support

September - October

Day-long boot camps: step-by-step how to put together the project description

October - November

Two rounds of review: all documents

https://tab.program.uconn.edu/

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