

BROWNFIELDS
ASSESSMENT COOPERATIVE AGREEMENT

CITY OF DAYTONA BEACH

FINAL QUARTERLY CLOSEOUT REPORT

EPA COOPERATIVE
AGREEMENT NO. BF 95460610-0

FOR



City of Daytona Beach

September 30, 2014

BROWNFIELDS ASSESSMENT COOPERATIVE AGREEMENT

FINAL QUARTERLY CLOSEOUT REPORT

Cooperative Agreement Number: BF 95460610-0

Reporting Period: April 1, 2014 through September 30, 2014

Report Number: No. 16, 3rd Quarter 2014

Date Submitted: September 30, 2014

Prepared for:

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Submitted to:

Brownfields Data Manager
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Ariel Rios Building (MS-5105)
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Washington, DC 20460

Via: bf_forms@epa.gov

Attachment 1: Workplan / Quarterly Reporting:

CAR Name: Daytona Beach, Florida Date Submitted: September 30, 2014		Cooperative Agreement Number: BF 95460610-0 Quarterly Report Number: No. 16, 3 rd Quarter 2014	
Task 1: Project Management and Reporting/Programmatic Support			
Subtask / Activity	Deliverable/ Outputs / Milestone	Target Date ¹	Lead Party
A. Assemble internal team, including technical, financial, managerial. Establish project schedule.	Team established, agreement written. Schedule developed.	Qtr. 1	PD
B. Prepare bid documents for procuring contractor support.	Bid package complete.	Qtr. 1	BF Team
C. Select contractor.	Contractor selected	Qtr. 2	BF Team
D. Kick-off meeting held.	Kick-off meeting complete	Qtr. 2	BF Team
E. Grant Project Reporting and Performance Evaluation:			
a. Quarterly Progress Reports to EPA & State, Quarterly reporting to Recovery Reporting.gov (includes MBE/WBE reports, Financial Reimbursement Forms, Performance Evaluation Reports)	Quarterly Progress Reports (30 days after end of qtr.)	Oct 30, Jan 30, April 30, July 30 each year	PD and QEC
b. Final Grant Reporting	Final Rpt (90 days after grant)	9/30/2013	PD and QEC
F. Attend State (Florida Brownfields Association), Regional & National Brownfields workshops and conferences.	Attendance at conferences; training on EPA requirements and best practices	7/10, 11/10, 5/11, 11/11, 11/12	PD
Cost Estimates for Task 1²: Contract for program support activities with \$42,700 in this category (\$21,350 for hazardous substances and \$21,350 for petroleum contamination). Programmatic support includes assistance in completing EPA quarterly reports, MBE/WBE forms, and EPA property profile forms. Other activities include completion of EPA work plans and other programmatic support necessary to maintain compliance with EPA cooperative agreement terms and conditions and travel to conferences or workshops. A budget of \$7,000 has been allocated for travel to State, Regional and National Brownfields workshops and conferences, as well as supplemental expenses for travel to community meetings.			
Actual Accomplishments and Progress for this <u>April 1, 2014 through September 30, 2014</u> Reporting Period: <div style="color: blue;">The final quarterly closeout report was prepared and submitted to EPA during this reporting period.</div>			

PD = Project Director

BF Team includes PD and other relevant City staff – team may vary and include City Finance, Purchasing, Public Works, and/or other departments

QEC = Qualified Environmental Consultant, may be providing contractual programmatic support

EPA-PO – EPA Project Officer

¹ The project schedule needs to be more detailed and specific than the overall completion quarter represented here.

² If personnel costs have been approved for the agreement, provide detailed estimates of time commitments related to task here. See EPA's link on the prior page for details.

Task 2: Outreach/Public Involvement

Subtask / Activity	Deliverable/ Outputs / Milestone	Target Date	Lead Party
A. Establish Daytona Beach Brownfields Advisory committee	Regular and ad-hoc meetings according to established schedule; minutes of meetings published	Completed and ongoing	PD, QEC, BF Team, Daytona Beach BF Advisory Committee
B. Mailing/dissemination of brownfields brochure(s) detailing brownfields program, opportunities, progress; public meetings with individuals/groups of stakeholders; presentations to county/city commissions, community organizations	Updated brochure(s) mailed/disseminated at public meetings; presentations given; discussions held	Semi-annually	BC
C. Assistance with public outreach through various community organizations and entities	Assistance scheduled/in place with various community organizations and entities	Ongoing	BC

Cost Estimates for Task 2: Development of strategic partnerships and community involvement; dissemination of information and comments to/from the community and stakeholders, as well as community meetings and printed materials. \$7,000 in travel funds is budgeted here to supplement travel funds from other sources; attendance at national and regional brownfields-related training conferences/workshops is anticipated. Additionally, \$7,000 is budgeted for printing/reproduction of materials that will be used in outreach efforts – for a total of \$14,000 (50% for hazardous substances and 50% for petroleum products).

Actual Accomplishments and Progress for this **April 1, 2014 through September 30, 2014** Reporting Period:

This task has been completed; therefore no activities were completed during this reporting period.

Task 3: Site Identification and Characterization

Subtask / Activity	Subtask / Activity	Subtask / Activity	Subtask / Activity
Environmental database searches of potential hazardous substance and petroleum products sites will be conducted for Daytona Beach. These data base searches will consist of research of all regulatory lists and will be consistent with the data base research conducted as a part of the normal ASTM Designation E1527-05 Phase I Environmental Site Assessment (ESA).	Completed inventory of regulatory listed sites	Qtr 3.	PD and QEC

Cost Estimates for Task 3: The estimated cost for this activity is \$25,000 (50% for hazardous substances and 50% for petroleum products).

Actual Accomplishments and Progress for this <u>April 1, 2014 through September 30, 2014</u> Reporting Period: <p style="color: blue;">This task has been completed; therefore no activities were completed during this reporting period.</p>

CAR Name: Daytona Beach, Florida Date Submitted: September 30, 2014		Cooperative Agreement Number: BF 95460610-0 Quarterly Report Number: No. 16, 3 rd Quarter 2014	
Task 3: Site Identification and Characterization (Cont'd) – Phase I and Phase II Assessments			
Subtask / Activity	Deliverable/ Outputs / Milestone	Target Date	Lead Party
A. Phase I ESAs:			
a. EPA Eligibility Criteria to EPA Project Officer for approval	Submission of completed Eligibility Criteria Screening Forms to EPA for review	Ongoing; estimate 5 sites/year	PD
b. Obtain EPA approval	EPA determination of approval for a site	Ongoing; estimate 5 sites/year	EPA Project Officer
c. Conduct planning meetings with consultant to discuss approved sites	Planning meetings and coordination of assessment activities on approved sites	Ongoing; estimate 5 meetings annually	BF Team and QEC
d. QEC obtains site access agreement and performs Phase I investigation, submits draft Phase I report to project team members, and conducts Endangered Species Act and National Historic Preservation Act assessments.	16 executed site access agreements prior to beginning Phase I ESA investigations; completion of 30 draft Phase I ESAs	Ongoing; estimate execution and completion of 5 site access agreements and draft Phase I ESAs annually	PD and QEC
e. Team reviews/comments on draft Phase I	Review and comment on 16 Phase I ESAs	Ongoing review of 5 draft Phase I ESAs annually	BF Team
f. QEC submits final Phase I report to project team members	Finalization of 16 Phase I ESAs	Ongoing completion of 5 Phase I ESAs annually	QEC
g. Update property information on ACRES database	updated ACRES database for16 Phase I ESAs	Ongoing, 5 Phase I ESA properties annually	PD and QEC
B. Phase II ESA Preparation:			
a. Meet with BF Team to review Phase I results and project direction, including Recognized Environmental Conditions (RECs)	BF Team planning meetings	Ongoing; estimate average of 2/year	BF Team
b. Develop and receive EPA approval for Generic QAPP	EPA approved generic QAPP	Generic QAPP by Qtr. 2	PD, QEC, EPA Project Officer
c. Obtain scope of services for Site Specific QAPP Addenda , Phase II ESA and Health and Safety Plan for review and comment and approval by PD	Approved scope of services for site specific QAPP Addendum , Phase II ESA & Health And Safety Plan	Ongoing, estimate average of 2/year	PD and QEC
d. QEC submission of Site Specific QAPP Addendum to BF Team and EPA project Officer for review and approval	Submission of 6 draft site specific QAPP and sampling plans (QAPP addenda)	Ongoing, estimate average of 2/year	QEC and BF Team
e. EPA approval for 6 site specific QAPP sampling plans (QAPP addenda)	EPA approval for 6 site specific QAPP sampling plans (QAPP addenda)	Ongoing; estimate average of 2/year	EPA Project Officer

C. Phase II ESA investigation:			
a. QEC performs Phase II ESA field work according to plan and grantee monitors site work and communicates any concerns to EPA/state	Field notes and communications regarding findings of Phase II investigations to PD and BF Team; consultation with EPA/state agency regarding concerns (if any)	Ongoing; estimate average of 2/year	QEC
b. QEC submits draft Phase II report to BF Team and PD for review and comments	6 Draft Phase II ESAs; comments back to QEC	Ongoing; estimate average of 2/year	QEC, BF Team and PD
c. QEC submits final Phase II report to BF Team	Phase II report(s) documenting results	Ongoing; estimate average of 2/year	QEC
d. ACRES database is updated to reflect Phase II ESA Activities	Updated ACRES database to reflect Phase II ESA Activities	ACRES forms within 30 days of completion of Phase II ESAs	QEC and PD
e. BF Team evaluates Phase II findings, and implements additional Phase II investigations or Limited Site Assessments as appropriate to delineate extent of contamination, (dependent on funding limitations). Phase II Assessments and Limited Site Assessments will be coordinated through FDEP (where necessary).	Additional Phase II ESA Addendums or Limited site Assessment Reports	Ongoing, depending upon funding limitations	BF Team
f. ACRES database updated to reflect any additional Phase II or Limited Site Assessment Activity	Updated ACRES database to reflect additional Phase II ESA or Limited site Assessment Activity	ACRES forms within 30 days of completion of Phase II ESAs	QEC and PD
Cost Estimates for Task 3: Daytona Beach will develop a Generic Quality Assurance Project Plan (QAPP) and in accordance with Region 4 Brownfields Program Best Practices Guide for Developing Quality Management Plans and EPA Requirements for Quality Management Plans (EPA QA/R-2 March 2001). The Generic QAPP will be submitted to EPA for review, comment and approval prior to any data collection activities being initiated as part of this grant. Additionally, Daytona Beach will conduct environmental site assessments activities at selected sites within the City: 16 Phase I's @ \$3,500 each for a total of \$56,000; 1 Generic Quality Assurance Project Plan (QAPP) @ \$4,800; 6 Site-specific Quality Assurance Project Plans (QAPPs) @ \$3,200 each for a total of \$19,200; 6 Phase II's @ \$29,833 each for a total of \$179,000. The total budgeted in this category is \$249,000 (50% for hazardous substances and 50% for petroleum).			
Actual Accomplishments and Progress for this <u>April 1, 2014 through September 30, 2014</u> Reporting Period: This task has been completed; therefore no activities were completed during this reporting period.			

Task 3: Site Identification and Characterization (Cont'd) -- Public Health Monitoring Plan

Subtask / Activity	Deliverable/ Outputs / Milestone	Target Date	Lead Party
A. Develop Public Health Monitoring Plan	Public meetings to facilitate dialog with local community and public health stakeholders to identify health issues related to brownfields redevelopment in the Daytona Beach Brownfields Area Meetings, proceedings, quarterly report updates	Years 1 and 2	PD, Volusia County Health Department, QEC
B. Publish Public Health Monitoring Plan	Public Health Monitoring Plan document	Year 3	PD and QEC

Cost Estimates for Task 3: Develop a public health monitoring plan for Daytona Beach with \$40,000 budgeted in this category (\$20,000 for hazardous substances and \$20,000 for petroleum product contamination). The City will coordinate with VCHD and a broad-based health care provider network to implement public health monitoring activities within the City. This plan may include blood lead testing and potential residential lead-based paint screening and other public health monitoring activities.

Actual Accomplishments and Progress for this **April 1, 2014 through September 30, 2014** Reporting Period:

No activities were completed under this task during this reporting period.

CAR Name: Daytona Beach, Florida

Date Submitted: September 30, 2014

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Task 4: Cleanup Planning

Subtask / Activity	Deliverable/ Outputs / Milestone	Target Date	Lead Party
A. Cleanup and reuse planning:			
a. Develop Analysis of Brownfields Cleanup Alternatives (ABCAs) or Equivalent Documents or Brownfields Reuse Plans for EPA/FDEP Approval	Up to 4 EPA Approved ABCAs/Equivalent Documents or Brownfields Reuse Plans	Continuous – up to 4 completed during the 3 year project period	PD, QEC & EPA Project Officer
b. Utilize Brownfields Reuse Plans and other marketing materials to market potential sites to interested developers and to promote community based Brownfields redevelopment with stakeholders.	Distribution of Reuse Plans and Marketing Materials to Stakeholders and potential developers. Increase interest in redevelopment of area Brownfields Sites. Determine feasibility of potential end uses for Brownfields sites.	Continuous – up to 2 completed during the 3 year project period	PD, BF Team, Developer, Local stakeholders
c. Perform public outreach and involvement in cleanup and reuse planning	Public meetings to discuss ABCAs/equivalent documents or reuse plans	Ongoing	PD, BF Team

Cost Estimates for Task 4:

Development of site appropriate remediation and/or reuse plans to reduce risks to health and environment for selected sites in Daytona Beach. Community vision and goals will be considered in reuse planning. 4 Analysis for Brownfields Cleanup Alternatives (ABCAs)/equivalent documents or Brownfields Reuse Plans are planned at a cost of \$7,325 each for a total of \$29,300 (50% for hazardous substances and 50% for petroleum products).

Actual Accomplishments and Progress for this **April 1, 2014 through September 30, 2014** Reporting Period:

A conceptual redevelopment plan and renderings were prepared for the former Lloyd Buick Cadillac site and submitted during this final reporting period.

Budget updates template included here is for quarterly reporting only. SF424 budget forms suffice for final workplan budget documentation. Community-wide quarterly budget reporting must be site-specific (separate from this chart).

Hazardous Substance Budget				
Budget Update:				
Expense Category	Current Approved Budget (from workplan)	Costs Incurred This Quarter	Costs Incurred To Date	Funds Remaining
Personnel				
Travel	<i>\$1,398.61</i>	<i>\$ 0.00</i>	<i>\$1,398.61</i>	<i>\$ 0.00</i>
Equipment				
Supplies	<i>\$1,741.39</i>	<i>\$ 0.00</i>	<i>\$ 1,741.39</i>	<i>\$ 0.00</i>
Contractual	<i>\$196,860.00</i>	<i>\$ 0.00</i>	<i>\$196,860.00</i>	<i>\$ 0.00</i>
Other				
Total	<i>\$200,000</i>	<i>\$ 0.00</i>	<i>\$200,000</i>	<i>\$ 0.00</i>

Petroleum Substance Budget				
Budget Update:				
Expense Category	Current Approved Budget (from workplan)	Costs Incurred This Quarter	Costs Incurred To Date	Total Funds Remaining
Personnel				
Travel	<i>\$1,398.61</i>	<i>\$ 0.00</i>	<i>\$1,398.61</i>	<i>\$ 0.00</i>
Equipment				
Supplies	<i>\$1,741.39</i>	<i>\$ 0.00</i>	<i>\$ 1,741.39</i>	<i>\$ 0.00</i>
Contractual	<i>\$196,860.00</i>	<i>\$ 0.00</i>	<i>\$196,860.00</i>	<i>\$ 0.00</i>
Other				
Total	<i>\$200,000</i>	<i>\$ 0.00</i>	<i>\$200,000</i>	<i>\$ 0.00</i>

Project Specific Budget Task Status

<i>Hazardous Funds Project Specific Budget Task Status</i>			
<i>Project Task</i>	<i>Budgeted</i>	<i>Costs Incurred</i>	<i>Funds Remaining</i>
<i>Travel</i>	\$ 1,398.49	\$ 1,398.49	\$ 0.00
<i>Supplies</i>	\$ 1,741.39	\$ 1,741.39	\$ 0.00
<i>Programmatic Support</i>	\$ 24,350.00	\$ 24,350.00	\$ 0.00
<i>Public Involvement</i>	\$ 3,000.00	\$ 3,000.00	\$ 0.00
<i>Site Inventory & Characterization</i>	\$ 7,000.00	\$ 7,000.00	\$ 0.00
<i>Generic QAPP</i>	\$ 2,400.00	\$ 2,400.00	\$ 0.00
<i>Phase I ESA – Riverfront Park South</i>	\$ 1,750.00	\$ 1,750.00	\$ 0.00
<i>Phase I ESA – Riverfront Park North</i>	\$ 2,250.00	\$ 2,250.00	\$ 0.00
<i>Phase I ESA – Former Police Station</i>	\$ 2,250.00	\$ 2,250.00	\$ 0.00
<i>Phase I ESA – Former Bus Depot</i>	\$ 2,250.00	\$ 2,250.00	\$ 0.00
<i>Phase I ESA – Former Buick Dealership</i>	\$ 2,250.00	\$ 2,250.00	\$ 0.00
<i>Phase I ESA – Former Cadillac Dealership</i>	\$ 2,250.00	\$ 2,250.00	\$ 0.00
<i>Phase I ESA – Former Deawoo Dealership</i>	\$ 2,250.00	\$ 2,250.00	\$ 0.00
<i>Phase I ESA – Former Dodge Dealership</i>	\$ 2,250.00	\$ 2,250.00	\$ 0.00
<i>Phase I ESA – Fordham Property</i>	\$ 2,250.00	\$ 2,250.00	\$ 0.00
<i>Phase I ESA – Rent A Center</i>	\$ 2,250.00	\$ 2,250.00	\$ 0.00
<i>Phase I ESA – Division Lane</i>	\$ 2,250.00	\$ 2,250.00	\$ 0.00
<i>Phase I ESA – Former Mercedes Dealership</i>	\$ 2,250.00	\$ 2,250.00	\$ 0.00
<i>Asbestos/LBP Survey</i>	\$ 5,450.00	\$ 5,450.00	\$ 0.00
<i>Phase II ESA – Riverfront Park</i>	\$ 29,587.50	\$ 29,587.50	\$ 0.00
<i>Phase II ESA – Former Volusia County Bus Depot</i>	\$ 17,911.00	\$ 17,911.00	\$ 0.00
<i>Phase II ESA – Former Lloyd Buick Cadillac</i>	\$ 75,421.00	\$ 75,421.00	\$ 0.00
<i>ABCA/Reuse Plan</i>	\$ 5,000.00	\$ 5,000.00	\$ 0.00

Project Specific Budget Task Status

<i>Petroleum Funds Project Specific Budget Task Status</i>			
<i>Project Task</i>	<i>Budgeted</i>	<i>Costs Incurred</i>	<i>Funds Remaining</i>
<i>Travel</i>	\$ 1,398.49	\$ 1,398.49	\$ 0.00
<i>Supplies</i>	\$ 1,741.39	\$ 1,741.39	\$ 0.00
<i>Programmatic Support</i>	\$ 24,350.00	\$ 24,350.00	\$ 0.00
<i>Public Involvement</i>	\$ 3,000.00	\$ 3,000.00	\$ 0.00
<i>Site Inventory & Characterization</i>	\$ 7,000.00	\$ 7,000.00	\$ 0.00
<i>Generic QAPP</i>	\$ 2,400.00	\$ 2,400.00	\$ 0.00
<i>Phase I ESA – Riverfront Park South</i>	\$ 1,750.00	\$ 1,750.00	\$ 0.00
<i>Phase I ESA – Riverfront Park North</i>	\$ 2,250.00	\$ 2,250.00	\$ 0.00
<i>Phase I ESA – Former Police Station</i>	\$ 2,250.00	\$ 2,250.00	\$ 0.00
<i>Phase I ESA – Former Bus Depot</i>	\$ 2,250.00	\$ 2,250.00	\$ 0.00
<i>Phase I ESA – Former Buick Dealership</i>	\$ 2,250.00	\$ 2,250.00	\$ 0.00
<i>Phase I ESA – Former Cadillac Dealership</i>	\$ 2,250.00	\$ 2,250.00	\$ 0.00
<i>Phase I ESA – Former Deawoo Dealership</i>	\$ 2,250.00	\$ 2,250.00	\$ 0.00
<i>Phase I ESA – Former Dodge Dealership</i>	\$ 2,250.00	\$ 2,250.00	\$ 0.00
<i>Phase I ESA – Fordham Property</i>	\$ 2,250.00	\$ 2,250.00	\$ 0.00
<i>Phase I ESA – Rent A Center</i>	\$ 2,250.00	\$ 2,250.00	\$ 0.00
<i>Phase I ESA – Division Lane</i>	\$ 2,250.00	\$ 2,250.00	\$ 0.00
<i>Phase I ESA – Former Mercedes Dealership</i>	\$ 2,250.00	\$ 2,250.00	\$ 0.00
<i>Asbestos/LBP Survey</i>	\$ 5,450.00	\$ 5,450.00	\$ 0.00
<i>Phase II ESA – Riverfront Park</i>	\$ 29,587.50	\$ 29,587.50	\$ 0.00
<i>Phase II ESA – Former Volusia County Bus Depot</i>	\$ 17,911.00	\$ 17,911.00	\$ 0.00
<i>Phase II ESA – Former Lloyd Buick Cadillac</i>	\$ 75,421.00	\$ 75,421.00	\$ 0.00
<i>ABCA/Reuse Plan</i>	\$ 5,000.00	\$ 5,000.00	\$ 0.00

Attachment 2: Guideline for Detailed Schedule Development

Time from Notice of Selection	Actions
Grant Commitment and Planning Phase	
0 month	Notice of Selection, Conference Call held April 21, 2010
3 weeks	Grant Application Submitted with Draft Work Plan and detailed schedule Daytona Beach Internal Grants Management Team is in place with set roles
2-3 months	EPA executes grant award
2-3---> months	EPA works with Daytona Beach to finalize draft workplan (by 60 days after grant award date)
July 20 – 22, 2010	New Grantee Workshop in Jacksonville, FL, July 20-22, 2010 http://www.trainex.org/offeringslist.cfm?courseid=794&all=yes password: R4Brownfields

	Time from Grant Award	Actions
Planning	Getting Contractor on Board	
	0 months	Grant award
	<---2 month	Workplan revisions begin before grant award is final; due within 60 days after grant award date
	0 - 3	Request for Proposal (RFP) for contractor procurement is prepared
	4 - 6 months	Consultant contract executed and Contractor on-board / First Meeting with Daytona Beach Advisory committee (therein set meeting schedule amenable to committee)/ Kick-off meeting held with Daytona Beach Contractor, EPA, State
	4 months	Quarterly Report 1 is due October 30, 2010, 30 days after 1 st quarter ends) Reimbursement Request Submitted; Disadvantaged Business Enterprise (DBE) due with October quarterly report
		Grant Specific Schedule
Year 1	July 20-22, 2010	EPA Region 4 Grantee Workshop, Jacksonville, FL, and subsequent years in 2011 and 2012
	4 - 9 months	Site Inventory activities completed / Site Selection Priority Process established (with input from Daytona Beach Advisory committee) and implemented
	5 – 9 months	Phase I activities initiated on high priority site/ Endangered Species Act and National Historic Preservation Act assessments are initiated
	4 – 9 months	ACRES forms are completed within 30 days of site ID or grant execution
	November 14-17, 2010	Florida Brownfields Conference, Jacksonville, FL
	7 months	Quarterly Report 2 is due January 30, 2011 (30 days after 2 nd quarter ends) Reimbursement Request Submitted/
	Qtr. 2	Community-wide grants develop generic QAPP
	April 3-5, 2011	National Brownfields Conference, Philadelphia, PA
	10 months	Quarterly Report 3 is due April 30, 2011 (30 days after 3 rd quarter ends) Reimbursement Request Submitted; Disadvantaged Business Enterprise (DBE) due with April quarterly report
	Qtr. 2	QAPP and SAP submitted to EPA/State for approval (EPA/State review 4 weeks)
	10 months	Assess status to ensure work is on target to meet set year end goals; if not inform EPA-PO ASAP in writing
	Ongoing, estimate 10/yr	Phase I reports are being finalized/ACRES forms are being updated/ Daytona Beach Advisory committee has been engaged in Phase I findings
	Ongoing,	Phase II is initiated

	estimate 2/yr	
	November 2011	Florida Brownfields Conference, Location TBD
Year 2	13 months	Quarterly Report 4 is due July 30, 2011 (30 days after 4 th quarter ends) Reimbursement Request Submitted
	Ongoing, estimate 2/yr	Phase II reports are being finalized/ ACRES forms are being updated/ Daytona Beach Advisory committee has been engaged in Phase II findings
	16 months	Quarterly Report 5 is due October 30, 2011 (30 days after 5 th quarter ends) Reimbursement Request Submitted/ Disadvantaged Business Enterprise (DBE) due with October quarterly report
	Ongoing	Phase I planning to Phase II initiation cycle for community-side grants repeats year one cycle, but it should be shorter/faster in repetitive cycles for subsequent properties
	18 – 24 months	Sampling & Analysis Plans (SAPs) submitted to EPA/State for approval for each property
	Ongoing	Make sure all work has been entered in ACRES so that credit is given for all of Daytona Beach's accomplishments
	Continuous, up to 4 over life of grant	Begin clean-up planning (ABCA) on sites where cleanup funds may be desired/ Submit to EPA /State for review/comment/ Begin securing/seeking financial support for cleanup
	18 months	Half of 3 year grant is complete; check-in with EPA/State for any modifications to workplan budget or scope of work
	19 months	Quarterly Report 6 is due January 30, 2012(30 days after 6 th quarter ends) Reimbursement Request Submitted
	22 months	Quarterly Report 7 is due April 30, 2012 (30 days after 7 th quarter ends) Reimbursement Request Submitted/ Disadvantaged Business Enterprise (DBE) due with April quarterly report
	24 months	One year left on grant; Concrete plans should be in place to accomplish Daytona Beach's goals for the grant and to spend remaining grant funds/ all or most QAPPS and SAPs for Phase IIs should be submitted (No QAPPS will be accepted after month 30)
	25 months	Quarterly Report 8 is due July 30, 2012 (30 days after 8 th quarter ends) Reimbursement Request Submitted
	November 2012	Florida Brownfields Conference, Location TBD
	26 – 30 months	Phase I planning to Phase II initiation cycle for community-side grants repeats year one cycle, but it should be shorter/faster in repetitive cycles for subsequent properties
Year 3	26 – 30 months	Begin clean-up planning (ABCA) on sites where cleanup funds may be desired/ Submit to EPA /State for review/comment/ Begin securing/seeking financial support for cleanup
	28 months	Quarterly Report 9 is due October 30, 2012 (30 days after 9 th quarter ends) Reimbursement Request Submitted/ Disadvantaged Business Enterprise (DBE) due with October quarterly report
	November 2012	National Brownfields Conference, Location TBD
	28 months	Make sure all work has been entered in ACRES so that credit is given for all of Daytona Beach's accomplishments
	30 months	6 months remain on the grant; Start winding down activities in preparation for grant closing;
	31 months	Quarterly Report 10 is due January 30, 2013 (30 days after 10 th quarter ends) Reimbursement Request Submitted
	34 months	Quarterly Report 11 is due April 30, 2013 (30 days after 11 th quarter ends) Reimbursement Request Submitted/ Disadvantaged Business Enterprise (DBE) due with April quarterly report
	35 month	reconcile accounts; collect remaining invoices for submission; gather deliverables for final close-out report
	36 months	Grant closes; no further costs can be incurred after final date
	37 months	Quarterly Report 12 is due July 30, 2013 (30 days after 12 th quarter ends); may serve as Final Close-out Report if all project documentation is complete and ready.
	37 – 39 months	Submit final request for reimbursement with Final FSR (Standard Form 269) All Close-out documentation and final deliverables due w/in 90 days after grant end date.

Attachment A

Assistance Agreement Closeout Checklist

REGION 4
ASSISTANCE AGREEMENT CLOSEOUT CHECKLIST

Applicant: City of Daytona Beach Assistance Number: CAR No. BF 95460610-0

Applicant Contact: James Nelson Phone: (386) 671.8613

Program: Brownfields Program Coordinator Project End Date: September 30, 2014

EPA Contact: Aaryn Jones

	YES	NO
A. TECHNICAL/PERFORMANCE REPORTS Have final technical/performance reports been submitted to the EPA Project Officer in accordance with the terms and conditions of the award and statement of work (if applicable)? If no, complete the reports and submit with this checklist or explain and request an extension of submittal date.	✓	
B. FINAL PAYMENT Has final payment been received from EPA? If "NO," attach a copy of payment request	✓	
C. FINANCIAL STATUS REPORT (SF 269 or 269A) (SF 425) Is a completed Final FSR attached? If "NO," you must explain and request an extension for submittal date.	✓	
D. MINORITY/WOMEN OWNED BUSINESS UTILIZATION REPORT (EPA Form 5700-52A) Have funds been spent for construction, supplies, equipment or contractual services? If "YES," complete the report and return it with this checklist.	✓	
E. LOBBYING & LITIGATION CERTIFICATION (EPA Form 5700-54) Is the Certification signed and attached?	✓	

<p>F. SUPPLIES</p> <p>Are there unused supplies acquired under the grant with a residual aggregate fair market value in excess of \$5,000 remaining?</p> <p>If “YES,” indicate one of the following disposal options:</p> <ul style="list-style-type: none"> • Continue to use supplies on this or other Federally sponsored projects? • Compensate EPA for its share. (Attach check) 		✓
<p>G. EQUIPMENT</p> <p><i>Note: States may manage and dispose of equipment in accordance with State laws. All other recipients must complete the following.)</i></p> <p>Is there equipment acquired under the grant with a fair market value per unit in excess of \$5,000?</p> <p>If “YES,” indicate one of the following disposal options:</p> <ul style="list-style-type: none"> • Continue to use the equipment on this and/or other Federally sponsored projects. • Keep or sell the equipment and compensate EPA for its share of the current fair market value. 		✓
<p>Submitted by: <u>James Nelson</u> Date: <u>September 30, 2014</u></p> <p>Title: <u>Brownfields Project Manager</u> Phone: <u>(386) 671-8613</u></p> <p>e-mail address: <u>nelsonj@CODB.us</u></p>		

Attachment B

Financial Status Report Form SF425

FEDERAL FINANCIAL REPORT

(Follow form instructions)

1. Federal Agency and Organizational Element to Which Report is Submitted United States Environmental Protection Agency	2. Federal Grant or Other Identifying Number Assigned by Federal Agency (To report multiple grants, use FFR Attachment) BF 95460610-0	Page 1	of 1 pages
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3. Recipient Organization (Name and complete address including Zip code) City of Daytona Beach 950 Bellevue Avenue, Daytona Beach, Florida 32114

4a. DUNS Number 05-696-7292	4b. EIN 59-6000304	5. Recipient Account Number or Identifying Number (To report multiple grants, use FFR Attachment) Vendor Code: 596000304A	6. Report Type <input type="checkbox"/> Quarterly <input type="checkbox"/> Semi-Annual <input type="checkbox"/> Annual <input checked="" type="checkbox"/> Final	7. Basis of Accounting <input checked="" type="checkbox"/> Cash <input type="checkbox"/> Accrual
---	----------------------------------	--	---	--

8. Project/Grant Period From: (Month, Day, Year) 7/1/2010	To: (Month, Day, Year) 9/30/2014	9. Reporting Period End Date (Month, Day, Year) 9/30/2014
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10. Transactions	Cumulative
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(Use lines a-c for single or multiple grant reporting)

Federal Cash (To report multiple grants, also use FFR Attachment):	
a. Cash Receipts	
b. Cash Disbursements	
c. Cash on Hand (line a minus b)	

(Use lines d-o for single grant reporting)

Federal Expenditures and Unobligated Balance:	
d. Total Federal funds authorized	\$ 400,000.00
e. Federal share of expenditures	\$ 400,000.00
f. Federal share of unliquidated obligations	
g. Total Federal share (sum of lines e and f)	\$ 400,000.00
h. Unobligated balance of Federal funds (line d minus g)	\$ 0.00

Recipient Share:	
i. Total recipient share required	Not Applicable
j. Recipient share of expenditures	
k. Remaining recipient share to be provided (line i minus j)	

Program Income:	
l. Total Federal program income earned	Not Applicable
m. Program income expended in accordance with the deduction alternative	
n. Program income expended in accordance with the addition alternative	
o. Unexpended program income (line l minus line m or line n)	

	a. Type	b. Rate	c. Period From	Period To	d. Base	e. Amount Charged	f. Federal Share
11. Indirect Expense							
	g. Totals:						

12. Remarks: Attach any explanations deemed necessary or information required by Federal sponsoring agency in compliance with governing legislation:

13. Certification: By signing this report, I certify that it is true, complete, and accurate to the best of my knowledge. I am aware that any false, fictitious, or fraudulent information may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)

a. Typed or Printed Name and Title of Authorized Certifying Official <div style="text-align: center; font-size: 1.2em;">Jim Nelson, Brownfields Coordinator</div>	c. Telephone (Area code, number and extension) 386.671.8613 d. Email address nelsonj@codb.us
b. Signature of Authorized Certifying Official 	e. Date Report Submitted (Month, Day, Year) 9/20/2014
14. Agency use only:	

Standard Form 425
 OMB Approval Number: 0348-0061
 Expiration Date: 10/31/2011

Paperwork Burden Statement
 According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is 0348-0061. Public reporting burden for this collection of information is estimated to average 1.5 hours per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0060), Washington, DC 20503.

Attachment C

Minority Reporting Form
MBE/WBE Form

**U.S. ENVIRONMENTAL PROTECTION AGENCY
 MBE/WBE UTILIZATION UNDER FEDERAL GRANTS
 AND COOPERATIVE AGREEMENTS**

PART I. (Reports are required even if no procurements are made during the reporting period.)

1A. FEDERAL FISCAL YEAR (Oct. 1-Sep 30) 20 <u>14</u>		1B. REPORTING PERIOD (Check ALL appropriate boxes) <input type="checkbox"/> 1 st (Oct-Dec) <input type="checkbox"/> 2 nd (Jan-Mar) <input type="checkbox"/> 3 rd (Apr-Jun) <input type="checkbox"/> 4 th (Jul-Sep) <input type="checkbox"/> Semi-Annual (Oct-Mar) <input type="checkbox"/> Semi-Annual (Apr-Sep) <input checked="" type="checkbox"/> Annual <input checked="" type="checkbox"/> Check if this is the last report for the project (Project completed).																			
1C. REVISION OF A PRIOR REPORT? Y or N Year: _____ Quarter: _____		BRIEFLY DESCRIBE THE REVISIONS YOU ARE MAKING:																			
2A. EPA FINANCIAL ASSISTANCE OFFICE ADDRESS (ATTN: DBE Coordinator) EPA Region IV; Sam Nunn Federal Building, 61 Forsyth Street SW, Atlanta, GA 30303		3A. RECIPIENT NAME AND ADDRESS City of Daytona Beach, PO Box 2451, 950 Belleview Avenue, Daytona Beach, Florida																			
2B. EPA DBE COORDINATOR Name: Keva Lloyd E-mail: lloyd.keva@epa.org	2C. PHONE: 404.562.8377 Fax: 404.562.8413	3B. RECIPIENT REPORTING CONTACT: Name: Jim Nelson E-mail: nelsonj@codb.us	3C. PHONE: 386.671.8613 Fax: 386.671.5947																		
4A. FINANCIAL ASSISTANCE AGREEMENT ID NUMBER (SRF State Recipients, refer to Instructions for Completion of blocks 4A, 5A and 5C.) BF 95460610-0		4B. FEDERAL FINANCIAL ASSISTANCE PROGRAM TITLE or CFDA NUMBER: 66.811																			
5A. TOTAL ASSISTANCE AGREEMENT AMOUNT (SRF State Recipients, refer to Instructions for Completion of blocks 4A, 5A and 5C.) EPA Share: \$ <u>400,000.00</u> Recipient Share: \$ <u>0.00</u>		5B. If NO procurement and NO accomplishments were made this reporting period (by the recipients, sub-recipients, loan recipients, and prime contractors), CHECK and SKIP to Block No. 7. (Procurements are all expenditures through contract, order, purchase, lease or barter of supplies, equipment, construction, or services needed to complete Federal assistance programs. Accomplishments, in this context, are procurements made with MBEs and/or WBEs.) <input checked="" type="checkbox"/>																			
5C. Total Procurements This Reporting Period (Only include amount not reported in any prior reporting period) Total Procurement Amount \$ <u>0.00</u> (Include total dollar values awarded by recipient, sub-recipients and SRF loan recipients, including MBE/WBE expenditures.)																					
5D. Were sub-awards issued under this assistance agreement? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Were contracts issued under this assistance agreement? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																					
5E. MBE/WBE Accomplishments This Reporting Period Actual MBE/WBE Procurement Accomplished: (Include total dollar values awarded by recipient, sub-recipients, SRF loan recipients and Prime Contractors.) <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;"><u>Construction</u></th> <th style="text-align: center;"><u>Equipment</u></th> <th style="text-align: center;"><u>Services</u></th> <th style="text-align: center;"><u>Supplies</u></th> <th style="text-align: center;"><u>Total</u></th> </tr> </thead> <tbody> <tr> <td>\$MBE:</td> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> <td style="text-align: right;"><u>0.00</u></td> </tr> <tr> <td>\$WBE:</td> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> <td style="text-align: right;"><u>0.00</u></td> </tr> </tbody> </table>					<u>Construction</u>	<u>Equipment</u>	<u>Services</u>	<u>Supplies</u>	<u>Total</u>	\$MBE:	_____	_____	_____	_____	<u>0.00</u>	\$WBE:	_____	_____	_____	_____	<u>0.00</u>
	<u>Construction</u>	<u>Equipment</u>	<u>Services</u>	<u>Supplies</u>	<u>Total</u>																
\$MBE:	_____	_____	_____	_____	<u>0.00</u>																
\$WBE:	_____	_____	_____	_____	<u>0.00</u>																
6. COMMENTS: (If no MBE/WBE procurements were accomplished during the reporting period, please explain what steps you are taking to achieve the MBE/WBE Program requirements specified in the terms and conditions of the Assistance Agreement.) 																					
7. NAME OF RECIPIENT'S AUTHORIZED REPRESENTATIVE Jim Nelson		TITLE Brownfields Program Manager																			
8. SIGNATURE OF RECIPIENT'S AUTHORIZED REPRESENTATIVE 		DATE <u>9/15/2014</u>																			

Attachment D

Lobbying Certification

CAR No. BF 95460610-0
EPA Project Control Number

CERTIFICATION REGARDING LOBBYING

CERTIFICATION FOR CONTRACTS, GRANTS, LOANS AND COOPERATIVE AGREEMENTS

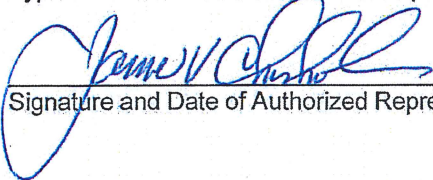
The undersigned certifies, to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- (3) The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including sub-contracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31 U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

James V. Chisholm, City Manager

Typed Name & Title of Authorized Representative



Signature and Date of Authorized Representative

Attachment E

Site Photographs
CD Format

Attachment F

Site Summaries

City of Daytona Beach
2010 EPA Assessment Grant
Cooperative Agreement No. 95460610-0
Site Summaries & Project Status

Work Plan

City of Daytona Beach
Work Plan
Dated October 2010 – Completed

Generic Quality Assurance Project Plan

City of Daytona Beach
Generic Quality Assurance Project Plan
Dated February 2011 – Completed

Community Relations Plan

City of Daytona Beach
Community Relations Plan
Dated March 2011 – Completed

Phase I Environmental Site Assessments

Former Daytona Beach Police Station
990 Orange Avenue
Daytona Beach, FL

This assessment has identified potential recognized environmental conditions (RECs) at and near the subject property as defined by ASTM *Standard Practice E1527-05* as follows:

- *A former fuel underground storage tank (UST) location along the eastern portion of the site with historically high levels of groundwater contamination above State standards*
- *A former back-up generator building (and presumed fuel tank) at the northwest corner of the site.*
- *A former UST reported at the northeast corner of the original building.*
- *A former above ground oil storage tank (AST) at the northwest corner of the original building.*
- *A concrete pad that appears to have contained a generator and/or fuel oil AST along the northern portion of the original building.*

Division Lane
327 Division Lane
Daytona Beach, FL

This assessment has identified potential off-site recognized environmental conditions (RECs) near the subject property as defined by ASTM *Standard Practice E1527-05* as follows:

On-Site RECs: *No RECs were identified on the subject property.*

Former Rent-A- Center
North Nova Road
Daytona Beach, FL

This assessment has identified recognized environmental conditions (RECs) at the subject property as defined by ASTM *Standard Practice E1527-05* as follows:

- *Evidence of past storage and use of petroleum products and hazardous substances (i.e., solvents) observed in the service bay area near floor drains at the former Action Auto Speed Shop. No information was available concerning where the floor drains connect (i.e. sewer, septic system or below grade sump).*
-

Former Volusia County Bus Depot
800 South Clyde Morris Boulevard
Daytona Beach, FL

A Phase I Environmental Site Assessment (ESA) was performed by Cardno in December 2011, to evaluate the potential for recognized adverse environmental conditions at the site. The subject property, is currently owned by Embry Riddle Aeronautical University (ERAU), and is located in an area of Daytona Beach with undeveloped and City properties. The site is partially paved and includes two temporary and two permanent buildings with a land use of “college”. During the Phase I ESA, the site was used for the following:

- The ERAU Forensics Crash Laboratory located at the northwestern portion of the site.
- Storage of stockpiled soil (along the western and eastern portions of the site) from reported construction areas (not contaminated) on the ERAU campus.
- Storage of tractor trailers with various supplies/equipment for special university events at the ERAU campus.
- Storage of chipped and shredded wood (from maintenance activities on the ERAU campus) located at the southwestern portion of the site.
- Storage of concrete debris and other material (e.g., soil and old floor covering) near the center of the site.
- A multi-bay garage/office building located at the northeastern portion of the site (just north of the storage building) and leased to a competition auto racing team (reportedly Larson Automotive) that builds jet powered drag racers.
- A small concrete block storage building located at the northeastern portion of the site.
- Storage of electrical and heating/cooling equipment supplies in two portable buildings (located at the southern area of the site).

Based on the results of the December 2011, Phase I ESA, the following ASTM *Standard Practice E 1527-05* recognized environmental conditions (RECs) were identified to be associated with the subject property.

On-site:

- *The northeastern portion of the property, where the maintenance/office and small storage buildings are located, has been identified as a REC because of former fuel storage and dispensing, historical vehicle*

maintenance and paint use, evidence of drum storage, and other chemical storage/use. While the underground storage tank (UST) facility in this area is closed, a records review did not reveal the issuance of a site rehabilitation completion order (SRCO) or no further action (NFA).

- The southern portion of the subject property where former USTs and an oil water separator (OWS) were located and where the School board Maintenance Facility Complex was located has been identified as a REC.
- The southern and southeastern portion of the subject property, where the Former Clyde Morris Boulevard Landfill is proximal to the site, has been identified as a REC due to associated landfill activities. Elevated concentrations of benzene, toluene, total xylenes, and polycyclic aromatic hydrocarbons (PAHs) were found in groundwater at the facility as reported in the “Brownfields Site Assessment Report of the Former Clyde Morris Landfill Site” (Cardno TBE, 2009) and the “Addendum 3, Brownfields Site Assessment Report for the Former Clyde Morris Landfill Site” (Cardno TBE, 2011). In addition, miscellaneous buried trash/debris (household, construction, etc.) was found on the central and northern portions of the subject property during previous environmental assessments. Historical aerial photographs obtained from the 1950s and 1960s illustrate potential furrows from landfill cover on the subject property. Limited soil and groundwater data collected from the southern and southeastern portion of the subject property did not confirm the presence of petroleum impacts; however it cannot be discounted based on previous land uses at the site.

Former Mercedes Dealership
1720 Mason Avenue
Daytona Beach, FL

This assessment has identified several recognized environmental conditions (REC) at the subject property as defined by ASTM Standard Practice E1527-05, as follows:

- | | |
|----------|---|
| REC: | A small quantity of possibly petroleum impacted soil has been piled adjacent to a stormwater drain that serviced a car wash area north of the building. Additionally, this stormwater drain may contain an oil water separator (OWS). |
| Opinion: | The stockpiled soil pile and possible adjacent northern OWS is a possible source of petroleum contamination and should be further characterized. |
| REC: | Most of the hydraulic lift poles and associated hydraulic fluid tanks (and connecting piping) still remain in the ground, including one double pole lift that is still active. |
| Opinion: | Based on previous Phase II soil and groundwater testing; only low levels of TRPH were found (all below the CTL for soil/groundwater). However, because there were only four groundwater samples collected from the 16 service areas and TRPH was detected in the soil and groundwater, these lifts still represent a REC since there may still be impacts above the GCTL to the shallow groundwater at other locations. |
| REC: | One (1) 2000-gallon gasoline underground storage tank (UST) and one (1) 550 gallon waste oil UST were removed in 1996. |
| Opinion: | The adequacy of the tank closure assessment performed during the 1996 tank removals is questionable due to no collected OVA data (the meter was broken), no soil analytical data, and no characterization data of any kind for the separately located waste oil tank pit location. |

REC: A 1,000 gallon above-ground storage tank (AST), reportedly containing New Lube Oil was installed at the site in January 1998 and was reported in the EDR database as having been removed.

Opinion: Based on the limited duration of use, no information on the precise location of the tank, and general use of the tank for the new lubricating oil, it is unlikely that release(s) of environmental impacts are associated with this REC. As a result, no additional assessment is recommended.

Recommendation: Based on the findings of this investigation, additional assessment appears warranted if the Client would like to determine if the RECs identified above have impacted the subject site. It is also recommended that as part of these activities, the underground hydraulic lift infrastructure be removed since they are no longer serviceable. Left in place, the hydraulic fluid tanks associated with these lifts still have the potential to release contaminants into the subsurface. If removed, an appropriately trained and licensed contractor should perform the work to minimize potential releases during the removal process.

Fordham Property
840-842 Mary H. Bethune Blvd.
Daytona Beach, FL

Finding: This assessment has identified a recognized environmental condition (REC) at the subject property as defined by ASTM Standard Practice E1527-05, as listed below. Please note, this is a cursory summary of findings. The full report must be read in its entirety for a comprehensive understanding of these findings.=

REC: Documented petroleum impacts to soil and groundwater associated with historical petroleum storage system.

Opinion: Based on agency documentation, data gaps associated with previous assessment activities need to be addressed in order for the facility to receive a Site Rehabilitation Completion Order.

Recommendation: Additional assessment consistent with a work plan approved by the FDEP appears warranted if the Client wishes to address the identified REC.

Riverside Park
101 North Beach & 243 South Beach Streets
Daytona Beach, FL

The Phase I ESA(s) were performed to satisfy the due diligence requirements of the City of Daytona Beach Brownfields Program with respect to potential environmental impairment and liabilities associated with the property due to potential contamination by hazardous substances, controlled substances, or petroleum products on or near the site. Future reuse/development of the property is part of the City's Riverfront Master Plan to use the area as Stormwater retention through decorative ponds and proposed underground Stormwater vaults. Due to the proximity of the Halifax River, shallow groundwater flow direction at the site may be tidally influenced; however, tidal influence of shallow groundwater is not noted to the west of South Beach Street (FDEP, 2009 report); groundwater depths were reported from 2 to 3 feet bls. The depth to groundwater at the site can be assumed to be shallow because of the proximity of the river and also because of documented water levels near the site, including a Nodarse and Associates 2002 report. Shallow groundwater flow direction in the southern portion of the site, near the courthouse facility, was reported to the south while a more comprehensive site investigation conducted just west of the frontage properties, along Beach Street, showed shallower

groundwater flow direction to be westward toward Palmetto Avenue (FDEP 2009 report). According to the US Agriculture Natural Resources Conservation Service inquiry, the site is composed of urban land. Based upon the City's knowledge of the park construction, the origin for the site is dredge materials. Topsoil was reportedly added to the site in 1933.

Based on the results of the Phase I ESA(s), the following ASTM *Standard Practice E 1527-05* recognized adverse environmental conditions and/or data gaps associated with the subject property:

On-site:

- Potential impact to the park from dredge backfill material used to construct the park.

Off-site:

- Potential contaminant sources that may impact groundwater at the site (ie, printer, former dry cleaner, former business with gas-powered engine, former photographic shop) were identified immediately west of the site, across South Beach Street, in the area from Magnolia Avenue southward to Orange Avenue.

Based on these findings, the subject site may have been impacted by contaminants such as low level polyaromatic hydrocarbons (PAHs), aromatic volatile organic compounds (VOCs), iron, aluminum, and priority pollutant list (PPL) metals.

Former Buick Dealership
340-348 Beach Street
Daytona Beach, FL

Cardno TBE has completed a Phase I Environmental Site Assessment of the property identified as the former Buick Dealership Site located at 340-348 North Beach Street, generally located on the west side of North Beach Street between 1st and San Juan Avenues, in Daytona Beach, Volusia County, Florida (Parcel ID Nos. 39-15-33-02-50-0020, 39-15-33-02-50-0010 and 39-15-33-22-00-0080). The site consists of 2.5 acres of commercial land with recorded land uses of auto sales/service, paved parking and vacant paved.

Findings: This assessment has identified recognized environmental conditions (RECs) at the subject property as defined by ASTM *Standard Practice E1527-05* as follows:

Please note: The Florida Department of Environmental Protection (FDEP) has identified the former Buick and former Cadillac dealership sites (340-348 North Beach Street and 354 North Beach Street, respectively) as one facility. In addition, agency documentation has divided the properties into five areas of environmental concern. Areas 1, 2, and 3 are associated with the former Buick Dealership site (the subject site); while Areas 4 and 5 are associated with the former Cadillac Dealership site (adjacent site to the north).

- 1) Historical on-site auto repair (identified in agency documentation as Areas 2 and 3).
Opinion: Based on previous assessment data, the former engine/transmission shop located near the west boundary of the subject site has documented soil and groundwater impacts related to the former hydraulic lift systems. Pockets of contaminated soil are anticipated beneath the west structure, with a dissolved-phase plume of chlorinated hydrocarbons (1,1-dichloroethane (DCA) and 1,2-dichloroethane), with a dissolved-phase plume of 1-1 DCA extending easterly, away from the structure. The central auto repair facility also has documented impacts of chloroform and lead in soil. Floor drains located in service areas indicate potential

impacts that may not have been addressed in assessments performed as part of previous assessments (particularly if drains lead to a subsurface septic system or oil/water separator prior to discharge to a public utility).

- 2) Potential for underground storage tank(s) related to the historical dry cleaning facility located in northeast corner of the subject site and/or the former auto repair facility located along the north boundary.
Opinion: Previous assessment data included limited assessment in these areas. While no impacts were found above regulatory criteria, residual impacts may be related to an on-site source or sources. The potential for a subsurface source is a REC.
- 3) Potential for asbestos-containing materials (ACMs).
Opinion: Based on the recorded construction dates of the on-site structures (1950's and early 1970's) the potential exists for ACMs.

Recommendations:

- Additional assessment will be required to determine the extent of current impacts associated the RECs identified in No. 1, above.
- A geophysical survey is recommended to rule out the presence of any underground storage tanks associated with the former dry cleaning and auto repair facilities located along the north boundary of the subject site.
- It is likely that the structure associated with Area 3 will need to be removed prior to soil impact delineation and/or removal/remediation.
- Based on the documented construction dates of the remaining on-site structure, the potential for ACMs would need to be addressed prior to any future renovation and/or demolition activities.

Former Cadillac Dealership 354 Beach Street Daytona Beach, FL

Cardno has completed a Phase I Environmental Site Assessment of the property identified as the Former Cadillac Dealership Site located at 354 North Beach Street, Daytona Beach, Volusia County, Florida (Parcel ID Nos. 39-15-33-02-51-0030, 39-15-33-02-51-0070, 39-15-33-02-51-0111 and 39-15-33-02-51-0010). The study area is herein referred to as "the subject site/property" or "the site." The site consists of approximately four acres of commercial land with recorded land uses of "auto sales" and "parking lot."

Findings

This assessment has identified a recognized environmental condition (REC) at the subject property as defined by ASTM *Standard Practice E1527-05* as follows:

- Historic on-site filling station located near the site's west boundary.

Opinion: While extensive assessment data is available for the former auto dealership service areas within the property boundaries, no assessment data was found for the former on-site filling station. The potential for impacts related to petroleum storage, use and handling is a REC.

- Documented petroleum impacts to soil and groundwater in the area of the former engine diagnostics structure (western-most structure located on the subject site).

Opinion: Per a recent (July 2011) Phase II ESA report, the carcinogenic PAH Benzo(a)pyrene has been detected in shallow soil samples at levels exceeding State direct-exposure criteria. In addition, one shallow groundwater sample collected from within the structure revealed a level of total recoverable petroleum hydrocarbon (TRPH) above its applicable cleanup target level.

- Potential for asbestos-containing materials (ACMs) associated with the on-site structures.

Opinion: Based on the recorded construction dates of the on-site structures (1960's) the potential exists for ACMs.

Recommendations:

- Soil and groundwater assessment in the area of the historic on-site filling station.
- Confirmatory sampling would be required to determine if the TRPH impact to groundwater documented in the recent Phase II assessment warrants agency notification.
- Complete removal of all hydraulic lift features is recommended as part of site demolition and/or renovation. Additional assessment may be warranted upon demolition/removal of on-site structures in the event impacted soils, additional lifts, oil/water separator and/or storage tanks are encountered.
- Based on the documented construction dates of the remaining on-site structure, the potential for ACMs would need to be addressed prior to any future renovation and/or demolition activities.

Former Dodge Dealership
300 North Beach Street
Daytona Beach, FL

Cardno TBE has completed a Phase I Environmental Site Assessment of the property identified as the Former Dodge Dealership Site located at 300 North Beach Street, generally located on the west side of North Beach Street between San Juan and 2nd Avenues, in Daytona Beach, Volusia County, Florida (Parcel ID No. 39-15-33-02-50-0080). The study area is herein referred to as "the subject site/property" or "the site." The site consists of 2.63 acres of commercial land with recorded land use of "auto sales."

Findings

This assessment has identified a recognized environmental condition (REC) at the subject property as defined by ASTM Standard Practice E1527-05 as follows:

- Historical on-site gasoline underground storage tank (UST).
Opinion: Other than a 1988 correspondence indicating petroleum-impacted groundwater associated to former USTs, no assessment appears to have occurred in the location of this UST. The potential for petroleum impacts is a REC.
- A waste oil above-ground storage tank, drums and small containers of paints, solvents, etc. remain within the former dealership service area structure.
Opinion: While these materials may pose a minimal threat "as is", proper removal is required. The potential for improper storage/handling of waste is considered a REC.
- Potential for subsurface features (additional underground storage tanks (USTs)) and/or septic system associated with former land uses.
Opinion: No previous assessments appear to have included a geophysical survey that would rule out the presence of additional USTs and/or a septic system that could potentially have been impacted by petroleum waste/solvents. This data gap is being identified as a REC.

- Potential for asbestos-containing materials (ACMs) associated with the on-site structures.
Opinion: Based on the recorded construction dates of the on-site structures (1960's) the potential exists for ACMs.

Recommendations:

Additional assessment will be required to determine the RECs identified in Nos. 1, 2 and 3, above, have impacted the subject site. In addition, based on the documented construction dates of the remaining on-site structure, the potential for ACMs would need to be addressed prior to any future renovation and/or demolition activities.

Former Daewoo Dealership
300 North Beach Street
Daytona Beach, FL

Cardno TBE has completed a Phase I Environmental Site Assessment of the property identified as the Former Daewoo Dealership Site located at 320 North Beach Street, Daytona Beach, Volusia County, Florida (Parcel ID No. 39-15-33-02-51-0070). The study area is herein referred to as "the subject site/property" or "the site." The site consists of approximately 0.41 acres of commercial land with recorded land use of "auto sales."

Findings:

This assessment has identified a recognized environmental condition (REC) at the subject property as defined by ASTM Standard Practice E1527-05 as follows:

- Potential for asbestos-containing materials (ACMs) associated with the on-site structure.
Opinion: Based on the recorded construction date of the on-site structure (1970) the potential exists for ACMs, which will need to be addressed prior to the anticipated demolition of the structure.

Based on the findings of this investigation, no additional assessment (other than an asbestos survey for the presence of ACMs) appears warranted at this time.

However, based on the site's extensive historic use (which included commercial and residential uses that may have utilized heating oil) Cardno TBE recommends a geophysical survey of the site to rule out the presence of unregistered tanks, and to adequately locate the documented historic artesian well. If any tanks or portion of the well system are encountered, proper closure will be required prior to redevelopment of the property.

Attachment G

ACRES Database Summary

COOPERATIVE AGREEMENT HOME

Profile Information

Daytona Beach, City of

Cooperative Agreement #: BF95460610

State: FL

Cooperative Agreement Type:


Assessment

Announcement Year: FY10

Award Date: 07/08/2010

Initial Project Period:

Current POP End Date:

Status:  Open Cooperative Agreement

Funding Source: Regionally Funded

Total Funded: \$400,000.00

Funding Type: Hazardous,Petroleum,

PLEASE NOTE: Information shown is the most current in ACRES and may include draft and approved data

Cooperative Agreement Contacts

Primary Contact: ?

Aaryn Jones (EPA Regional Brownfields Team)
jones.aaryn@epa.gov 4045628969

Data Reviewer: ?

Aaryn Jones (EPA Regional Brownfields Team)
jones.aaryn@epa.gov 4045628969

Pre-POP Authorization

This Cooperative Agreement does not have Pre-POP authorization.

Properties Addressed By This Cooperative Agreement

City: <input type="text" value="Select City"/> -	State: <input type="text" value="Select State"/> -	<input type="button" value="Filter List"/>	Clear Filter
Property	Actions ?	Status ?	Current Owner
Former Buick Dealership Site (Property Home) (Submission Archive)	Enter Data	Submitted	Aaryn Jones (EPA)
Former Cadillac Dealership Site (Property Home) (Submission Archive)	Enter Data	Approved	None
Former Dodge Dealership Site (Property Home) (Submission Archive)	Enter Data	Approved	None
Former Daewoo Dealership Site (Property Home) (Submission Archive)	Enter Data	Approved	None
Fordham Property (Property Home) (Submission Archive)	Enter Data	Approved	None
Riverfront Park (Property Home) (Submission Archive)	Enter Data	Submitted	Aaryn Jones (EPA)
Former Bus Depot (Property Home) (Submission Archive)	Enter Data	Submitted	Aaryn Jones (EPA)
Former Police Station (Property Home) (Submission Archive)	Enter Data	Submitted	Aaryn Jones (EPA)
Former Rent A Center (Property Home) (Submission Archive)	Enter Data	Submitted	Aaryn Jones (EPA)

Assessment Activities

Property	EPA Funding	Completion Date	Activity	Actions ?	Status ?
Former Buick Dealership Site	\$4,500.00	12/15/2011	Phase I Environmental Assessment	Enter Data	Submitted
Former Cadillac Dealership Site	\$4,500.00	12/15/2011	Phase I Environmental Assessment	Enter Data	Approved
Former Dodge Dealership Site	\$4,500.00	12/15/2011	Phase I Environmental Assessment	Enter Data	Approved
Former Daewoo Dealership Site	\$4,500.00	12/23/2011	Phase I Environmental Assessment	Enter Data	Approved
Fordham Property	\$4,500.00	06/06/2012	Phase I Environmental Assessment	Enter Data	Approved
Riverfront Park	\$7,950.00	09/01/2011	Phase I Environmental Assessment	Enter Data	Submitted
Riverfront Park	\$56,763.00	06/06/2013	Phase II Environmental Assessment	Enter Data	Submitted
Former Bus Depot	\$39,946.00	12/30/2012	Phase I Environmental Assessment	Enter Data	Submitted
Former Buick Dealership Site	\$158,399.00	06/30/2014	Supplemental Assessment	Enter Data	Submitted
Former Police Station	\$4,500.00	12/30/2011	Phase I Environmental Assessment	Enter Data	Submitted
Former Police Station	\$4,500.00	12/30/2011	Phase I Environmental Assessment	Enter Data	Submitted
Former Rent A Center	\$15,400.00	09/30/2012	Phase I Environmental Assessment	Enter Data	Submitted

EPA Assessment Funding: \$309,958.00
 Leveraged Funding: \$0.00
 Total Funding: \$309,958.00
 NOTE: Funding marked for deletion not included in totals

Cleanup Activities

There are no Cleanup Activities for this Cooperative Agreement.

Institutional & Engineering Controls

Property	Are ICs Required?	IC In Place	Are ECs Required?	EC in Place	Ready for Reuse?
Former Buick Dealership Site	Unknown	No	Unknown	No	No
Former Cadillac Dealership Site	Unknown	No	Unknown	No	No
Former Dodge Dealership Site	Unknown	No	Unknown	No	No
Former Daewoo Dealership Site	No	No	No	No	No
Fordham Property	No	No	No	No	No
Riverfront Park	Unknown	No	No	No	No
Former Bus Depot	Unknown	No	Yes	Yes	No
Former Police Station	No	No	No	No	Yes, 2.10 acres
Former Rent A Center	No	No	No	No	Yes, 1.00 acres

Properties Ready for Reuse: 2
 Total Acres Ready for Reuse: 3.10

NOTE: Properties marked with an asterisk in the Ready for Reuse column are counted under another Cooperative Agreement. Their acre values are not included in the totals listed above.

Redevelopment and Other Leveraged Accomplishments

Property	Start Date	Completion Date	Acres of Greenspace Created	Actions	Status
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Redevelopment Jobs Leveraged: 2
 Leveraged Funding: \$0.00

NOTE: Funding marked for deletion not included in totals

Attachment H

Reports
CD Format