

AGREEMENT TO PERFORM PROFESSIONAL ENVIRONMENTAL SERVICES BETWEEN

IWM Consulting Group, LLC

AND

City of Greenfield

Industrial Waste Management Consulting Group, LLC (**IWM Consulting**) and the City of Greenfield (**Client**) enter into this Environmental Services Agreement (Agreement) this _____ day of _____, 2025, for the purpose of engaging IWM Consulting to complete Professional Environmental Services relating to the Petroleum and Hazardous Substance Community-Wide Site Assessment Grant (Cooperative Grant Agreement No. BF-00E06042) awarded to the **Client** by the United States Environmental Protection Agency (USEPA). This project is also referred to as the City of Greenfield (Greenfield) USEPA Community-Wide Assessment Grant Project.

IWM Consulting will begin work efforts upon completion of a written Agreement. Completion of the written agreement shall be one signed, fully executed, copy of the Agreement by **IWM Consulting** from the **Client** and shall extend until the completion of the services identified in **Attachment B**. Except as provided in Article 24: Force Majeure, failure to meet the stated project schedule is considered by the **Client** to be a material breach of contract. **IWM Consulting** shall complete delivery of all work products, data, and components required under this Agreement to the **Client** no later than the dates stipulated in Article 2. Schedule/Compensation contained herein.

Article 1. Scope of Work

IWM Consulting shall furnish labor, material, tools, equipment, supervision and services necessary to perform the Professional Environmental Services work (the Work) as outlined in the Request for Qualifications (RFQ) issued by the **Client** in September 2025 (included as **Attachment A** of this agreement) and the **IWM Consulting** Environmental Consulting Services Statement of Qualifications (SOQ) submitted to the **Client** on October 23, 2025 (included as **Attachment B** of this agreement). The work activities will be completed within the allotted time schedule and IWM Consulting will complete these activities on a time and material basis, with an anticipated total not to exceed compensation of **\$400,000**.

Article 2. Schedule/Compensation

IWM Consulting shall begin the Work immediately upon receipt of this fully executed agreement and shall complete the Work by September 30, 2029. In the event that the scope of work changes, the additional work will be performed on a time and materials basis, using rates mutually agreed upon by the **Client** and **IWM Consulting**. No additional work will be performed without first receiving written permission from the **Client**.

Article 3. Billing/Schedule of Payment

Unless mutually agreed upon, the **Client** will be invoiced monthly by **IWM Consulting**. Invoices shall be deemed correct and binding upon **Client** unless, within **14 days** from the date of receipt, **Client** notifies **IWM Consulting** in writing of the portion or portions of the invoice in dispute. **Client** shall pay in full all undisputed portions of an invoice on or before **30 days** from the date the invoice is received by the Client. If payment is not received as provided herein, **Client** agrees to reimburse **IWM Consulting** for all costs and expenses of collection, including, but not limited to, reasonable attorney's fees.



Article 4. Change Orders

- (a) Changes in the Work may be made by **IWM Consulting** only by written order (Change Order), must include any change in cost, and must be signed by both **Client** and **IWM Consulting**
- (b) **IWM Consulting** shall notify **Client** if, during the performance of Services, any hazardous substances or other hazardous conditions or occurrences are encountered that were not known before the inception of the work. Should such conditions inhibit **IWM Consulting's** ability to provide Services, **IWM Consulting** and **Client** shall either (i) agree to modify the scope of Services pursuant to Article 5(a), or (ii) terminate the Agreement pursuant to **Article 14**.
- (c) The **Client** will not enter into any contract or affix a signature to any document from the Force Majeure whose terms, written or verbal, require the **Client** to waive all conditions or requirements negotiated, provided for in this document, purchase order, or by mutual consent. Any document containing a clause or clauses that serve to supersede all other documents attached to this transaction will be rejected.

Article 5. Safety

IWM Consulting agrees to perform the Work in a safe manner, protective of persons, in compliance with applicable safety laws and governing rules and regulations, including OSHA safety regulations.

Article 6. Warranties

IWM Consulting shall perform the Work in a good and workmanlike manner in accordance with the terms, conditions, and specifications of this Agreement, and exhibits and attachments. **IWM Consulting** agrees to perform the Work in a manner consistent with that level of care and skill ordinarily exercised by industry members engaged in similar work under similar conditions, and during the same period.

IWM Consulting warrants its work under this agreement for a period of one year from the date of substantial completion. Any action for breach of the equipment warranty must be brought within one year from the date of the breach. **IWM Consulting** shall assign to the **Client** the manufacturer's warranty, if available and applicable, for any new equipment furnished by **IWM Consulting**.

Warranties contained in this Section are exclusive and in lieu of all other warranties, either express or implied, including those of merchantability or fitness for a particular purpose, whether written, oral, or implied, in fact or in law. No affirmation of **IWM Consulting** or its employees or agents, by words or actions, other than as set forth in this Section shall constitute a warranty or guaranty. **IWM Consulting's** obligations under any warranty shall cease and no warranty shall exist if **Client** or any unauthorized third party shall (i) interfere with **IWM Consulting's** performance or services or (ii) damage, misuse, improperly maintain, or without prior written authorization from **IWM Consulting**, modify, adjust or repair any of the equipment or goods used, sold, leased, or otherwise provided by **IWM Consulting** in providing services.

Article 7. Indemnity

- (a) **Client** and **IWM Consulting** shall each indemnify, defend, and hold harmless the other from and against those claims, demands, judgments, losses, damages, costs and expenses, including reasonable attorney's fees arising from personal injury, death or damage to property, to the extent, resulting from its negligence or willful misconduct. Where injury or damage results from joint negligence or misconduct of both parties, the indemnitor's duty of indemnification shall be in proportion to its relative fault. The parties agree that neither will be liable to the other for any consequential or incidental damages arising from or in connection with performance of the Work.
- (b) **Client** and **IWM Consulting** each indemnify and hold each other and its assigns harmless from and against claims, demands, damages, judgments, losses and expenses, including reasonable

defense attorneys' fees, to the extent caused by the indemnifying party's negligent acts, violation or alleged violation of any laws, rules, regulations or valid orders or patent infringements, errors or omissions in the performance of the services under this Agreement.

Article 8. Insurance

- (a) **IWM Consulting** shall procure and maintain at its expense, during the term of this Agreement, the following insurance coverages in amounts not less than:

<u>Coverage</u>	<u>Limits</u>
Commercial General Liability	\$1,000,000 per occurrence \$2,000,000 aggregate
Automobile Liability (Bodily Injury)	\$1,000,000 per occurrence
Automobile Liability (Property Damage)	\$1,000,000 combined single limit
Workers Compensation Employer's Liability	Statutory \$1,000,000
Professional Environmental Consultant's Liability	\$1,000,000

- (b) **IWM Consulting** shall provide **Client** with a certificate of insurance for both general liability and auto liability, prior to the beginning of work. General liability, auto, and workers' compensation coverages shall be written on an occurrence basis form. The **Client** shall be named as an additional insured and be given a 30-day notice of cancellation, non-renewal, or significant change in coverage.

Article 9. Limitation on Liability

IWM Consulting's liability relating to the performance of this Agreement **SHALL BE LIMITED** to be consistent with the insurance coverage required herein. **Client** understands and agrees that reliance upon the Work is limited to **Client**. Any third-party reliance that may be available is contingent upon agreement by **IWM Consulting**, authorization by **Client**, and upon the execution by a third party of a letter of understanding provided by **IWM Consulting**.

Article 10. Materials and Waste Handling and Disposition

Client agrees that if this Agreement requires the containerization, transportation, or disposal of any hazardous or toxic wastes, materials or substances, **IWM Consulting** is not and has no authority to act as a generator, arranger, transporter, or disposer of any hazardous or toxic waste, materials or substances that may be found or identified on, at, or around the project site(s). In no event shall **IWM Consulting** be required to sign or certify a manifest, disposal ticket, or like document relating to the transport or disposition of hazardous materials, or hazardous waste or solid waste, except where **Client** has provided **IWM Consulting** with written permission. **IWM Consulting** shall not have any right, title, or interest in any portion of the project site(s), including but not limited to any hazardous materials.

Article 11. Permits

IWM Consulting shall obtain any applicable permits relating to the Work activities. If requested and required, the **Client** agrees to provide a Limited Power of Attorney to **IWM Consulting** for the purpose of obtaining the permits.

Article 12. Right of Entry

During the term of this Agreement, the **Client** will grant **IWM Consulting**, its employees, agents, and subcontractors, an unrestricted right of entry to the project site(s) and areas proximate to the project site(s), enabling **IWM Consulting** to provide the Services required by this Agreement.

Article 13. Responsibility for Site Conditions; Information

Client assumes sole and complete responsibility for all pre-existing project site(s) conditions and shall provide all known and available information regarding the location of man-made subterranean structures, utilities, or known hazardous conditions at the project site(s). **Client** understands and agrees that **IWM Consulting** may rely upon the accuracy and completeness of **Client**-provided information in performing Services and that **IWM Consulting** shall not assume any responsibility or liability for damage or injury to persons or property as a result of said reliance.

Article 14. Termination

This Agreement may be terminated by either party for cause any time upon thirty (30) days written notice; or, without notice, for cause or for any reason including, but not limited to, reasons set forth in Article 26: Default, parties shall be given a reasonable opportunity to cure. In the event of termination, **IWM Consulting** shall be paid for Services performed up to the time of termination. In the event of termination, **IWM Consulting** shall be paid for Services performed up to the time of termination. Termination provisions for all contracts that are for more than \$10,000 must meet 49 CFR Part 18.

Article 15. Notices

Any notices, requests, elections or other communications required or permitted to be given hereunder shall be in writing and shall be delivered by hand or courier (including Federal Express and other such courier services) or deposited with the United States Postal Service for delivery by registered or certified mail, return receipt requested, postage fully prepaid and properly addressed to the Party to whom the communication is directed at its address set forth below:

IWM Consulting Group, LLC

Attn: Bradley E. Gentry, LPG
President

IWM Consulting Group, LLC
7428 Rockville Road
Indianapolis, IN 46214

City of Fort Wayne, Department of Redevelopment

Attn: Jenna Wertman
Planning Director

City of Greenfield, Department of Redevelopment
10 South State Street
Greenfield, Indiana 46140

Any such notice, request, election, or other communication shall be considered given on the date of such hand or courier delivery or deposit with the United States Postal Service and shall be considered received on the date of hand or courier delivery or on the third (3rd) day following deposit with the United States Postal Service in the manner provided above. Rejection or other refusal to accept or inability to deliver because of a changed address as to which no notice was given shall nevertheless be deemed to have been received by the addressee. Either Party may through like notice at any time, and from time to time, designate a different address to which communications shall be sent.

Article 16. Independent Contractor

Both parties hereto, in the performance of this Agreement, will be acting in an individual capacity, and not as agents, employees, partners, joint ventures or associates of one another. The employees or agents of one party shall not be deemed or construed to be the employees or agents of the other party for any purposes whatsoever. Neither party will assume any liability for any injury (including death) to any persons, or any damage to any property out of the acts or omissions of the agents, employees or subcontractors of the other party. **IWM Consulting** shall be responsible for providing all necessary unemployment and worker's compensation insurance for its employees.

Article 17. Severability

In the event that any provision of the Agreement is found to be void or unenforceable under any law or regulation, or by any Court of competent jurisdiction, the other provisions of this Agreement shall remain in full force or effect.

Article 18. Entire Agreement

The parties hereto agree that this Agreement (and the documents attached hereto and/or incorporated herein by reference) is intended by the parties as the final, complete and exclusive expression of the terms and conditions of their agreement. There are no oral understandings, statements or stipulations bearing upon the meaning or effect of this Agreement, which have not been incorporated herein. All notices, demands, and communications hereunder shall be in writing, and shall be deemed effective upon receipt by the other party. No course of action or prior dealings between the parties and no usage of the trade shall be relevant to supplement this Agreement. This Agreement shall supersede all prior written or oral agreements between the parties hereto and shall not be modified, added to, superseded or otherwise altered except by a written modification signed by both parties.

Article 19. Work Standards

If the **Client** becomes dissatisfied with the work product or the working relationship with those individuals assigned to work on this Agreement, the **Client** may request the replacement of any or all such individuals if the individual's performance does not improve after receiving commercially reasonable training and guidance necessary to satisfy Project Deliverables and maintain a functional working relationship. The Project Schedule shall be amended as needed to accommodate any delays due to any such replacement requests.

Article 20. Subcontractors

IWM Consulting shall not assign or subcontract the whole or any part of this Agreement without the **Client's** prior written consent. As part of this agreement, the **Client** recognizes that firms identified in the Quality Assurance Project Plan or may be identified through issuance of a Request for Proposal are critical partners in the successful execution of this Agreement, and authorizes **IWM Consulting** to subcontract necessary components in the Scope of Work.

Article 21. Nondiscrimination

Pursuant to IC 22-9-1-10, **IWM Consulting** and its subcontractors, if any, shall not discriminate against any employee, or applicant for employment, to be employed in the performance of this Agreement, with respect to the individual's hire, tenure, terms, conditions, or privileges of employment, because of the individual's race, color, religion, sex, handicap, national origin or ancestry. Breach of this covenant may be regarded as a material breach of contract. Acceptance of this Agreement also signifies compliance with applicable federal laws, regulations, and executive orders prohibiting discrimination in the provision of services based on race, color, national origin, age, sex, disability or status as a veteran.

Article 22. Drug-Free Workplace

IWM Consulting hereby covenants and agrees to make a good faith effort to provide and maintain during the term of this Agreement a drug-free workplace, and that it will give written notice to the **Client** within 10 days after receiving actual notice that an employee of **IWM Consulting** has been convicted of a criminal drug violation occurring in the workplace or on the work site of **IWM Consulting**. False certification or violation of the certification may result in sanctions including, but not limited to, suspension of Agreement payments, termination of the Agreement and/or debarment of contracting opportunities with the **Client**.

Article 23. Successors and Assignees

Neither Party may assign, sublicense, delegate or otherwise transfer any of its rights or obligations under this Agreement without the prior written consent of the other Party. Notwithstanding the foregoing, **IWM Consulting** may, without the consent of the **Client**, assign this Agreement to an entity merging with, consolidating with, or purchasing substantially all its assets or stock, provided that the assignee shall assume all rights and obligations under this Agreement. Any permitted assignment of this Agreement shall be binding upon and enforceable by and against the Parties' successors and assigns, provided that any unauthorized assignment shall be null and void and constitute a breach of this Agreement.

Article 24. Force Majeure Suspension

In the event that either Party is unable to perform any of its obligations under this Agreement or to appreciate any of the benefits under this Agreement because of (or if failure to perform the Services is caused by) acts of God, natural disaster, acts of war, actions or decrees of governmental bodies, epidemics, communication line failure, power line failure, earthquakes, and other similar disasters (hereinafter referred to as a "Force Majeure Event"), the party who has been so affected shall immediately give notice to the other party and shall do everything reasonably possible to resume performance. Neither party shall be liable for delays or performance failures resulting from and caused by a Force Majeure Event. Nor shall **IWM Consulting** be liable for delays caused by the **Client** or other reasons beyond **IWM Consulting** reasonable control. In every case, the delays must be beyond the control and without the fault or negligence of the non-performing party.

Article 25. Taxes

The **Client** will not be responsible for taxes levied on **IWM Consulting** as a result of this Agreement.

Article 26. Default

In the event that either Party defaults in the performance of any terms, agreements or requirements set forth within this Agreement, the non-defaulting party may, after providing written notice of the default to defaulting party and default party's failure to cure the default within 20 days following receipt of the notice, exercise any rights subject to law it may have including, but not limited to, cancelling the services remaining under the Agreement.

Upon cancellation for default of the Agreement, **IWM Consulting** shall immediately return any and all confidential or proprietary information, data, digital files, documents, specifications, products, deliverables (complete or incomplete), hardware, software, procedures, processes, and all elements or items provided for or developed for the project. Also, return confidential or proprietary hard copy and computer files or digital data, which must be returned in a format acceptable to the **Client**. **IWM Consulting** shall not be entitled to duplicates or copies of the above-stated items except as required by law, including, but not limited to Article 29 of this Agreement

Article 27. Confidentiality of Information

- (a) “Confidential Information” means any information disclosed by one Party to the other, which, (i) if in written, graphic, machine readable or other tangible form is marked “Confidential” or “Proprietary” or which, if disclosed orally or by demonstration, is identified at the time of disclosure as confidential and reduced to a writing marked “Confidential” and delivered to the receiving party within 15 calendar days of such disclosure; or (ii) by the nature of the circumstances surrounding the disclosure, ought in good faith to be treated as confidential. Notwithstanding any failure to so identify them, all technology or proprietary information underlying this Agreement and the Project Deliverables shall be deemed Confidential Information of the respective source Party.
- (b) Nondisclosure. Each Party (each a “Receiving Party”) agrees that it shall use and reproduce the Confidential Information of the other Party (the “Disclosing Party”) only for purposes of exercising its rights and performing its obligations under this Agreement and only to the extent necessary for such purposes; shall restrict disclosure of such Confidential Information to the Receiving Party’s employees, consultants, or advisors who have a need to know; and shall not disclose such Confidential Information to any third party without the prior written approval of the Disclosing Party. The foregoing obligations shall be satisfied by the Receiving Party through the exercise of at least the same degree of care used to restrict disclosure and use of its own information of like importance, but not less than reasonable care. All third parties to whom the Receiving Party discloses Confidential Information must be bound in writing by obligations of confidentiality and non-use at least as protective of such information as this Agreement. Notwithstanding the foregoing, it shall not be a breach of this Agreement for the Receiving Party to disclose Confidential Information if compelled to do so under law, in a judicial or other governmental investigation or proceeding, provided that, to the extent permitted by law, the Receiving Party has given the Disclosing Party prior notice and reasonable assistance to permit the Disclosing Party a reasonable opportunity to object to and/or limit the judicial or governmental requirement to disclosure.
- (c) Exceptions. Notwithstanding anything to the contrary herein, neither Party shall be liable for using or disclosing information that such Party can prove: (i) was in the public domain at the time it was disclosed or has entered the public domain through no fault of the Receiving Party; (ii) was known to the Receiving Party, without restriction, at the time of disclosure, as demonstrated by files in existence at the time of disclosure; (iii) is disclosed with the prior written approval of the Disclosing Party; (iv) was independently developed by the Receiving Party without any use of the Confidential Information, as demonstrated by files created at the time of such independent development; (v) becomes known to the Receiving Party, without restriction, from a source other than the Disclosing Party without breach of this Agreement by the Receiving Party and otherwise not in violation of the Disclosing Party’s rights; or (vi) is disclosed generally to third parties by the Disclosing Party without restrictions similar to those contained in this Agreement.
- (d) Remedies. The Receiving Party agrees that a breach of this Article may result in immediate and irreparable harm to the Disclosing Party that money damages alone may be inadequate to compensate. Therefore, in the event of such a breach, the Disclosing Party will be entitled to seek equitable relief, including but not limited to a temporary restraining order, temporary injunction or permanent injunction without the posting of a bond or other security.

Article 28. Governing Laws/Third Party Federal and State Contract Provisions

This Agreement shall be construed in accordance with and governed by the laws of the United States of America, including all pertinent requirements of the United States Environmental Protection Agency, the State of Indiana, and any local laws that apply and suit, if any must be brought in the State of Indiana or appropriate federal court.

Article 29. Waiver of Rights

No right conferred on either party under this Agreement shall be deemed waived and no breach of this Agreement excused, unless such waiver or excuse shall be in writing and signed by the party claimed to have waived such right.

Article 30. Renewal Option

The **Client** may request additional services from **IWM Consulting** related to the project. Upon such a request, **IWM Consulting** shall, within a reasonable period, provide the **Client** with a fixed price or time and material quote for such additional services and, if accepted, such quote and additional services shall be incorporated as an amendment or addendum to this Agreement. Upon receipt of the quote the **Client** may engage the **IWM Consulting** as it sees fit and at its discretion.

Article 31. Ownership

Upon receipt of payment in full for services rendered, the **Client** shall own all data generated from the execution of the execution of the Work.

Source material developed and/or owned by the **Client** shall not be used or released by **IWM Consulting** without the prior written approval of the **Client**. Software and other proprietary documents developed by **IWM Consulting** and licensed to the **Client** under this Agreement shall be licensed by the **Client** for the Term of this Agreement.

IWM Consulting shall retain all rights and interests to all programs created and/or used solely for its internal production processes. All Data provided to the **Client** as deliverable products shall be owned by the **Client**. Consistent with this Article **IWM Consulting** may not in any form sell, loan, lease or provide the Data associated with this Agreement in raw or altered form without the express written authorization from the **Client's**, Executive Director. **IWM Consulting** may not release or otherwise make available any data, directly or indirectly to any project participant, vendor, contractor, user or other person or entity except those required by state or federal regulations.

IWM Consulting reserves all rights to licensed material not otherwise expressly granted in this Article.

Article 32. Key Persons

The Parties agree that it is important that **IWM Consulting** maintain a core group of experienced and qualified personnel to take charge of various tasks during the term of this Agreement. In that regard, **IWM Consulting** intends to use the designated individuals in **Attachment B** as team managers and/or members during the term of this Agreement. The parties agree that should such individual or individuals no longer be employed during the term of the Agreement, the **IWM Consulting** shall replace personnel with such persons who are compatible with the **Client's** quality standards. The **Client** shall have the right to review and approve replacement personnel as presented by **IWM Consulting**. Should **IWM Consulting** consistently present apparent unqualified or inexperienced personnel for key project management or supervisory positions, then the **Client** may elect to initiate Agreement termination measures.

The parties agree that in the event that any of the designated individuals identified in **Attachment B** are unable to support the team with respect to the services to be rendered under this Agreement due to death, termination of employment, disability, or other reason, **IWM Consulting** shall immediately notify the **Client** of such event and shall advise the **Client** of the replacement person's experience and qualifications. The **Client** shall not unreasonably withhold approval of such replacement persons. Such notification shall be in writing. If **IWM Consulting** reassigns these key staff to other projects, or that other staff is assigned the responsibility of compiling data within the scope of this Agreement, the **Client** is to be notified in writing and apprised of their experience and skills. In the event that the **Client** is not reasonably satisfied with the performance of any of the key persons listed or designated as replacement by the **IWM Consulting**, the **Client** may request replacement of any such individual.

Article 33. Performance Bond

A performance bond is not required for this project.

Article 34. Ethics Debarment and Suspension

IWM Consulting agrees to comply with the requirements of Executive Orders Nos. 12549 and 12689, “Debarment and Suspension,” U.S.C. 6101 note, and U.S. DOT regulations on Debarment and Suspension at 49 C.F.R. Part 29. **IWM Consulting** and its agents shall abide by all ethical requirements that apply to persons who have a business relationship with the **Client**, as set forth in Indiana Code § 4-2-6 et seq., the regulations promulgated thereunder, and Executive Order 05-12, dated January 10, 2005.

Article 35. Restrictions Against Lobbying

IWM Consulting agrees to comply with the requirements of U.S. DOT regulations “New Restrictions on Lobbying” at 49 CFR 20.110.

Article 36. False or Fraudulent Statements or Claims

IWM Consulting acknowledges that the requirements of the Program Fraud Civil Remedies Act of 1986, as amended, 31 USC 3801 et seq. and U.S. DOT regulations, “Program Fraud Civil Remedies,” 49 CFR, Part 31, apply to its actions pertaining to the Programs. Accordingly, by signing the Agreement, **IWM Consulting** certifies or affirms the truthfulness and accuracy of any statement it has made, it makes, or it may make pertaining to the Programs covered by the Agreement. In addition to other penalties that may apply, the **IWM Consulting** also acknowledges that if it makes a false, fictitious, or fraudulent claim, statement, submission, or certification to the Federal Government, the Federal Government reserves the right to impose the penalties of the Program Fraud Civil Remedies Act of 1986, as amended, on **IWM Consulting** to the extent the Federal Government deems appropriate.

Article 37. Procurement- Access to Third Party Contract Records

IWM Consulting agrees to require its third party contractors and third party subcontractors at as many tiers as may be required to provide access to third party procurement records to comply with the requirements of 49 U.S.C. 5325 (a), which requires that the Secretary of Transportation and the Comptroller General of the United States, or their duly authorized representatives, be permitted to audit and inspect all records related to any third party contract for a capital project or improvement that was not awarded on the basis of competitive bidding. In addition, **IWM Consulting** agrees to require its third-party contractors and third-party subcontractors at as many tiers as may be required to provide sufficient access to third-party procurement records to ensure compliance with 49 C.F.R. 18.36 or 49 C.F.R. 19.48.

Article 38. Records Retention

Retention and Custodial Requirements

- (a) Financial records, supporting documents, statistical records, and all other records pertinent to this project shall be retained for a period of three (3) years, with the following qualifications:
 - i. If any litigation, claim, or audit is started before the expiration of the three (3) year period, the records shall be retained until all litigations, claims, or audit findings involving the records have been resolved.

Article 39. Non-Collusion

The undersigned attests subject to the penalties for perjury, that he/she is the contract party, or that he/she is the representative, agent, member or officer of **IWM Consulting** that he/she has not, nor has any other member, employee, representative, agent or officer of the firm, company, corporation or partnership represented by him/her, directly or indirectly, to the best of his/her knowledge, entered into or offered to

enter into any combination, collusion or contract to receive or pay, and that he/she has not received or paid, any sum of money or other consideration for the execution of this Agreement other than that which appears upon the face of the Agreement.

Article 40. Employment Eligibility Verification

IWM Consulting affirms under the penalties of perjury that he/she/it does not knowingly employ an unauthorized alien. **IWM Consulting** shall enroll in and verify the work eligibility status of all his/her/its newly hired employees located in the United States through the E-Verify program as defined in IC 22-5-1.7-3. **IWM Consulting** is not required to participate should the E-Verify program cease to exist. Additionally, **IWM Consulting** is not required to participate if **IWM Consulting** is self-employed and does not employ any employees.

IWM Consulting shall not knowingly employ or contract with an unauthorized alien. **IWM Consulting** shall not retain an employee or contract with a person that **IWM Consulting** subsequently learns is an unauthorized alien.

The **Client** may terminate for default if **IWM Consulting** fails to cure a breach of this provision no later than thirty (30) days after being notified by the State.

Article 41. Investing in Iran

IWM Consulting certifies that it does not engage in investment activities in Iran more particularly described in Indiana Code 5-22-16.5.

IWM Consulting Group, LLC

City of Greenfield

BY: _____

BY: _____

NAME: Bradley E. Gentry, LPG
(Typed or Printed)

NAME: _____
(Typed or Printed)

TITLE: President

TITLE: _____

DATE: 11/17/2025

DATE: _____

ATTACHMENT A

**City of Greenfield
Request for Qualifications (RFQ) dated September 2025
Professional Environmental Services for City of Greenfield, Indiana
Brownfield Community-wide Assessment Grant**



REQUEST FOR QUALIFICATIONS (RFQ)
Professional Environmental Services for
City of Greenfield, Indiana Brownfield Community-wide Assessment Grant

Submittal Due Date and Time:
October 27, 2025 by 12:00 pm EST

Question Submittal Deadline:
October 13, 2025 by 12:00 pm EST

Mail or deliver documents to:
City of Greenfield
c/o Clerk Treasurer
10 S State Street
Greenfield IN 46140

Introduction

The City of Greenfield, hereafter known as “the City” is soliciting qualifications and proposals for professional environmental services from qualified environmental consulting firms (Respondents) to provide environmental assessment services to the City with the needs outlined in the RFQ. The RFQ is open to all qualified environmental professionals (QEPs) capable and qualified to meet the objectives and requirements described in this document.

Only proposals received no later than **12:00 pm on October 27, 2025** will be considered. The City will assess each submittal based on the criteria and details in this RFQ and rank all proposal responses. Once the selection committee has reviewed and ranked all Respondent proposals, if determined necessary, the top 3 scoring Respondents will be selected for an interview with the selection committee. Interviews will be held during the week of November 3, 2025 with specific date and time to be determined but anticipated to be early in the week.

Questions must be submitted via email to Jenna Wertman, jenna.wertman@greenfieldin.org, by October 13, 2025 by 12:00 pm EST. Questions and written responses will be provided to all interested Respondents, via email. It is the Respondent’s responsibility to provide a current email address.

Background

The City has been awarded a brownfields community-wide assessment grant from the U.S. Environmental Protection Agency for assessment of sites affected by petroleum and/or hazardous material substances and perform community engagement, planning, and management of the grant. All activities are expected to be completed in the second half of 2029 to enable timely submission of final reports/documentation. Costs will need to be allocated

among the various tasks, as appropriate, and all assessment activities must meet federal and state requirements.

The approximate budget breakdown is as follows:

City Community-wide Assessment Grant: \$400,000

Expires 9/30/2029

~\$325,200 for assessment activities

~\$16,100 for community outreach services

~\$30,000 for planning activities

~\$28,700 for program management

The City anticipates the selected Respondent will achieve the following goals outlined within the Brownfields Assessment Program:

- Work with the City and the EPA to finalize the list of sites to be assessed based on need and financial availability/grant capacity.
- Complete thorough Phase I and Phase II assessments on the selected parcels to determine the scope and extent of contamination of each site.
- Develop cost-effective and efficient scenarios for cleanup and remediation, as necessary, for the sites.
- Perform area wide planning activities including educational site visits, public meetings and summary of site redevelopment profiles.

Scope of Work

The proposed scope of work under this RFQP consists of working with the City's Project Manager to provide:

- **Program Development and Outreach** - Provide coordination for public and/or stakeholder meetings; review media releases, FAQ sheets, presentations for outreach. Respondent will assist the City's Project Manager in preparing quarterly and annual reports, updating the ACRES database, and other programmatic and planning activities in support of inventory, assessment, and outreach activities.
- **Brownfields Inventory and Prioritization** - Tour community, inspect sites, meet with stakeholders, collect eligibility data for sites, maintain inventory, input data into EPA's ACRES, meet with the City to prioritize sites and document the site selection process.
- **Quality Assurance Project Plan (QAPP), Phase I and Phase II Environmental Site Assessments (ESAs)** - The respondent will prepare a Quality Assurance Project Plan (QAPP) as well as Sampling & Analysis Plans/Health & Safety Plans (SAPs/HASPs) for EPA approval. Once approved, the respondent, directed by the City, will complete Phase II ESAs based on environmental conditions identified in the Phase I ESAs. It is anticipated that the work will include up to 12 Phase I and up to 9 Phase II, subject to site sizes and needs.
- **Conduct Cleanup Planning Activities.** The respondent, directed by the City, will prepare site specific clean-up plans/documents, remediation plans, site closure letter requests,

and clean-up funding development. Plans are prepared after Phase I and II ESAs are complete, if contamination is present, and if cleanup is necessary.

Terms, Conditions and Exceptions

- a. The City does not create any obligation, expressed or implied, of any kind or description in issuing this RFQ or receiving a response. Neither this RFQP nor the response shall be construed as a legal offer.
- b. The City reserves the right to alter, amend, or modify any provisions of this RFQ, or to withdraw this RFQ, at any time prior to the award of the contract resulting from qualification under this process, if it is in the best interest of the City to do so.
- c. The City reserves the right to reject any and all responses without cause, waive irregularities in all procedures related to this RFQ, make inquiries of Respondents and their references and clients regarding qualifications or information submitted as part of their responses as deemed necessary, conduct personal interviews of any or all Respondents, and request and receive additional information as the City deems necessary.
- d. Work performed under agreements resulting from this RFQ may be subject to federal contractual provisions. The City hereby puts Respondents on notice that a successful award at the end of this process may be contingent upon an agreement between the City and the Respondent to comply with standard federal contractual provisions, including but not limited to, minimum Federal wage rates (Davis-Bacon).
- e. In the event the selected Respondent does not enter into the required agreement with the City to carry out the purposes described in this RFQ, the City may, in addition to any other rights and remedies available at law or in equity, commence negotiations with another person or entity.
- f. In no event shall any obligation of any kind be enforceable against the City unless a written agreement has been entered into.
- g. By submitting a response to the RFQ, each Respondent waives all rights to protest, or seek remedies whatsoever regarding any aspect of this RFQ, the selection of a Respondent or Respondents with whom to negotiate, the rejection of any or all offers to negotiate, or a decision to terminate negotiations.
- h. The City will not assume any responsibility or liability for any expenses incurred by a Respondent, or prospective Respondent, in connection with the preparation or delivery of a response, requested interview, or any action related to the process of completing and submitting a response to this RFQ.
- i. Respondent shall disclose any existing or potential conflict of interest relative to the performance of the contractual services resulting from this RFQ. Any such relationship that might be perceived or represented as a conflict should be disclosed. By submitting a qualification in response to this RFQ, Respondents affirm that they have not given, nor intend to give at any time hereafter, any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant of the City or any employee or representative of same, in connection with this qualification

process. Any attempt to intentionally or unintentionally conceal or obfuscate a conflict of interest will automatically result in the disqualification of a Respondent's qualification. The City will determine whether a conflict of interest exists and whether it may reflect negatively on the City's selection of a Respondent. The City reserves the right to disqualify any Respondent on the grounds of actual or apparent conflict of interest.

- j. The City will own all documents, including electronic media presentations, produced as a result of the contract. The QEP may use generated documents under the signed contract only with expressive permission from the City.

RFQ Submission Requirements

Responses must be received no later than the time shown on the front page of this RFQ to be considered. Respondents must submit one sealed hard copy of a written response meeting the requirements below along with 1 electronic copy in PDF. The proposal must include the following information.

- a. Cover Letter describing the Respondent's general understanding of the scope of work and any key issues associated with performing the required services. The cover letter is not to exceed one page, must be signed by an individual(s) authorized to bind the Respondent contractually, and include the name, title, address, email address and telephone number of one or more individuals who can respond to requests for additional information.
- b. Resumes of primary personnel assuming responsibilities for this project, not to exceed one (1) page per resume.
- c. Detailed description of Respondent's approach to the scope of work and relevant experience, not to exceed 10 pages including:
 - i. Ability to meet all applicable state and federal regulations governing environmental site assessments,
 - ii. Description of the history, experience, and qualifications of the Respondent including key personnel and their respective responsibilities,
 - iii. If relevant, a listing of subcontractors to be used for activities identified in the Scope of Work and percentage of work to be completed by the prime consultant and each subconsultant.
 - iv. Methodologies to perform site assessments and confirmatory sampling,
 - v. Description of how the grant funds will be fully utilized and current fee schedule for your firm. Include innovative ideas for maximizing the value and amount of work that can be completed within the budget available through the grant. Provide rationale and evidence of the value and effectiveness of the proposed approach to the scope of services,
 - vi. Strategy for completing identified tasks based on capacity and present workload in a timely manner,
 - vii. Experience conducting assessments on contaminated properties and remediation to address state and federal requirements,
 - viii. List of other projects along with references for up to three (3) similar projects.

Note that the cover letter and resumes are not included in the 10-page limitations. Complete RFQ packages shall be submitted to:

City of Greenfield
c/o Clerk Treasurer
10 S State Street
Greenfield IN 46140

Responses not received by October 27, 2025 by 12:00 pm EST **WILL NOT BE ACCEPTED FOR CONSIDERATION**. To reduce waste, cost, and size of submittals, basic stapled proposals are preferred rather than submittals with three-ring or other binding mechanisms.

The City will not be held responsible for response envelopes mishandled, misrouted, or delivered late as a result of the envelope not being properly prepared. Faxed responses will not be accepted. Any questions regarding this RFQ must be submitted in an e-mail to Jenna Wertman by the deadline noted in this RFQ. A timely written response, which includes electronic transmittal, to all e-mail questions will be provided to the Respondent and all firms who received the RFQ. Inquiries pertaining to the RFQ are NOT to be directed to any other member of the City. Any such action may disqualify the Respondent from further consideration. Respondents may not rely upon verbal responses to any inquiry.

Selection Process

Responses will be evaluated based upon the documented ability of the Respondent to satisfy the threshold criteria and the requirements of this RFQP. Respondents passing the threshold requirements will be further evaluated against the selection criteria. Both the Threshold and Selection criteria are detailed below. It is expected that the review committee will include three people. Each reviewer will complete the scoring independently. Ratings will be assigned by reviewers and multiplied by the weight to determine the score. All of the scores will be combined for each Respondent to determine a total score.

Selection is anticipated to be complete by November 6, 2025 with notification and contract execution completed shortly thereafter and not later than the end of the month.

Evaluation Process

Respondents will be ranked based on qualifications and project understanding as determined to be in the best interests of the City. Those that satisfy the threshold eligibility requirements above will be evaluated against the additional selection criteria listed below.

Written Proposal Criteria	Rating Score (1-5)	Weight	Comments
Reasonableness of cost/price		25%	
Resources and key personnel available to perform work in reasonable time frame, capacity of team		10%	

City of Greenfield
RFQ for Brownfields Assessment Grant
September 2025

Respondent's approach to successfully complete each scope of services task		25%	
Experience in community engagement, working with federal/state agencies		10%	
Specific experiences, references and/or considerations the Respondent has that makes it uniquely qualified		30%	
Ratings:			
Clearly Outstanding in this item	5		
Well qualified in this item	4		
Average in this item	3		
Weak in this item	2		
Unsatisfactory in this item	1		
Insufficient Response	0		

ATTACHMENT B

**IWM Consulting Group, LLC
Environmental Consulting Services Statement of Qualifications
Brownfield Community-Wide Assessment Grant
October 23, 2025**



ENVIRONMENTAL CONSULTING SERVICES

STATEMENT OF QUALIFICATIONS

Brownfield Community-Wide Assessment Grant

SUBMITTED TO:



Attn: City of Greenfield
c/o Clerk Treasurer
10 South State Street
Greenfield, Indiana 46140

PREPARED BY:



7428 Rockville Road
Indianapolis, Indiana 46214

October 23, 2025



7428 Rockville Road | Indianapolis, IN 46214 | 317.347.1111 office | iwmconsult.com

October 23, 2025

City of Greenfield
Attn: Clerk Treasurer
10 South State Street
Greenfield, Indiana 46140

Re: **Environmental Consulting Services Statement of Qualifications**
City of Greenfield, Indiana
Brownfield Community-Wide Assessment Grant

To Whom It May Concern:

Industrial Waste Management Consulting Group, LLC (IWM Consulting) is delighted to submit this Environmental Consulting Services Statement of Qualifications (SOQ) for environmental assessment services related to the management and administration of a U.S. EPA Brownfield Community-Wide Assessment Grant (Grant) awarded to City of Greenfield, Indiana (City). This qualification packet has been created in accordance with the instructions provided in the City's *Request for Qualifications* (RFQ) dated September 2025 and using information provided within the City's grant application. IWM Consulting understands that the City intends to contract a Qualified Environmental Professional (QEP) to support implementation of the Grant activities. Specifically, the Grant will be used to target investigation of properties within the City's Pennsy Trail Corridor. Priority sites include a 2.75-acre auto salvage yard, a 2.44-acre former towing yard, a 0.34-acre former bulk petroleum plant, a 0.2-acre former auto repair shop, a 1-acre power substation, and a 0.64-acre auto storage shed.

IWM Consulting has fully reviewed, understands, and agrees to be bound by the terms and requirements of the RFQ. We understand the scope of work includes: Program Management and Community Outreach; Brownfields Inventory/Prioritization; Environmental Investigation; and Cleanup/Remediation Planning, including identification of potential funding sources for subsequent cleanup activities. It is anticipated that a project-wide Quality Assurance Project Plan (QAPP), community outreach and public meetings, and up to 12 Phase I Environmental Site Assessments (ESAs), up to nine Phase II ESAs, and applicable planning deliverables, which can include preparation of site-specific cleanup plans, soil management plans, and/or comfort letter requests.

IWM Consulting has carefully examined the solicitation, and we are confident that we have a complete understanding of the requirements, objectives, and expectations. Our staff and project teams have extensive experience working with the U.S. EPA, the Indiana Department of Environmental Management (IDEM), and the Indiana Brownfields Program (IBP) and are confident of our ability to perform the tasks outlined within the RFQ within the required timeframe. IWM Consulting has successfully implemented numerous U.S. EPA Community-Wide Assessment Grants and have subsequently secured an additional \$9,000,000 in supplemental state and U.S. EPA funding. We appreciate the opportunity to submit this SOQ and if you have any questions regarding this SOQ, please contact Brad Gentry at (317) 968-9256, or by email at bgentry@iwmconsult.com.

Sincerely,

IWM Consulting Group, LLC

Christopher Parks, LPG
Vice President, Technical Services

Bradley Gentry, LPG
President

1.0 INTRODUCTION

Industrial Waste Management Consulting Group, LLC (IWM Consulting) understands that the City of Greenfield, Indiana (City) is seeking a Qualified Environmental Professional (QEP) to assist the City with management of a U.S. EPA Brownfield Community-Wide Assessment Grant (Grant) awarded to the City, and implementation of Grant-funded environmental assessments, targeting the Pennsy Trail Corridor. The primary objectives of this Grant are to assess, characterize, and plan cleanup and reuse of inventoried and/or newly identified brownfield properties in the City, and conduct planning and community involvement activities to encourage redevelopment, revitalization, and reuse of brownfield sites impacted by petroleum products and/or hazardous substances within the four-year Grant period. IWM Consulting certifies that to the best of our knowledge, all information provided within this response is accurate and complete.

2.0 ABOUT IWM CONSULTING

Firm Name: IWM Consulting Group, LLC
Address: 7428 Rockville Road, Indianapolis, Indiana 46214
Phone Number: (317) 347-1111

IWM Consulting, established in January 2006, is a domestic limited liability corporation incorporated in the State of Indiana and a *Buy Indiana* business, as defined in Indiana Code § 5-22-15-20.5. Since 2009, IWM Consulting has been an Indiana Finance Authority (IFA)/Indiana Brownfields Program (IBP) Qualified Environmental Consultant for State-funded brownfield projects. We currently have offices located in Fort Wayne and Indianapolis, Indiana. **Work performed for these Grant activities will occur primarily out of the IWM Consulting Indianapolis office.**

IWM Consulting specializes in full service environmental consulting, including, but not limited to: Phase I and Phase II Environmental Site Assessments (ESAs); Risk Assessments; Site Remediation Development & Implementation; Vapor Intrusion Investigation and Mitigation; Regulatory Reporting & Correspondence; Municipal, State, and Federal Brownfield Corridor Studies, Site Assessments, and Cleanup Projects; and Underground Storage Tank (UST) Removal Oversight & Compliance Sampling. IWM Consulting personnel have completed hundreds of Phase I and II ESAs throughout their careers and our staff has performed environmental due diligence work for municipalities throughout the State of Indiana since 1996, with special emphasis on State and Federal brownfield sites.

IWM Consulting currently employs 24 professionals, including six Indiana-licensed professional geologists (LPGs), two Certified Hazardous Materials Managers (CHMMs), and one Indiana-licensed professional engineer (PE). A total of 13 employees, which have a cumulative combined experience of over 280 years, qualify as an “Environmental Professional” as defined by All Appropriate Inquiries (AAI). Our personnel have managed remediation for 13 U.S. EPA-funded brownfield projects, over 30 Federally-funded CERCLA projects, seven U.S. EPA-funded RLF projects, and two Federally-funded Office of Community and Rural Affairs (OCRA) projects.

The current staffing level enables IWM Consulting to exceed 48,000 chargeable staff-hours annually (2,000 hours/year x 24 people). Although IWM Consulting manages multiple projects throughout the calendar year, a great deal of flexibility is available from a scheduling standpoint due to efficient staff and project management. Therefore, from the standpoint of providing sufficient staff, IWM Consulting does not anticipate any problems relating to quickly and efficiently completing work awarded under this contract.

To date, we have been involved with five local- or nationally-recognized brownfield projects and were recognized by the U.S. EPA in November 2019 by receiving the U.S. EPA National Notable Achievement – Brownfields Team Excellence Award. The award recognized the strategic efforts of IWM Consulting over a 10-year period of time in the Smart Growth Redevelopment District of Indianapolis, which resulted in \$46M in investment.

3.0 PRIMARY CONTACT AND PROJECT TEAM

To achieve the goals for this Grant, a project team has been assembled that possesses outstanding capabilities, a deep knowledge of and passion for brownfield projects, and a reputation for innovative solutions. This project team has extensive experience with U.S. EPA Brownfields Assessment Grant implementation and related tasks and have established an outstanding reputation with representatives from the U.S. EPA, IBP, and the Indiana Department of Environmental Management (IDEM). This unique combination of experience, knowledge, and staff capacity ensures that the work activities will be quickly and efficiently implemented, thus minimizing any unnecessary delays and maximizing the overall value of the Grant activities.

Primary Point of Contact (POC) Person: Brad Gentry

Primary POC Title: President

Primary POC Email: bgentry@iwmconsult.com

Primary POC Phone: (317) 347-1111

Mr. Brad Gentry, LPG, will oversee all aspects of the contracted Grant work and will be the Primary Point of Contact (POC) for this project. Mr. Gentry has served as the POC and Senior Project Manager for three U.S. EPA funded Hazardous Substance Cleanup Projects, seven Community-Wide U.S. EPA Assessment Grants, one Multipurpose Assessment, RLF, and Cleanup (MARC) U.S. EPA Grant, two OCRA Funded Clearance Projects, 14 CERCLA 128(a) projects, and the Project Manager for one municipally funded Community-Wide Site Assessment project. The combined budgets for these projects total approximately \$6.2M. Mr. Gentry was also the assigned Senior Project Manager and POC for numerous other projects managed through the IBP, with a combined budget totaling approximately \$5.8M.

The five key personnel for this Grant (project team) is organized as indicated below. The resumes of key staff are included in **Appendix A**. Additional IWM Consulting personnel may be recruited for technical, field, reporting, or review assistance to meet project deadlines as needs arise.

1. Brad Gentry, LPG – President/POC – Technical Lead, Quality Assurance/Quality Control (QA/QC), 31 years experience.
2. Chris Parks, LPG – Vice President, Senior Project Manager – Field/Technical Support, Technical Report QA/QC, Daily Project Management, 26 years experience.
3. Chris Schoo – Senior Scientist – Field Implementation, Data Assessment Review, Report Preparation, 30 years experience.
4. Rebecca Pitcock – Associate Project Manager – Building Materials Testing (asbestos/lead), Report Preparation, Phase I ESAs, 7 years experience.
5. Garrett Page – Staff Geologist - Field Implementation, Report Preparation, 6 years experience.

4.0 EXECUTIVE SUMMARY OF THE SCOPE OF WORK

Work tasks outlined by the City in the RFQ issued September 2025 include Program Development and Outreach (Task 1); Brownfields Inventory and Prioritization (Task 2); Quality Assurance Project Plan (QAPP), Phase I and Phase II ESAs (Task 3); and Cleanup Planning Activities (Task 4). We have a working understanding of the various regulatory, technical, environmental, risk management, political, and socioeconomic factors associated with brownfields revitalization, as well as the prerequisite capability, experience, and working familiarity with U.S. EPA's Brownfields Grant requirements. The recognized expectations and responsibilities of IWM Consulting as the selected QEP are summarized in the following sections and the contractual costs to perform these tasks are described in **Section 6.0 (Fee Schedule and Cost Proposal)**.

4.1 Task 1: Program Development and Outreach (\$16,100)

IWM Consulting recognizes that communities and stakeholders empowered by knowledge, and allowed a voice, are more likely to cooperate with community-wide redevelopment efforts. We will actively participate in site visits and public

outreach meetings planned by the City as part of this Grant and meet with property owners as needed to help secure site access and to explain the advantages of utilizing Grant funds to assess their property.

IWM Consulting will support the City in overseeing informational public meetings and other events by contributing to presentations via developing distributable outreach materials; developing interactive and engaging activities designed to solicit feedback; providing expertise in informing the public of the funding and investigation process; and requesting input on the results of deliverables, such as the inventory, ESAs, cleanup plans, and reuse plans. We will work with the City to identify the potential economic benefits for the direct community and can develop charts, maps, schematics, tables, presentations, site redevelopment profiles, or other media that will effectively communicate to stakeholders and the public both Cleanup and Reuse plans (if applicable) developed under this Grant, and the benefits that brownfield redevelopment will provide. We understand the sentimental preference for the redevelopment of historic structures and the contentiousness that the final objective of brownfield redevelopment can sometimes create in both urban and rural communities, even though these activities will bring economic development and opportunity to the local community. We will approach each community member with the intent to garner support for the project by listening to their concerns, providing reassurance, and highlighting the benefits of brownfield redevelopment.

We have extensive experience conducting numerous internal and external meetings with municipal and regulatory representatives, local development organizations, neighborhood associations, and private individuals to appraise them of the status and trajectory of the projects. We have been entrusted with interacting with current and potential property owners and site developers, on behalf of our clients/municipalities to coordinate the site assessment and remediation activities, expedite site redevelopment activities, and provide reassurance throughout the life of a project. We have conducted additional private meetings with property owners, town managers, town council members, economic development organizations, and private development firms in smaller communities throughout Indiana. These public and private meetings alleviated concerns associated with identifying and redeveloping brownfield sites and accelerated the timeframe associated with obtaining site access, grant funding, and conducting the environmental due diligence work activities.

We understand these Task 1 activities include correspondence and meetings with the City and U.S. EPA to manage the Grant's Cooperative Agreement (CA), required quarterly progress and annual utilization reports, U.S. EPA ACRES database updates including Property Profile Form preparation, and assisting the City with internal brownfield inventory management and prioritization. Demonstration of our success implementing and managing previous U.S. EPA Assessment and Cleanup Grants is outlined in **Sections 5.1 and 5.2**. IWM Consulting anticipates expending on average ~\$4,000/year to complete these activities, although the level of effort will vary across the grant period.

Task 2: Brownfield Inventory and Prioritization (\$20,000)

The City has already identified several priority sites for assessment within target areas in the City, and additional sites may be identified for inclusion within the brownfield inventory by the City, local community groups, redevelopment investors, community leaders, and through community outreach. IWM Consulting will assist with maintenance of this brownfield inventory and coordinate with the City to prioritize and finalize the list of sites for assessments, cleanup planning, or reuse planning (if requested). IWM Consulting can also meet with local real estate agents or property owners to explain the advantages of utilizing this grant funding to help facilitate a real estate transaction while maximizing the value of the property. It is not uncommon for a perceived environmental issue at a site to unnecessarily delay or prohibit selling or redeveloping a property. Utilization of these grant funds to complete the due diligence assessment activities either before or after the property is listed for sale can alleviate these concerns or identify potential supplemental grant funding to clean up a property if impacts are found. This communication may add additional sites to the known inventory and spur quicker redevelopment of underutilized properties. Inventoried brownfield sites will be prioritized for reuse and economic impact potential, environmental or human health-risk potential, and community input. IWM Consulting will work with the City to prioritize the identified sites, document the site selection process, and update ACRES after work has been completed at a priority site.

Task 3: Quality Assurance Project Plan (QAPP), Phase I and Phase II ESAs (\$325,200 + \$8,700)

IWM Consulting has conducted numerous Phase I and Phase II ESAs for municipal, State, and Federal clients, including several funded by the IFA/IBP and the U.S. EPA, in accordance with all applicable ASTM Standards, and our staff are

experienced at efficiently managing subcontractors for technical, budget, and schedule performance for services or deliverables not performed by IWM Consulting. We understand environmental investigation activities will be coordinated with the City, the U.S. EPA, and IDEM as needed. Site selection will include target areas and sites already identified by the City, as well as properties that will be identified for inclusion within the brownfield inventory as described above.

Prior to completing assessment activities, site access agreements will be secured, and an eligibility determination will be obtained from the U.S. EPA for each hazardous substances site and from IDEM for each petroleum site. If sites have previously received an eligibility determination, the U.S. EPA and IDEM will be notified of the intent to utilize funds from this Grant and to ensure that site ownership has not changed and the site is still deemed eligible. IWM Consulting anticipates expending on average ~\$5,000/year to complete these activities, although the level of effort will vary across the grant period. Any cost savings (~\$8,700) under this category can be applied to **Tasks 3 and 4** of this grant.

QAPP Preparation and Approval (\$7,500)

Before initiating site assessment work, IWM Consulting will prepare a QAPP per U.S. EPA requirements. We have extensive experience working with the U.S. EPA on the preparation and administration of QAPPs and have prepared approved QAPPs for several Indiana municipalities including the Cities of Indianapolis, Lafayette, and Fort Wayne, and Madison County. IWM Consulting has also secured QAPP approval for several U.S. EPA funded projects managed by the IBP. Currently, IWM Consulting has three U.S. EPA approved QAPPs. Consequently, we anticipate prompt approval of the QAPP. QAPP preparation will include participation in a pre-QAPP meeting with the U.S. EPA Project Manager (if requested by the U.S. EPA or City). IWM Consulting will adhere to all documentation in the QAPP for all projects administered under this Grant. The approved QAPP will be updated annually until Grant funding has been expended and we have routinely completed the annual updates for other U.S. EPA approved QAPPs prepared by IWM Consulting, so we understand what is required when completing the annual updates. IWM Consulting estimates the initial QAPP will cost \$4,500 to prepare and up to three annual updates will be completed at a cost of \$1,000 per update.

Description of Phase I ESA Scope of Work (\$30,000)

The primary objective of a Phase I ESA is to assess the potential presence or absence of contaminants in the form of hazardous substances through the identification of recognized environmental conditions (RECs). “Hazardous substances” refer to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) substances, including recently designated Per- and Polyfluoroalkyl Substances (PFAS) compounds, RCRA substances, and petroleum products. This is accomplished through site interviews, available historical data, regulatory agency interviews and file searches, and a physical inspection of the property.

The Phase I ESAs completed under this Grant, like all Phase I ESAs completed by IWM Consulting, will be performed in accordance with All Appropriate Inquiries (AAI) and American Society for Testing and Materials (ASTM) Standard Practice E1527-21 (“the Standard”) by a qualified environmental professional as defined in the Standard. IWM Consulting has conducted several hundred Phase I ESAs in accordance with AAI and understands the importance of strictly adhering to the Standard to ensure bona fide prospective purchaser (BFPP) liability protections. Up to 12 Phase I ESAs are anticipated to be conducted on potential petroleum- and/or hazardous substance-impacted sites with these Grant funds, with an average cost of \$2,500 per Phase I ESA, although larger, more complicated industrial sites may cost more than the estimated average cost.

Each Phase I ESA Report will be accompanied by an *All-Appropriate Inquiries Rule: Reporting Requirements Checklist for Assessment and Multipurpose Grant Recipients* and submitted to the City and U.S. EPA upon completion. Data obtained during the Phase I ESAs is further utilized to assist in the development of the Phase II ESA scope of work.

Description of Phase II ESA Typical Scope of Work (\$296,400)

If the Phase I ESA identifies RECs that require further evaluation, IWM Consulting will secure eligibility approval from either the U.S. EPA (hazardous substance or combination sites) or IDEM (petroleum sites), request and receive any third-party access agreements, then prepare a site-specific sampling and analysis plan (SAP) and health and safety

plan (HASP) for review and approval by the U.S. EPA or IBP (petroleum sites) for each site. We will consult with the City during the development of the site-specific SAPs and will develop a comprehensive protocol for sampling. For sites requiring further site investigations (FSIs), previously existing site-specific HASPs will be reviewed and amended, as appropriate and an FSI SAP will be required. If contamination is not confined on site, IWM Consulting personnel can obtain right-of-way permits and/or off-site access for delineation purposes.

The Phase II ESA activities will be completed in accordance with ASTM Standard E1903-11. Draft SAPs and HASPs will be submitted to U.S. EPA or the IBP for approval as needed during the grant cycle once it is determined that a Phase II ESA is warranted. Generally, the Phase II ESAs (including the report) will be completed within 45 to 60 days from the date that the SAPs are approved by the agency.

Prior to developing a Phase II ESA work scope and accompanying SAP, IWM Consulting will evaluate the historical use of the site, potential contaminants of concern, potential source areas (on and offsite), potential receptors, and determine if historical underground storage tanks (USTs) were historically utilized at the site. If USTs are suspected to have historically been utilized at the site and documentation does not exist confirming that the USTs have been removed, then IWM Consulting can incorporate a Geophysical Survey into the Phase II ESA work scope to determine the presence and location of any onsite USTs. If USTs are discovered, we can petition the U.S. EPA to approve removal of the USTs as part of the grant's site assessment activities or request that the IBP consider providing state funding through the Petroleum Orphan Site Initiative (POSI) to conduct supplemental investigation and remediation activities. The survey can also identify buried, private utilities, clear boring/excavation areas prior to initiating the subsurface investigation activities, and/or to determine whether other environmentally-concerning features are present on a site.

IWM Consulting has extensive experience assessing sediment, surface soil, surface water, subsurface soil, groundwater, soil gas, sub-slab vapor, indoor air, and/or other media (conduit vapor) samples during its Phase II ESA investigations at sites throughout Indiana. The assessment activities include test trenching, soil boring and monitoring well installation activities, installation of sub-slab vapor points (if vapor intrusion is suspected), and collection of soil, groundwater, vapor, and indoor air samples. The exact location, number, and type of samples will be dependent upon the historical environmental information discovered during the Phase I ESA activities and the corresponding conceptual site model (CSM) developed for each site.

Once the analytical results are received, the results will be compared with the applicable screening levels outlined in the IDEM Risk-Based Closure Guide (R2) and a determination will be made regarding the need for FSI activities. The Phase II ESA activities will be summarized into a Phase II ESA report and submitted to the City, the U.S. EPA, the IBP (if a petroleum site or requested by the City), and the third-party property owner. Phase II ESA technical reports prepared by IWM Consulting will be reviewed and signed by a licensed professional geologist, engineer, or applicable qualified environmental professional. Technical reports documenting the Phase II ESA activities will include figures, tables, analytical results, and photographs (if not already included in a previous Phase I ESA report) as appendices. If an FSI is warranted, another SAP will need to be generated prior to implementing the FSI activities.

If requested, IWM Consulting can also conduct Hazardous Building Material Assessments, which can include asbestos and/or lead paint surveys for any structures located on a site that are being assessed under this grant. IWM Consulting can also visually inspect and document the presence of any potentially hazardous waste (drummed material, fluorescent light bulbs, PCB containing light ballasts, mercury switches, etc.) that are located within the structures. Qualified (Licensed Asbestos and Lead-Based Paint Inspectors) IWM Consulting personnel will conduct interior and exterior site inspections for properties to identify asbestos, lead paint, solid hazardous waste, and/or stored hazardous materials. If necessary, IWM Consulting can obtain the appropriate number and type of samples to further characterize these potential waste streams and to assist in obtaining accurate cost estimates to abate this material. The suspect lead-based paint can be evaluated through either analysis of paint chips or utilization of an x-ray fluorescent (XRF) detector. This information will identify potential environmental issues associated with the structures and expedite the permitting process if the structure needs to be demolished.

All samples will be submitted to a QAPP-approved third-party nationally certified testing laboratory and analyzed for relevant chemical constituents under certified U.S. EPA SW-846 protocols or other applicable analytical methodology. In addition to the analytical suites common to petroleum and hazardous substances, we also have a U.S. EPA-approved Standard Operating Procedure (SOP) for PFAS sampling. Soil cuttings and/or impacted groundwater generated during site investigation activities will be appropriately handled and analyzed for disposal. IWM Consulting will arrange for proper transportation and disposal of impacted media and will make every attempt to minimize the amount of investigation-derived waste (IDW) through the use of green investigation activities (i.e., direct push drilling techniques and low flow/micro purge groundwater sampling). Geophysical surveys may be completed in conjunction with Phase II ESAs, at the discretion of the City, to identify the location and presence of buried, private utilities, to clear boring/excavation activities prior to initiating ground-penetrating activities, and/or to determine whether potential buried sources or other environmentally-concerning features are present on a site.

IWM Consulting understands that up to nine Phase II ESAs, which may include asbestos or lead-paint inspections, are anticipated to be conducted as part of the grant activities. The exact cost for each Phase II ESA depends on the scope of work developed, the size of the site, the contaminants being analyzed, the media being evaluated, and the extent of contamination. Asbestos and lead paint surveys typically cost less than \$10,000/site and more traditional Phase II ESAs typically have costs ranging between \$18,000 and \$40,000.

Task 4: Site-Specific Cleanup Planning (\$30,000)

We understand that planning deliverables for up to 10 sites are anticipated. The assessment activities completed under **Task 3** will enable a determination to be made whether the sites are impacted. Sites that are impacted may be further evaluated with respect to potential remedial alternatives that facilitate reuse. Cleanup objectives are typically determined by the desired end use of a property and are designed to minimize risks to human health and the environment posed by residual contamination while allowing for site redevelopment.

IWM Consulting can petition the IBP for Site Status Letter (SSL) and/or Comfort Letters (CLs) if conditions warrant these types of requests and if there is a potential purchaser of a brownfield property that was assessed as part of these grant activities. IWM Consulting has worked closely with IBP and key stakeholders in the past regarding submitting these types of requests and understands the requirements and timelines associated with the submittals and the importance of securing these letters for the potential buyer when the property transactions are occurring.

Description of Remedial Action Plan / Cleanup Plan Preparation

If cleanup activities are required, IWM Consulting will evaluate and identify appropriate cleanup goals and technologies, develop Remedial Action Plans (RAPs), and Analysis of Brownfield Cleanup and Alternatives (ABCAs). The Grant funds will also be used to secure SSL, CL, and/or No Further Action (NFA) letters, and can include the drafting of Soil Management Plans (SMPs) and/or Environmental Restrictive Covenants (ERCs). IWM Consulting will also identify potential supplemental funding sources (grants or historical insurance archeology) to assist in future assessment or remediation activities.

After consultation with the City and the U.S. EPA, we will prepare RAPs/Cleanup Plans for project sites requiring remedial planning efforts. Submittals for these plans will include recommendations regarding treatability/feasibility studies, preliminary designs, intermediate designs, and prefinal/final remedial designs. These planning steps will include information on further delineation, remediation alternatives, and protection measures for human health and the environment, as well as community involvement measures. Cost estimates will be developed as part of the planning efforts. IWM Consulting anticipates the average cost per plan to be \$3,000, although the cost for an SSL or CL application will be less than the cost of an ABCA, SMP, or RAP.

IWM Consulting can further assist in geotechnical assessment, surveying and structural engineering to inform decision-making as it relates to potential redevelopment planning for sites targeted as part of this Grant project. The U.S. EPA has historically approved geotechnical investigations as part of the cleanup planning process and this may be an option for one or more sites, if desired.

While Cleanup activities are an important step in redeveloping brownfield properties, we realize the significant hurdle cleanup funding poses to a site's revitalization. **IWM Consulting has experience securing funding to complete subsequent assessment and/or remediation activities from various sources, including local, State, and Federal funding, as well as historic insurance policies.** In fact, IWM Consulting has historically worked with the IBP to secure over \$5M in supplemental assessment and remediation funding, secured over \$4M in additional cleanup funds from the U.S. EPA via successful cleanup grant applications, and identified two historical insurance policies.

5.0 EXPERIENCE AND DEMONSTRATED SUCCESS

5.1 Community-Wide Assessment Grant References

Each of the governmental references listed below may be contacted to vouch for our credibility and relay their experience with IWM Consulting organizing, administering, and successfully completing State or U.S. EPA Brownfields Grant awards for their communities.

Lindsey Maksim, Brownfields Coordinator
Department of Redevelopment
City of Fort Wayne
200 E. Berry Street, Suite 320
Fort Wayne, IN 46802
(260) 427-1127
lindsey.maksim@cityoffortwayne.org

Brandon Badger, Principal Program Manager
Brownfield Redevelopment Program
City of Indianapolis, Department of Metropolitan Development
200 E. Washington Street, Suite 2042
Indianapolis, IN 46204
(317) 327-5828
brandon.badger2@indy.gov

Mr. Stanton Lambert
Executive Director
Wabash River Enhancement Corporation
200 North 2nd Street
Lafayette, Indiana 47901
Telephone: 765-420-8505
slambert@wabashriver.net

5.2 Experience Managing U.S. EPA Brownfields Grants

The following information demonstrates our success working with communities managing their U.S. EPA Brownfields Community-Wide and Coalition Assessment Grants. The three projects listed in the table represent a variety of different types of projects, contaminants, work scopes, and geographical locations, but it should be noted that not all of the similar types of projects completed by IWM Consulting are included in the following table.

<u>Project Title & Date/ Client or Community Information</u>	<u>Project Description</u>	<u>Miscellaneous Comments & Budget</u>
Community Wide Site Assessment Southeast Neighborhood District Indianapolis, IN Date Work Performed: FY2018 – FY2022 Client: City of Indianapolis	- Developed & gained U.S. EPA approval of an area wide QAPP - Identified and assisted in prioritizing Brownfield sites - Participated in numerous internal and external meetings regarding the sites - Secured numerous site access agreements - Completed 16 AAI Compliant Phase I ESAs or Phase I ESA Updates for Hazardous Substance or Petroleum sites - Completed 18 Phase II ESAs on Hazardous Substance or Petroleum sites, including the site-specific HASPs, SAPs, & Eligibility Determination Requests - Conducted two vapor intrusion assessments on Hazardous Substance sites - Conducted three hazardous building assessment surveys - Updated ACRES database & assisted the City with all the required U.S. EPA reporting activities	This project was funded by a \$200k U.S. EPA Hazardous Substance Community Wide Assessment Grant & a \$200k U.S. EPA Petroleum Community Wide Assessment Grant received by the City of Indianapolis

<u>Project Title & Date/ Client or Community Information</u>	<u>Project Description</u>	<u>Miscellaneous Comments & Budget</u>
<i>Brownfields Coalition Assessment EPA Grant – City of Fort Wayne Coalition Fort Wayne, IN</i> Date Work Performed: FY2019 – FY2022 Client: City of Fort Wayne	- Developed & gained U.S. EPA approval of an area wide QAPP - Identified and assisted in prioritizing Brownfield sites based on adopted plans and studies - Participated in numerous internal and external meetings regarding the sites - Secured numerous site access agreements - Completed seven AAI Compliant Phase I ESAs for Hazardous Substance sites and six for Petroleum sites - Completed seven Phase II ESAs on Hazardous Substance sites and six on Petroleum sites, including the site-specific HASPs, SAPs, & Eligibility Determination Requests - Conducted two hazardous building assessment surveys - Conducted soil gas sampling to evaluate the vapor exposure potential at two Hazardous Substance sites and one Petroleum site - Completed pilot testing for sub-slab depressurization at one Hazardous Substance site - Developed an ABCA and SMP for one Hazardous Substance site - Updated ACRES database & supported the City with all required U.S. EPA reporting activities - Assisted in the generation of one Comprehensive Grant Summary Report summarizing all activities	This project was funded by a \$495k U.S. EPA Brownfields Assessment Coalition Grant for Hazardous Substances and Petroleum received by the City of Fort Wayne.
<i>Community Wide Site Assessment EPA Grant - MCCOG Madison County, IN</i> Date Work Performed: FY2014 – FY2017 and FY2017 – FY 2020 Client: MCCOG	- Developed & gained U.S. EPA approval of an area wide QAPP - Identified and assisted in prioritizing Brownfield sites within Madison Co. using a scoring matrix - Participated in numerous internal and external meetings regarding the sites - Secured numerous site access agreements - Completed 15 AAI Compliant Phase I ESAs - Completed 32 Phase II ESAs including the site-specific HASPs, SAPs, & Eligibility Determination Requests - Prepared one Remediation Work Plan - Conducted three vapor intrusion assessments - Conducted two hazardous building assessment surveys - Preliminarily researched historical insurance policies and secured historical insurance coverage for one former dry cleaner site. - Secured approximately \$1,000,000 in supplemental State brownfield funding for Petroleum sites - Updated ACRES database & assisted MCCOG with all the required U.S. EPA reporting activities - Generation of one Comprehensive Grant Summary Report in 2020 summarizing the work activities completed on the last grant	This project was funded by a U.S. EPA Hazardous Substance Community Wide Assessment Grant & a U.S. EPA Petroleum Community Wide Assessment Grant received by MCCOG for 2015 to 2017 and an additional award for 2017 to 2020. Secured \$624k in forgivable RLF funding to initiate on-site cleanup at one hazardous substance site and worked with an attorney to secure additional historical insurance funding to facilitate additional offsite assessment and cleanup activities.

6.0 FEE SCHEDULE AND COST PROPOSAL

IWM Consulting can self-perform most of the requested tasks except for geophysical surveys, drilling, waste disposal, soil boring/well installation activities, and excavation activities. An estimated project fee schedule for this Grant is provided below, along with a list of potential subcontractors, although other qualified subcontractors may be identified and utilized throughout the grant period.

City of Greenfield - Brownfield Community-Wide Assessment Grant - Project Fee Schedule			
Personnel Billing Category	Hourly Billing Rates	Laboratory Billing Rates (partial list)	Cost Per Sample (incl. markup)*
Senior Project Management (Oversight, Review of Final Reports)	\$135/hr	Volatile Organic Compounds (8260)	\$60
Project Manager/Redevelopment Specialist (Field Preparation, QA/QC, SAP/HASP Preparation, Report Preparation)	\$110/hr	Semi-volatile Organic Compounds (8270)	\$162
Staff Engineer/Geologist/Scientist (Field Oversight)	\$89/hr	Polyaromatic Hydrocarbons (8270SIM)	\$70
Hazardous Waste/Asbestos Building Inspector	\$110/hr	RCRA 8 Metals (6010/7470/7471)	\$74
Field Technician/Scientist	\$79/hr	Lead only (6010)	\$14
Drafting/CAD	\$75/hr	Polychlorinated Biphenyls (8082)	\$71
Administrative/Clerical	\$50/hr	Asbestos (PLM)	\$10
Equipment/Material Billing Rates	Unit Billing Rate	Asbestos (Point Counting)	\$35
Mileage (Federal Mileage Rate)	\$0.70/mile	Lead-In-Paint	\$12
GPS or Survey Equipment	\$100/day	VOC Air (TO-15) – includes canister	\$231 - Individually Certified \$182 - Batch Certified
Oil-Water Interface Probe	\$50/day	Percent Moisture	\$4.40
Photoionization Detector	\$100/day	Estimated Subcontractor Fees	Typical Range
Water Level Indicator	\$25/day	Private Locates	Site-Specific (est. \$800 - \$1,600 typical) 1.10 times per quote/direct cost
Low-Flow GWS Equipment	\$150/day	Drum Disposal (non-hazardous soil or groundwater)	Site-Specific (est. \$250 - \$400 per drum typical) 1.10 times per quote/direct cost
Hand Auger	\$25/day	Drilling/Well Installation (Enviro-dynamics, Strata, or SCS Environmental)	Site-Specific (est. \$3,000 - \$9,000 per site typical) 1.10 times per quote/direct cost
Peristaltic Pump	\$45/day	Other Subcontractor Costs (including laboratory)	Site-Specific 1.10 times per quote/direct cost
55-gallon Steel Drums	\$85/each		
Disposable Poly Bailers	\$10/each		
Bladder Pump Expendables	\$50/each		
Decon Supplies	\$15/day		
Sampling Supplies	\$25/day		
Poly Tubing	\$0.50/foot		
Teflon Tubing	\$1.50/foot		
Vapor Pins	\$150/each		
Keyed Alike Padlocks	\$15.50/each		

*Laboratory & subcontractor costs subject to a potential inflation increase of up to 5% annually after initial year of contract

7.0 ADDITIONAL CONSIDERATIONS

7.1 Firm Availability, Capacity, and Value Added

IWM Consulting certifies that we have a competent, licensed staff and resources available to complete this project as proposed in the contents of this offer. We are prepared to initiate work on this project immediately upon receipt of notice to proceed from the City, and do not have any contractual hindrance with any contracted ongoing projects which would impede progress on the work proposed and outlined within the RFQ. IWM Consulting utilizes a competitive fee schedule, has approximately 20 years of experience working with the U.S EPA and IBP, and has consistently been able to identify enough sites to meet or exceed the identified goals in the grant application. Additionally, the grant funds were expended within the specified grant timeline, and all deliverables were completed to the satisfaction of the client and regulatory agency. Potential innovative ideas to maximize the value of this grant include utilizing IBP funds to conduct Phase I ESAs through the Phase I ESA Imitative and utilizing IBP POSI funding to conduct additional assessment and remediation activities at petroleum sites. Additional funding may also be available for hazardous substance sites through the State run CERCLA 128(a) grant program, which can provide supplemental funding for both assessment and remediation and via identification of historical insurance policies. IWM Consulting has a proven track record with identifying and securing (~\$9M) these alternative funding sources that maximize the return on investment of the assessment grant and continue to propel these sites towards redevelopment long after the grant period has ended.

Appendix A

Key Project Staff Resumes

Professional Qualifications:

Mr. Gentry has over 31 years of professional experience in environmental consulting and has been located in Indianapolis, Indiana for 29 years. Mr. Gentry is a qualified All Appropriate Inquiry (AAI) Environmental Professional and a Licensed Professional Geologist (LPG).

Mr. Gentry was the lead point of contact (POC) and Senior Project Manager (SPM) for all the State of Indiana and U.S. EPA Brownfield projects managed through the Indianapolis, IN office from 2006 - 2020. Mr. Gentry continues to actively assist in the daily management of State and Federally funded Brownfield projects awarded to IWM Consulting's Indianapolis, IN office.

Mr. Gentry's technical experience includes supervising site assessments, developing and implementing site assessment and remediation work plans, conducting soil gas and vapor intrusion investigations, and designing vapor mitigation systems. Mr. Gentry has extensive experience relating to identifying, assessing, and remediating Brownfield sites throughout the State of Indiana. Mr. Gentry has worked with dozens of communities regarding Brownfield redevelopment projects while managing over \$6,000,000 worth of Indiana Brownfield Program projects and approximately \$6,500,000 worth of U.S. EPA funded brownfield projects.

Education:

Bachelor of Arts, Geology, Hanover College, 1994

29 CFR 1910.120 40 Hour OSHA Health and Safety Training

Licensed Professional Geologist, State of Indiana - LPG #2165

Professional Geologist, State of Kentucky – Registration #KY- 2378

Professional Geologist, State of Pennsylvania – Registration #4699

Regularly attend IDEM Consultant's Day, MSEC Quarterly Seminars, Local & National Brownfield Conferences

Project Experience:

- **U.S. EPA Funded Phase II Site Investigations & Cleanup Projects**

Mr. Gentry was the SPM and main POC for U.S. EPA Funded Hazardous Substance Assessment Grants awarded to City of Indianapolis, the Greater Lafayette Community Development Corporation, and Madison County Council of Governments (MCCOG). To date, Mr. Gentry has successfully managed seven (7) community wide US EPA Assessment Grants. The work activities completed include preparation of project wide QAPPs, site specific eligibility requests and HASPs, SAPs, completion of numerous Phase II ESA investigations, updating ACRES, and financial reporting. Mr. Gentry also helped identify and prioritize Brownfield sites within the designated areas and presented information to the community at numerous internal and external meetings.

Main POC and SPM for multiple U.S. EPA funded cleanup projects, which involved remediating soil & groundwater impacted from historical site operations such as dry cleaners, plating facilities, foundries, scrap recycling facilities, and an unpermitted fill site. Developed all associated work plans/reports and updated the ACRES tracking system. Successfully leveraged an additional \$7,000,000 in supplemental assessment and cleanup funds through the State of Indiana.

- **Local and Nationally Recognized Brownfield Projects**

Lead SPM and POC for locally and nationally recognized Brownfield projects. The first award was in October 2007, and the Phase I ESA area wide survey received National Recognition from the U.S. EPA for its innovative approach to community wide assessments. Three additional local and national awards were received between 2014 and 2017 for successful Brownfield redevelopment projects which utilized either U.S. EPA cleanup funding or other local and federal funding resources. In November 2019, IWM Consulting was the recipient of the U.S. EPA National Notable Achievement – Brownfields Team Excellence Award. The award recognized the strategic efforts of IWM Consulting over a 10- year period that resulted in over \$45,000,000 worth of investments.

U.S. EPA Grant Applications

Successfully assisted local government agencies with applying for and securing two U.S. EPA community wide assessment grants and two U.S. EPA cleanup grants.

**Professional
Qualifications:**

Mr. Parks has approximately 26 years of professional experience in the environmental assessment and remediation field, primarily in the State of Indiana. His field of expertise is hydrogeology, with a focus on assessing and remediating chlorinated compounds and petroleum hydrocarbons. Mr. Parks is a Qualified AAI Environmental Professional, a Licensed Professional Geologist, and a Licensed Industrial Wastewater Operator.

His managerial duties include technical report writing and QA/QC, work scope development and implementation, coordination with the Indiana Brownfields Program, high-profile site management, client relations, marketing, and supervision of field staff. Mr. Parks has been the Senior Project Manager for the State of Indiana and USEPA Brownfield projects managed in the Indianapolis office since 2020.

Mr. Parks' technical experience includes supervising and conducting subsurface investigations to define the nature and extent of impacted materials using Leaking Underground Storage Tank (LUST), Risk Integrated System of Closure (RISC), Remediation Closure/Program Guide (RCG/RPG), and Risk-Based Closure Guide (R2) regulatory guidelines. He has experience in numerous program areas, including, Emergency Response, LUST, Voluntary Remediation, State Cleanup, Brownfields, and EPA RCRA Compliance & Enforcement. He has experience in the development and implementation of Phase I and II Environmental Site Assessments (ESAs), Initial Site Characterizations (ISCs), Further Site Investigations (FSIs), UST decommissioning, Corrective Action Plans (CAPs), Remediation Work Plans (RWPs), quarterly monitoring projects, PFAs investigations, and various RWP designs and implementations including excavations, in-situ chemical applications, various remedial system installations and operations, enhanced bioremediation, and monitored natural attenuation. Mr. Parks has extensive experience with Vapor Intrusion investigations, including soil vapor surveys, indoor air sampling, sewer gas sampling, and ambient air monitoring.

Education:

Bachelor of Science, Geology, Indiana University - Bloomington, 2000
29 CFR 1910.120 40-Hour OSHA HAZWOPER and 8-Hour Refreshers
29 CFR 1910.146 Permit Required Confined Space Training
ASTM Risk-Based Corrective Action Training for Petroleum Sites – Oct. 2006
Licensed Professional Geologist, State of Indiana (#2169)
Licensed Professional Geologist, Commonwealth of Kentucky (#2371)
Professional Geologist, Commonwealth of Pennsylvania (#PG005334)
Certified Wastewater Operator, Industrial Class C (#WW019802)
Licensed General Contractor in Marion County, Indiana
IDEM UST Operator Class A Certification
First Aid and CPR Certified

**Project
Experience:**

- **Phase I ESA Area Survey**

Mr. Parks assisted with a Phase I ESA Area Survey for the City of Indianapolis over a 520-square-acre area, which included over 1,800 parcels. The purpose of the Area Survey was to identify Brownfield sites and Active Potential Sites of Concern. This information was gathered within 30 days and presented to the City of Indianapolis. The funding for this Area Survey was provided by a USEPA Brownfield Grant. Mr. Parks participated in the historical research, data evaluation, and field activities.

- **Phase II Environmental Site Assessments**

Mr. Parks has developed investigation work scopes and provided oversight for soil boring, monitoring well, and soil vapor point installations at various environmental sites, including numerous Brownfield redevelopment properties. Mr. Parks oversaw various field tasks, including field screening of soil samples using appropriate detection equipment such as a PID, FID, or XRF analyzer, soil descriptions, soil sampling, soil vapor sampling, groundwater sampling, aquifer property testing and analysis, and well surveying.

- **Indiana Community-Wide Assessment Grant – Lafayette Target Area**

Mr. Parks was the SPM and POC for the IBP's CWAG in the Lafayette Target Area. Mr. Parks oversaw the preparation of an Area-Wide QAPP, numerous site-specific SAPs, and the completion of six Phase I ESAs, six Phase II ESAs, eight Further Site Investigations, three asbestos-containing material (ACM) surveys, and three lead-based paint (LBP) surveys. Additionally, remediation planning was completed, which encompassed the preparation of one ABCA and three RWPs. Sites assessed using the CWAG included a former paper mill, UST sites, a former coal and petroleum distribution facility, a former rail spur, a closed antique landfill, and various commercial properties. The contract to complete these activities was \$400,000.

Professional Qualifications: Mr. Schoo has approximately 30 years of environmental consulting experience and has been employed in the Indianapolis, Indiana area since 2014.

Mr. Schoo's technical experience has included conducting subsurface investigations to characterize impacted media using various IDEM guidance, most recently the Risk-Based Closure Guide (R2). He has experience in numerous program areas, including, Emergency Response, LUST, Voluntary Remediation, State Cleanup, Brownfields, and EPA RCRA Compliance & Enforcement. He has extensive experience in the implementation of Phase II Environmental Site Assessments (ESAs), Initial Site Characterizations (ISCs), Further Site Investigations (FSIs), UST decommissioning, Remediation Work Plans (RWPs), quarterly monitoring projects, and PFAs investigations. Mr. Schoo is also responsible for the annual reporting of the disposal of hazardous wastes on behalf of IWM Consulting clients.

Education: B.S. Environmental Science, University of Wisconsin
OSHA 40-Hour Health and Safety Training for Hazardous Waste Operations
8 Hour Confined Spaced Awareness
28 Hour Confined Space Rescue
Class K-GW Industrial Wastewater Operator, IEPA

Project Experience:

- **State & Federal Brownfield Experience**

Implementation of field activities for soil, groundwater, and soil vapor assessments and remediation activities at various State and Federal Brownfield projects throughout the State of Indiana. Mr. Schoo has implemented hundreds of complex site assessments and remediation programs at sites throughout the State of Indiana.

Mr. Schoo prepares technical reports summarizing field activities and results, and data assessment reports evaluating the usability of laboratory-supplied data.

- **Waste Compliance and Reporting**

Mr. Schoo oversees the completion of regulatory reporting for numerous clients regarding the RCRA reporting of the disposal of hazardous wastes. These wastes have been associated with Investigation Derived Waste (IDW) or generated during the remediation of sites with listed or characteristic hazardous waste.

Professional Affiliations: Member, Indiana Geologists
Member, Midwestern States Environmental Consultants Association (MSECA)

IWM CONSULTING GROUP

REBECCA PITCOCK

ASSOCIATE PROJECT MANAGER

Professional Qualifications:

Ms. Pitcock has 7 years of professional experience in the environmental field and is a qualified Environmental Professional per EPA's All Appropriate Inquiries. She is currently employed as an Associate Project Manager for IWM Consulting Group, LLC. Ms. Pitcock has completed numerous Phase I and Phase II environmental site assessments, including soil sampling/logging and groundwater sampling via both traditional and low-flow groundwater sampling methods. Ms. Pitcock is a licensed Asbestos Building Inspector, a licensed Lead Paint Inspector and a licensed Lead Risk Assessor, through the State of Indiana. Ms. Pitcock is certified to perform radon measurements through National Radon Proficiency Program and the State of Indiana.

Education:

Masters of Science: Indiana University Indianapolis, 2023
Degree: Geological Sciences

Bachelor of Science: Ball State University, 2018
Major: Geological Science

Employment Experience:

2018-Present: IWM Consulting Group – Associate Project Manager

Project Experience:

Performed monitoring activities at various gasoline/solvent impacted properties. Provided supervision to subcontractors for subsurface soil investigations including excavations, injections, and Geoprobe activities. Activities included soil structure classification, screening for volatiles with the use of FID/PID equipment and properly containerizing soil samples. These subsurface investigations also included the monitoring, sampling and assessment of soil and groundwater contamination, and project documentation during the removal of underground storage tanks.

Provided oversight of asbestos abatement. Activities included monitoring quantities of asbestos materials, maintaining daily report logs, and completing walk throughs. Has experience sampling and reporting asbestos, lead-based paint, radon, universal waste, and mold surveys, as well.

Along with conducting field work, Ms. Pitcock has extensive report writing experience, including: site characterization and quarterly monitoring reports, generation and construction of potentiometric and isopleth maps, soil management plans, diagnostic Pressure Field Extension (PFE) testing and vapor intrusion mitigation system installation reports, HASPs, SAPs, and Comfort Letter/Site Status Letter Request Applications, as well as project management tasks including budget and work scope preparation, scheduling and coordination of subcontractors. Utilized proper sampling techniques and guidelines in accordance with regulations set forth by IDEM. Communicated with private consultants, regulators, and clients through telephone and email correspondence and field meetings.

Publications:

Pitcock, R. J., & Jacinthe, P.-A. (2025). Seasonal variation of enzymatically hydrolyzable organic phosphorus in agricultural drainage waters. *Journal of Geophysical Research: Biogeosciences*, 130, e2024JG008358. <https://doi.org/10.1029/2024JG008358>

Licenses and Certifications:

OSHA 40-Hour Health and Safety Training for Hazardous Waste
IDEM, Asbestos Building Inspector License 19A009520
IDOH, Lead Inspector License IND001934
IDOH, Lead Risk Assessor License IND002438
NRPP, Radon Measurement Professional ID 114261-RMP
IDOH, Secondary Radon Tester Certificate Number RTS01338

Professional Qualifications: Garrett Page has approximately 6 years of environmental consulting experience and has been employed in the Indianapolis, Indiana area since May 2019. Mr. Page is currently employed as a Staff Geologist for IWM Consulting Group, LLC. He has assisted with Phase II environmental site assessments, including soil sampling/logging and groundwater sampling via both traditional and low-flow groundwater sampling methods. Mr. Page also has experience writing quarterly monitoring reports, preparing health and safety plans, completing data evaluation, and utilizing CADD software to create maps depicting both groundwater analytical data and groundwater flow directions.

Education: Graduate of Ball State University, May 2019
Major: Geology
Minor: Environmental Geology
OSHA 40-Hour Health and Safety Training for Hazardous Waste Operations

Project Experience:

- **Service Station Facilities, Various Sites, Indiana**

Performed groundwater gauging and sampling events at numerous facilities in the State of Indiana. Includes groundwater gauging, groundwater sampling, and notation regarding condition of well head/monitoring well. The groundwater samples have been obtained utilizing both traditional and low flow groundwater sampling techniques.

- **State & Federal Brownfield Experience**

Responsible for gauging and sampling monitoring wells at various types of facilities. The groundwater samples have been obtained utilizing both traditional and low flow groundwater sampling techniques. Mr. Page has also conducted site assessment activities including installation of soil borings and collection of soil and vapor samples.

- **CADD Operations**

Mr. Page has prepared new environmental site maps and updated existing site maps with CADD software utilizing aerial images, on-site measurements and observations, and investigation field data.

- **Environmental Report Preparation**

Assisted in preparation of remediation work plans, Phase II ESAs, and performed report writing including HASPs, quarterly groundwater monitoring reports, etc.

Professional Affiliations: Member, Indiana Geologists
Member, Midwestern States Environmental Consultants Association (MSECA)