

**HAZARDOUS AND PETROLEUM BROWNFIELDS ASSESSMENT
COOPERATIVE AGREEMENT
FINAL CLOSE-OUT REPORT**

Cooperative Agreement Number: BF-96163701

Reporting Period: October 1, 2012 – September 30, 2016

Date Submitted: December 30, 2016

Prepared for:

Town of Framingham
150 Concord Street
Framingham, Massachusetts 01702

Prepared by:

Marianne Iarossi, Senior Planner, Community & Economic Development
150 Concord Street, Room B-2
Framingham, Massachusetts 01702

Submitted to:

Jessica Dominguez
EPA New England, Region 1
5 Post Office Square, Suite 100
Mail Code OSRR07-2
Boston, MA 02109-3912
Dominguez.Jessica@epa.gov

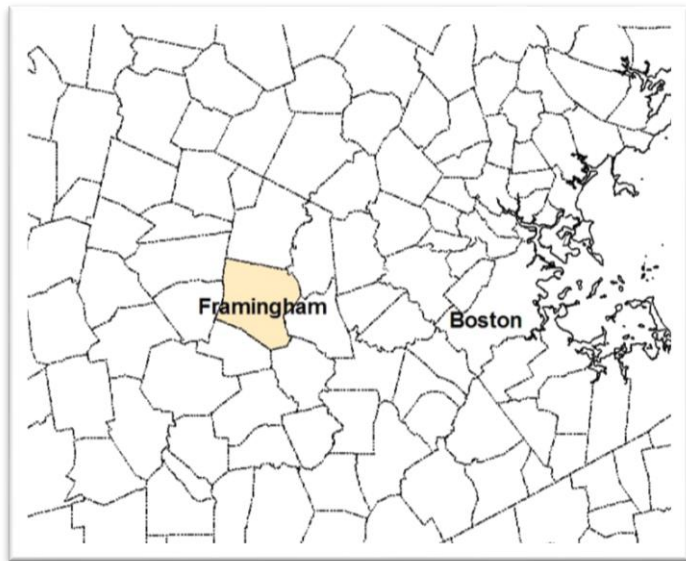


1. PROJECT PROGRESS -Cumulative

Description of the Community

The Town of Framingham lies twenty miles due west of Boston in the MetroWest region of Massachusetts. MetroWest, which consists of ten communities located in the arc between I-95 and I-495, is predominantly comprised of small suburban cities and towns that have historically served as bedroom communities for Boston's professional workforce. As employers have been increasingly drawn to its relative affordability and excellent highway access, MetroWest has become a node for high-end office park development thus driving up land values and housing costs.

Framingham, with a population of 69,900 is the largest Town in Massachusetts and the geographic center of MetroWest. Framingham has benefited to some degree from the region's growth. The property values in the northern, historically agricultural part of town have grown substantially. However, Framingham's south side, the heart of the Town's industrial legacy, has not kept pace. Two adjacent neighborhoods on the south side, Downtown and Southeast Framingham, have been identified as our Target Area for this grant; both have largely been left out of the region's economic growth and because they are home to Framingham's most vulnerable populations.



Low-income families and individuals, including the majority of Framingham's immigrant and minority populations, which have been growing rapidly over the last ten years, are concentrated in Downtown and Southeast Framingham. These neighborhoods are designated as Environmental Justice areas by the Massachusetts Executive Office of Environmental Affairs—only 4.78% of the land area in the state is so classified, so those living in these neighborhoods live with an inequitable distribution of the environmental contamination in Framingham.

Description of Hazardous Material Sites

Phase I & Phase II Sites

- Maynard Building - 14-16 Vernon Street
- Christa McAuliffe Branch Library - 732, 736, 740, 746, 746RR Water Street
- Danforth PUD (split)
- 68 South Street (split)
- 222 Walnut Street
- Town Centre Parcels- 10 Auburn, 18 Auburn, 936 Central Street
- 74 Franklin Street (split)

Preliminary Environmental Studies (PES)

- 530-532 Union Avenue
- 9/90
- Memorial Building - 150 Concord Street
- Municipal Garage - 3 Pearl Street
- Danforth Building - 121 Union Avenue
- Perini - 73 Mt. Wayte Avenue (split)
- Hollis Court TOD Assemblage (split)
- Howard Street TOD Assemblage (split)

for sand and gravel extraction and at one point, an equipment and construction staging area. At the time of Phase I and II testing (July 2013 and August 2014) the properties were owned by Danforth Green, LLC. The land was donated to the Town of Framingham for use as publically accessible passive recreation and conservation land. Schematic conceptual plans were developed to assist the Town in reuse. The Department of Parks and Recreation and Conservation Commission now have the tools to secure funding and move forward with reuse of the site.

68 South Street

Located on the northeast side of South Street, 68 South Street is a 0.37 acre rectangular parcel containing one 820 square foot single-story vacant building. The site was previously used for residential, a machine shop, and potentially auto sales at one point. Phase I and II testing were done for the property which demonstrated reportable levels of lead and zinc. The property is located in the newly zoned Central Business (CB) District within walking distance of downtown and the train station and has great potential for redevelopment. The property owner has expressed interest in redeveloping the property.

222 Walnut Street

Russo’s Contracting at 222 Walnut Street, located on the west side of Walnut Street, is a 2.61 acre L-shaped parcel. Five structures are located on the property including: a two-story 2,600 square foot residence; a four-bay storage building, including a single enclosed building and three three-sided shelters; and a combined garage and office building with a three-bay garage, maintenance area, material storage, and an estimator’s office. The site was occupied by Russo Brothers Site Developers, a utility construction contractor. Prior uses include residential, vehicle and construction equipment storage. The property sits along the east shore of the Sudbury River in a residential zone, so future redevelopment and use is important in this neighborhood. The site abuts the Town’s main athletic complex and it has been considered for Town acquisition for Parks and Recreation use.

Town Centre Parcels – 10 Auburn Street, 18 Auburn Street, and 936 Central Street

The properties at 10 Auburn Street, 18 Auburn Street, and 936 Central Street are part of a Framingham Centre Sudbury River Open Space Acquisition Project funded by the Massachusetts Department of Environmental Protection (MassDEP). 10 Auburn Street is located on the north side of Auburn Street, is



comprised of two rectangular-shaped parcels, and is 2.55 acres. A Conservation Restriction is being donated to the Town on this property. A 2.5 story 5,160 square foot residence and pool are located on-site. 18 Auburn Street is also located on the north side of Auburn Street and owned by the same entity as 10 Auburn Street. This property is being donated outright to the Town. It is rectangular-shaped, 3.6 acres, and sits along the west

shore of the Sudbury River. River's Edge Garden Center, a flower and plant vendor, is located on-site. Structures include five greenhouses, a retail stand, and several small sheds. 936 Central Street is located on the east side of Central Street, 4.81 acres, irregularly-shaped, and sits on the west shore of the Sudbury River. This property is being sold to the Town. A 5,296 square foot residence (General George Gordon's historic home), two-story cottage, barn, and two-car garage are located on-site. Phase I testing performed on all the properties informed the Town's imminent acquisition and conservation of these parcels. The Town will gain just under 9 acres of new protected open space as part of this project.

74 Franklin Street

Avery Mattress & Upholstery Company at 74 Franklin Street is located on the west side of Franklin Street. The site is 0.4 acres and rectangular-shaped. Structures include a 1,340 square foot two-story commercial and residential building, and a 1,290 square foot two-story workshop and storage area. The site has been used for residential and a mattress/upholstery business historically and may have contained a hair salon and woodworking shop at one point. The property is currently owned by a family who is considering selling the property. As it falls within the CB district, this property has great redevelopment potential.

1.1 Status of Activities During the Reporting Period

Task 1: Cooperative Agreement Oversight

Procure Qualified Environmental Professional:

On September 17, 2012, the Town issued an RFP to secure environmental consulting services. Responses were due on October 19, 2012. The RFP was posted on the state's Central Register for Goods and Services and advertised in the MetroWest Daily News. Per state procurement laws, notice of its availability was also e-mailed to consultants who requested to be placed on the bidders list.

A total of 17 consultants submitted proposals. All were rated and ranked by a review team consisting of the following individuals:

- Alison Steinfeld, Framingham Div. of Community and Economic Development, Director
- Eugene Kennedy, Framingham Div. of Community and Economic Development, Assistant Dir.
- Erika Oliver Jerram, Framingham Div. of Community and Economic Development, Senior Planner
- Katherine Weeks, Framingham Department of Public Works, Environmental Engineer
- Jerry Minor-Gordon, Environmental Scientist with the U.S. Environmental Protection

The top four firms were interviewed by the review team on November 8 and 9, 2012. After checking three references for each finalist, staff selected Fuss and O'Neill Associates, Providence Rhode Island as their partner for the Framingham Brownfields Assessment Program. Fuss and O'Neill was the Town's Licensed Site Professional (LSP or QEP) under the 2008 and 2009 Brownfields grants and proved to be a reliable and professional consultant team. The Brownfields program was directed by Eugene Kennedy, Framingham's Assistant Director, Dept. of Community and Economic Development and this grant was managed by Erika Oliver Jerram, Senior Planner. When Kennedy retired in fall 2014, Jerram became director of the Program and Marianne Iarossi, Senior Planner, became the new grant manager. David

Foss and John Chambers served as the Town's Project Manager from Fuss and O'Neill, and Tim Clinton took over day to day management when Foss left the company.

The Town maintained quality assurance throughout the performance period through regular phone calls and periodic meetings with Fuss and O'Neill. In addition, the Town had several meetings with EPA staff and internal Departments:

- May 2, 2013 – Project status meeting with Jerry Minor-Gordon, EPA Project Officer
- July 17, 2013 – Project status meeting with Jerry Minor-Gordon, EPA Project Officer
- October 24, 2013 – Project status meeting with Jerry Minor-Gordon, EPA Project Officer
- May 12, 2014 – Meeting with Jerry Minor-Gordon outgoing EPA Project Officer and Jessica Dominguez incoming EPA Project Officer
- June 19, 2015 – Project status meeting with Jessica Dominguez, EPA Project Officer
- June 23, 2015 – Meeting with Town Treasurer to explain Brownfields Program
- July 20, 2015 – Project status meeting with Jessica Dominguez, EPA Project Officer
- December 8, 2015 – Meeting with Carol Bois, Framingham Board of Health LSP, to provide an update on the Brownfields Program and discuss new grant application

Auditing:

An Advanced Baseline Monitoring Desk Audit was performed by EPA Region 1 staff. Tasks from February 2015 through July 2016 included preparation of responses and documentation requested, conference calls, in person meetings, and coordination amongst internal departments. The monitoring found no problems with the Town's procedures but asked for more documentation of policies and procedures surrounding federal grants. The final desk audit submission was approved on July 27, 2016; there were no findings.

Reporting:

Progress reports were filed with EPA on a quarterly basis. MBE/WBE forms were filed semiannually. Property profiles in the ACRES database were updated on a continuous basis.

Records:

Separate charge codes, invoices, and reporting forms were developed to differentiate work funded under the Hazardous Materials Grant and the Petroleum Grant. Where both pools of funds supported activity on one parcel, the cost to develop the Phase II reports was divided according to the type of conditions identified in the Phase I assessment. In the case of other activities such as outreach or presentations, the cost was divided evenly between the two parcels.

Training:

During the period of performance, Eugene Kennedy, the former Town of Framingham's Brownfields Program Manager, and Erika Oliver Jerram, the program's former Project Manager and current Program Manager, and Marianne Iarossi, the current Project Manager, participated either together or individually in the following state and national training events:

- National Brownfields Conference in Atlanta on May 15-17, 2013
- Local Solutions: Northeast Climate Change Preparedness Conference on May 19-20, 2014
- Massachusetts All-Grantee Meeting on November 19, 2014
- National Brownfields Conference in Chicago on September 2-4, 2015

The cumulative Task 1 contractual work completed during the performance period totaled \$63,154.55.

Task 2: Phase I Assessments and Area Wide Planning

Site Inventory

At the beginning of the grant, the LSP reviewed and updated the existing inventory of sites.

A School Siting Study for the Target Area was prepared in order to identify potential sites for a new school. The resulting report included site details and recommendations. The final report was shared with the School Department and other appropriate Town staff for consideration in site identification for a new school. Task 2 School Siting Study Hazardous/Petroleum total amount: \$5,613.55.

Phase I Assessments:

The total contractual Phase I Environmental Site Assessment work completed during the performance period was \$45,684.64: \$30,854.57 under the Hazardous Materials Grant; and \$14,830.08 under the Petroleum Grant. A total of 108 acres were assessed. The following sites were subject to this work (total budget amounts, parcel sizes, and grant utilized is noted):

• 14-16 Vernon Street	\$4,551.66	2.26 ac	Hazardous Materials
• Christa McAuliffe Branch Library 732, 736, 740, 746, 746RR Water Street	\$5,000.11	3.72 ac	Hazardous Materials
• Danforth PUD	\$8,100.26 (initial) \$6,196.69 (update)	87.5 ac	Split Petroleum
• 68 South Street	\$4,598.31	0.37 ac	Split
• 222 Walnut Street	\$4,994.77	2.62 ac	Hazardous Materials
• Town Centre Parcels 10 Auburn, 18 Auburn, 936 Central Street	\$7,674.64	10.9 ac	Hazardous Materials
• 74 Franklin Street	\$4,568.20	0.40 ac	Split

Phase I activities included the following tasks:

- Hosting meetings with consultant, property owner, and/or municipal officials to discuss program requirements and application
- Obtaining access agreements from property owners
- Preparing eligibility determination forms
- Preparing “owner questionnaires” for sites.
- Performing Phase I investigations
- Preparing draft Phase I reports
- Submitting draft Phase I reports to project team for review and comments

- Revising draft Phase I reports based on comments
- Preparing final Phase I reports
- Distributing final Phase I reports to EPA and other project stakeholders
- Meetings with property owners, developers, and/or municipal officials to review Phase I results

Preliminary Environmental Studies

There are several parcels in the Town that are highly visible and their environmental statues were questioned repeatedly. Additionally, there are some parcels that the Town wished to conduct Preliminary Environmental Studies on to inform eligibility and encourage reuse and development. The total contractual PES work completed during the performance period was \$25,067.88: \$17,908.75 under the Hazardous Materials Grant; and \$7,159.15 under the Petroleum Grant. A total of 55.6 acres had a PES conducted. The following sites were subject to this work:

• 530-532 Union Avenue	\$2,819.73	0.32 ac	Hazardous Materials
• 9/90	\$3,058.57	24.0 ac	Hazardous Materials
• Memorial Building 150 Concord Street	\$2,052.98	1.38 ac	Hazardous Materials
• Municipal Garage 3 Pearl Street	\$1,425.91	0.61 ac	Hazardous Materials
• Danforth Building 121 Union Avenue	\$1,392.41	1.95 ac	Hazardous Materials
• Perini Corporation 73 Mt. Wayte Avenue	\$5,377.34	7.10 ac	Split
• Hollis Court TOD Assemblage	\$3,138.19	6.43 ac	Split
• Howard Street TOD Assemblage	\$1,705.00	3.48 ac	Split
• Pearl Street TOD Assemblage	\$1,392.50	4.86 ac	Split
• 2 School Street	\$2,705.25	5.47 ac	Split

Area-wide Planning:

A majority of the Area-wide Planning (AWP) funding played a major role in the downtown rezoning and transit oriented development (TOD) initiative. As part of an almost three year effort the Town held seven summit roundtables with developers and other stakeholders and over 20 meetings with Boards and Commissions. The Town used AWP funds to have Fuss and O’Neill perform downtown research and lead the presentations and discussion at the 2nd and 3rd TOD Summit meetings (November 6, 2013 and March 19, 2014). Fuss and O’Neill identified downtown site assemblages and created visualizations of developments built under current zoning and renderings of potential developments under improved, future zoning. Recommendations to improve the zoning and a downtown vision were developed. Work surrounding the 2nd TOD Summit was performed under Task 4 until this work was approved for Task 2 AWP Petroleum funding on February 26, 2014. Task 2 AWP Petroleum total amount: \$10,082.96.

The cumulative Task 2 contractual work completed during the performance period totaled \$116,641.60.

Task 3: Phase II Assessments and Cleanup Planning

Phase II Assessments:

The total contractual Phase II Environmental Site Assessment work completed during the performance period was \$71,603.83: \$28,762.18 under the Hazardous Materials Grant; and \$42,841.66 under the Petroleum Grant. A total of 91.6 acres were assessed. The following sites were subject to this work:

• Christa McAuliffe Branch Library 732, 736, 740, 746, 746RR Water Street	\$13,435.86	3.72 ac	Hazardous Materials
• Danforth PUD	\$30,652.63	87.5 ac	Split
• 68 South Street	\$27,515.34	0.37	Petroleum

Phase II activities included the following tasks:

- Obtaining EPA approval to proceed with Phase IIs
- Meetings with property owners, developers, and/or town officials to discuss Phase II activities and potential reporting requirements
- Submitting EPA approved generic QAPPs with updated organization charts
- Submitting draft site-specific QAPP addendums to project team for review and comments
- Obtaining EPA approval to proceed with Phase II Assessments
- Submitting final site-specific QAPP addendums to project team
- Monitoring site work and communicating concerns with EPA
- Preparing draft Phase II reports
- Submitting draft Phase II reports to project team for review and comments
- Revising draft Phase II reports based on comments
- Preparing final Phase II reports
- Distributing final Phase II reports to EPA and other project stakeholders
- Meetings with property owners, developers, and/or municipal officials to evaluate Phase II findings
- Implement additional investigations as appropriate to delineate extent of contamination
- Conduct site redevelopment planning tasks as needed
- Prepare regulatory documentation for sites where Phase II documentation resulted in reportable conditions under MassDEP regulations.

Cleanup and Redevelopment Planning:

- Silton Glass (612 Waverly Street) was previously assessed under the Town's 2009 Assessment Grant. Under the 2012 Petroleum Grant, a preliminary feasibility study and zoning analysis was conducted in order to recommend site reuse options for the property. Task 3 cleanup planning Petroleum amount: \$7,059.53.
- Phase I and II testing and an RAO for the Christa McAuliffe Branch Library (Water Street properties) were conducted under the prior grant and this 2012 Hazardous Materials Grant. Supplemental Phase II documents including a Soil Management Plan for these sites were created as part of the cleanup planning task under this Grant. Task 3 cleanup planning Hazardous amount: \$1,704.15.

- Phase I and II testing for the Danforth PUD or Danforth Green was conducted under this 2012 Assessment Grant (split between Hazardous Materials and Petroleum; until 10/1/2013 at which point MassDEP approved the sites as Petroleum). The properties were transferred to the Town's ownership August 28, 2014 from the Developer. Re-use planning for Danforth Green included developing a schematic conceptual plan for passive recreation and conservation uses. Task 3 cleanup planning Petroleum amount: \$16,589.30.
- With remaining 2012 Assessment funding (the balance of AWP funding was utilized and supplemented with redevelopment funding), the Southeast Framingham Brownfield Plan Study was developed. Tasks included kickoff meetings, data collection, compiling existing conditions, site identification, outreach, coordination, and recommendations to produce a draft and final report. The final report sets the stage for the future of our Brownfields Program by targeting "groupings" of properties in the Target Area for outreach, testing, and reuse/redevelopment. Task 3 cleanup planning Hazardous/Petroleum amount: \$51,254.50.

The cumulative Task 3 contractual work completed during the performance period totals \$148,211.31.

Task 4: Community Involvement and Public Outreach

A majority of the work conducted under Task 4 was split equally between the Hazardous Materials and Petroleum Grants, with the exception of TOD related work due to the nature of the properties and anticipated environmental concerns (Petroleum). The following summarizes the implementation of the Town's outreach strategy for the 2012 Assessment Grant:

- Press:
 - *May 26, 2012 – MetroWest Daily News article on grant*
 - *August 7, 2012 – MetroWest Daily News article on grant announcement*
 - *May 23, 2013 – Press release drafted*
- Updates to Community Partners:
 - *December 16, 2013 – update letter to Community Partners*
 - *April 30, 2014 – meeting with southside Community Partners to discuss outreach for Mary Dennison Park*
 - *November 26, 2014 – update letter and follow-up calls to Community Partners*
 - *November 13, 2015 – update letter and follow-up calls to Community Partners*
 - *September 28, 2016 – draft update letter to Community Partners (sent after grant closed)*
- Target Area specific public outreach and community involvement:
 - *March 28, 2014 – outreach letters to targeted commercial brokers*
 - *May 5, 2014 – educational public meeting on the southside about brownfield issues including Mary Dennison Park; translation services utilized*
 - *June 26, 2014 – outreach meeting with LSP*
 - *April 22-25, 2015 – Brownfields Program was highlighted at the Framingham Earth Day Festival*
 - *September 28, 2015 – Southeast Framingham Redevelopment Planning/Brownfields Plan kickoff public meeting #1; translation services utilized*
 - *December 3, 2015 – Southeast Framingham Redevelopment Planning/Brownfields Plan public meeting #2; translation services utilized*

- *Ongoing – calls to targeted commercial brokers and property owners in Target Area; in-house community wide brownfields support*
- Updates to Website:
 - *June 11, 2013 – Reorganization of website*
 - *January 2015*
 - *April 2015*
- Update to Framingham Economic Development & Industrial Corporation (EDIC):
 - *Monthly*
- Update to Town Meeting:
 - *Annually as part of Community & Economic Development’s budgeting. Brownfield Program status was also included in the Town’s Annual Report.*
- TOD initiative specific outreach (this work was approved for AWP funding under Task 2 on February 26, 2014):
 - *Outreach meetings with LSP: August 20, 2013; August 26, 2013; August 30, 2013; September 6, 2013; September 24, 2013; October 1, 2013*
 - *2nd TOD Summit: November 6, 2013*
 - *Post Summit meeting with LSP: November 7, 2013*

Ongoing:

- Regular updates at monthly EDIC meetings
- Regular updates at internal staff infrastructure meetings
- Annual program updates in the Town’s Annual report
- Regular updates to Community Partners
- Regular Updates to the Website

The cumulative Task 4 contractual work completed during the performance period totaled \$34,176.81.

Effectiveness:

The most effective outreach has been direct outreach to property owners (letters and follow-up calls) as well as updates at EDIC meetings. Most of our projects have been either referrals as a direct result of updates to internal and external groups or Town properties where we have been able to educate involved Town staff about the benefits of the program in a very direct way.

Develop Marketing Materials:

The website was established under a prior grant and is updated regularly. Under this 2012 Assessment Grant, the website was reorganized. It has a section with basic information in Portuguese and a web redirect that is memorable: www.framinghamma.gov/brownfields. Brownfields Program brochures were also developed under a prior grant and are included in the Town’s *Choose Framingham* marketing folders which include information about doing business in Framingham.

1.2 Modifications to the Workplan

While there were no major modifications to the workplan, there was one budget modification:

- March 2016 – Unexpended funds from “Personnel”, “Travel”, “Supplies”, and “Other” were transferred to “Contractual” in order to close-out the grant and finish the Southeast Framingham Brownfield Plan Study cleanup and redevelopment planning work.

See “Section 3. Budget and Overall Project Status” below for detailed information about this modification.

1.3 Site-Specific Products

The following Site-Specific Products were developed:

- Nine (9) Phase I Environmental Site Assessments:
 - 14-16 Vernon Street (Hazardous Materials)
 - Christa McAuliffe Branch Library (Hazardous Materials)
732, 736, 740, 746, 746RR Water Street
 - Danforth PUD (Split/Petroleum)
 - 68 South Street (Split)
 - 222 Walnut Street (Hazardous Materials)
 - 10 Auburn Street (Hazardous Materials)
 - 18 Auburn Street (Hazardous Materials)
 - 936 Central Street (Hazardous Materials)
 - 74 Franklin Street (Split)
- Three (3) Phase II Environmental Site Assessments:
 - Christa McAuliffe Branch Library (Hazardous Materials)
732, 736, 740, 746, 746RR Water Street
 - Danforth PUD (Split)
 - 68 South Street (Petroleum)
- Ten (10) Preliminary Environmental Studies:
 - 530-532 Union Avenue (Hazardous Materials)
 - 9/90 (Hazardous Materials)
 - Memorial Building-150 Concord Street (Hazardous Materials)
 - Municipal Garage-3 Pearl Street (Hazardous Materials)
 - Danforth Building-121 Union Avenue (Hazardous Materials)
 - Perini Corporation-73 Mt. Wayte Avenue (Split)
 - Hollis Court TOD Assemblage (Split)
 - Howard Street TOD Assemblage (Split)
 - Peart Street TOD Assemblage (Split)
 - 2 School Street (Split)
- Siltan Glass Conceptual Reuse Plan
- RAO filing with MassDEP and development of Soil Management Plan for Christa McAuliffe Branch Library-Water Street properties

- Danforth PUD or Danforth Green Schematic Concept
- Southeast Framingham Brownfield Plan Study

These Site-Specific Products were provided to the EPA Project Officer immediately upon completion.

1.4 Other Deliverables/Work Products

Additional Outputs included:

- Brownfields Website reorganization and updates
- GIS Inventory
- ACRES updates
- Outreach Letters to Owners
- Update letters to Community Partners
- TOD Summits and supporting work

2. PROJECT FUNDS EXPENDED

Table 1 summarizes the overall expenses for the project.

Hazardous Materials Grant

Object Class	Approved Budget	Cumulative Costs Incurred to Date	Total Remaining Funds
Personnel	\$14,542.48	\$14,542.48	\$0.00
Fringe Benefits	\$0.00	\$0.00	\$0.00
Travel	\$3,648.31	\$3,648.31	\$0.00
Supplies	\$6.32	\$6.32	\$0.00
Contractual	\$181,802.89	\$181,802.66	\$0.23
Other: Specify	\$0.00	\$0.00	\$0.00
Total	\$200,000	\$199,999.77	\$0.23

Petroleum Grant

Object Class	Approved Budget	Cumulative Costs Incurred to Date	Total Remaining Funds
Personnel	\$14,542.48	\$14,542.48	\$0.00
Fringe Benefits	\$0.00	\$0.00	\$0.00
Travel	\$2,439.67	\$2,439.67	\$0.00

Supplies	\$6.32	\$6.32	\$0.00
Contractual	\$183,011.53	\$183,007.61	\$3.92
Other: Specify	\$0.00	\$0.00	\$0.00
Total	\$200,000	\$199,996.08	\$3.92

3. BUDGET AND OVERALL PROJECT STATUS

- March 2016 – Budget modification to re-assign unexpended funds to the Consultant category to allow remaining cleanup and redevelopment planning work to be completed.

Hazardous Materials Grant

	Original Budget	Budget Modification
Personnel	\$20,000.00	\$14,542.48
Fringe	\$0.00	\$0.00
Travel	\$4,750.00	\$3,648.31
Supplies	\$4,000.00	\$6.32
Contractual	\$169,750.00	\$181,802.89
Other	\$1,500.00	\$0.00
Total Direct	\$200,000.00	\$200,000.00

Petroleum Grant

	Original Budget	Budget Modification
Personnel	\$20,000.00	\$14,542.48
Fringe	\$0.00	\$0.00
Travel	\$4,750.00	\$2,439.67
Supplies	\$4,000.00	\$6.32
Contractual	\$169,750.00	\$183,011.53
Other	\$1,500.00	\$0.00
Total Direct	\$200,000.00	\$200,000.00

4. SCHEDULE

The original grant close-out was to be September 30, 2015 but was extended with EPA approval on 11/03/2015 for one year to September 30, 2016. With this extension, the grant closed on schedule.

5. KEY MILESTONES

			Outputs				
Property Name /Address	Haz/ Petrol	Eligibility Approval Date	Phase I -Draft & Final Date	QAPP Addenda Approval Date	Phase II Report - Draft & Final Date	Cleanup Planning - Draft & Final Date	ACRES
14-16 Vernon Street (2.26 ac)	Haz	3/29/2013	May 2013	n/a	n/a	n/a	Y
Silton Glass: 612 Waverly Street (1.28 ac)	Petrol	Eligibility confirmed from work under 2009 Grant 4/29/2013	Prior grant	Prior grant	Prior grant	-Conceptual Reuse Plan: 6/7/2013 -Meeting with owner on 9/11/2013 to discuss reuse options -Town took parcel by Tax Title in 2014 and in April 2015, Town meeting approved a land swap with adjacent land based on Brownfields Redevelopment ideas to increase the buildable site area and repurpose the site. This property was auctioned by the Town in January 2016.	Y
530-532 Union Avenue (0.32 ac)	Haz	Inventory/ Preliminary Environmental Study only	PES Completed: 4/30/2013	n/a	n/a	n/a	n/a
Christa McAuliffe Branch Library: 732, 736, 740, 746, 746RR Water Street (3.72 ac)	Haz	Eligibility confirmed from work under 2008 Grant Update: 6/25/2013	Draft/AAI: 7/2/2013 Final: 7/8/2013	QAPP Modification submitted to EPA on 9/24/2013 in preparation for RAO Closeout	n/a – see RAO and Soil Management Plan documentation	-Final RAO Closeout: 12/13/2013 -Final Soil Management Plan: 2/7/2014 -Construction Complete. Opened in beginning of 2016.	Y
Danforth PUD (87.5 ac)	Haz/ Petrol	6/21/2013	Draft: 7/31/2013 AAI/Final: 8/5/2013	9/13/2013	Draft: none submitted – data discussed prior to final submittal	-Ownership transferred to Town by Developer: August 2014 -Draft Conceptual Plan: March 2014 -Final Conceptual Plan: January 2016	Y

			Outputs				
Property Name /Address	Haz/ Petrol	Eligibility Approval Date	Phase I -Draft & Final Date	QAPP Addenda Approval Date	Phase II Report - Draft & Final Date	Cleanup Planning - Draft & Final Date	ACRES
			Update: 8/25/2014		Final: 10/31/2013		
9/90 (24.0 ac)	Haz	Inventory/ Preliminary Environmental Study only	PES Completed: 4/30/2014	n/a	n/a	n/a	n/a
68 South Street (0.37 ac)	Haz/ Petrol	5/19/2014	Draft: 6/20/2014 AAI/Final: 7/11/2014	QAPP Approved: 3/3/2015	Draft: 7/23/2015 Final: 11/16/2015	n/a	Y
Memorial Building, Municipal Garage, Danforth Building: 150 Concord Street, 3 Pearl Street, 121 Union Avenue (3.94 ac)	Haz	Inventory/ Preliminary Environmental Study only	PES Completed: 10/20/2014	n/a	n/a	n/a	n/a
222 Walnut Street (2.62 ac)	Haz	9/22/2014	Draft: 11/24/2014 AAI/Final: 11/25/2014	n/a	n/a	n/a	Y
Perini Corporation: 73 Mt. Wayte	Haz/ Petrol	Inventory/ Preliminary Environmental	PES Completed: 12/15/2014	n/a	n/a	n/a	n/a

			Outputs				
Property Name /Address	Haz/ Petrol	Eligibility Approval Date	Phase I -Draft & Final Date	QAPP Addenda Approval Date	Phase II Report - Draft & Final Date	Cleanup Planning - Draft & Final Date	ACRES
Avenue (7.1 ac)		Study only					
Town Centre Parcels: 10 Auburn Street, 18 Auburn Street, 936 Central Street (10.9 ac)	Haz	3/23/2015	Draft: 5/8/2015 AAI/Final: 5/15/2015	n/a	n/a	n/a	Y
Downtown TOD Assemblages: Hollis Court, Howard Street, Pearl Street (14.77 ac)	Haz/ Petrol	Inventory/ Preliminary Environmental Study only	PES Completed: 6/1/2015	n/a	n/a	n/a	n/a
2 School Street (5.47 ac)	Haz/ Petrol	Inventory/ Preliminary Environmental Study only	PES Completed: 6/29/2015	n/a	n/a	n/a	n/a
74 Franklin Street (0.40 ac)	Haz/ Petrol	8/20/2015	Draft: September 2015 Final: 10/8/2015	n/a	n/a	n/a	Y
SE Framingham Groupings	Haz/ Petrol	Preliminary Screening of approx. 90 parcels in 5 groupings	n/a	n/a	n/a	Draft Southeast Framingham Brownfield Plan Study: June 2016 Final: September 2016	n/a