

**Goodwin College**

**FINAL REPORT**

**Cooperative Agreement Number: BF -96176901-0**

**Reporting Period:** October 1, 2013 – September 30, 2016

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## Goodwin College

### 1. FINAL REPORT

#### Project Summary:

Goodwin College, located in East Hartford, CT, is a nonprofit, private college that offers certificates, associate degrees, and baccalaureate degrees in-demand occupations to students in 129 towns and cities. Its graduates comprise a significant number of the state's registered nurses, histology technicians, paramedics, and medical assisting and billing professionals. Goodwin's enrollment has more than doubled since it was established in 2004; to accommodate increased enrollment and new programs, blighted, brownfield properties have been improved and repurposed.

A \$600,000 EPA Brownfields Cleanup Funding Award for three properties in 2008 allowed Goodwin to remediate brownfields that are now the site of its riverfront college campus and an environmental-themed magnet high school. This remediation and re-use of brownfields have positively benefited the economic, educational, and environmental conditions of the East Hartford community, the surrounding MetroHartford region, and the State of Connecticut.

In 2013 Goodwin College, Inc. received two EPA's Brownfields Cleanup Program grants to clean its properties, 361-363 Main St. and 365-367 Main St, which total 0.8 acres. Both properties had undergone Phase I-III assessments. A third property, 381-381½ Main St., was cleaned and re-purposed as part of Goodwin's neighborhood stabilization and revitalization initiative and to meet the need for more space. No EPA brownfield funding was requested for 381-381½ Main St.

Cleanup of these contaminated properties and creation of a planned, mixed-use residential and commercial neighborhood in this section of Main St. will prevent future damage to this environmentally sensitive area, while taking advantage of infrastructures currently in place, as opposed to greenfield development.

#### 1.1 Status of Activities Conducted During the Reporting Period

##### Task 1: Cooperative Agreement Oversight

###### Pre-Cleanup

Pre-clean-up tasks included obtaining QEP Services. Goodwin College personnel prepared a Request for Proposals, evaluated applications, conducted interviews, and hired contractor.

Goodwin also contacted NorthStar, a EPA Brownfield Workforce Development awardee, to alert them of the grant award and let them know of job opportunities on-site. A project schedule was forwarded to NorthStar, but an environmental technician was not available for the dates requested.

###### Reporting

As required under the EPA Terms and Conditions, quarterly reports were prepared and submitted on time, MBE/WBE were submitted annually. A final report on the three-year grant period was submitted at the end of the grant. ACRES information has been updated and will be revisited as needed.

**Requests for Reimbursements:** One payment request was done manually; the balance of the requests were made via ASAP.gov.

###### Travel & Training

Goodwin College facilities staff and contracted environmental engineers attended the 2015 Brownfield Annual Meeting in Chicago.

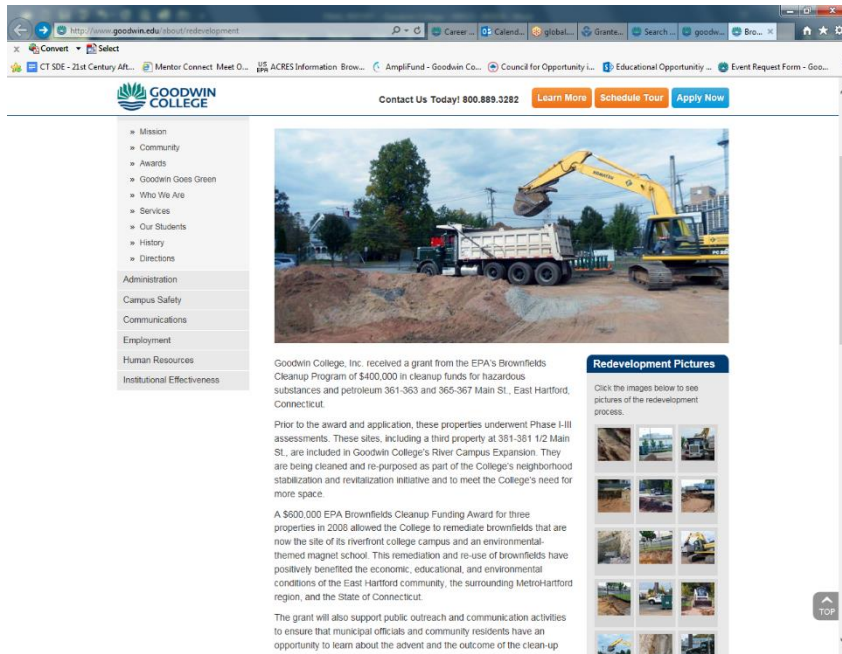
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### Task 2: Community Involvement

Goodwin College updates the community on EPA clean-up activity related to this grant agreement as well as previously awarded funding during presentations to area chambers and organizations.

A public hearing was held on 10/29/2013 to inform the public and gain their comment on the ABCA. It was posted in the paper on 10/10/13 and on internal Goodwin College communications.

In addition, Goodwin College uses its website to update the community on clean-up activities. Also,



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» Services  
» Our Students  
» History  
» Directions

Administration  
Campus Safety  
Communications  
Employment  
Human Resources  
Institutional Effectiveness

Goodwin College, Inc. received a grant from the EPA's Brownfields Cleanup Program of \$400,000 in cleanup funds for hazardous substances and petroleum 361-363 and 365-367 Main St., East Hartford, Connecticut.

Prior to the award and application, these properties underwent Phase I-III assessments. These sites, including a third property at 381-381 1/2 Main St., are included in Goodwin College's River Campus Expansion. They are being cleaned and re-purposed as part of the College's neighborhood stabilization and revitalization initiative and to meet the College's need for more space.

A \$500,000 EPA Brownfields Cleanup Funding Award for three properties in 2008 allowed the College to remediate brownfields that are now the site of its riverfront college campus and an environmental-themed magnet school. This remediation and re-use of brownfields have positively benefited the economic, educational, and environmental conditions of the East Hartford community, the surrounding Metro-Hartford region, and the State of Connecticut.

The grant will also support public outreach and communication activities to ensure that municipal officials and community residents have an opportunity to learn about the advent and the outcome of the clean-up

Redevelopment Pictures  
Click the images below to see pictures of the redevelopment process.

presentations to Goodwin College environmental studies students by the grants office and environmental engineer on funding and remediation activities were made during the three-year grant period.

As a result, students and area residents were given an opportunity to improve their understanding and participate in cleanup and redevelopment.

### Task 3: Site-Specific Activities

#### Summary of Activities:

- A kickoff meeting with QEP was held.
- Site was enrolled in CT Voluntary Remediation Program CGS 22a-133x
- The cleanup plan created and implemented was in compliance with the state response program.
- An approved ABCA documenting how and why cleanup alternative was selected was prepared and is available to public.
- GSR was traced in a quarterly report.
- Site Specific Quality Assurance Project Plan and Health and Safety Plan was prepared.
- SSQAPP for any environmental post cleanup sampling on sites for EPA for approval was prepared and approved.
- Confirmatory testing methods and analytical data results were achieved:
  - 2nd quarter November 2013, revised, March 2014 (361)
  - December 2013, revised April 2014 (365-367)

#### **Green Remediation Efforts**

After initial soil excavation and disposal activities, residual concentrations of petroleum contamination

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were allowed to attenuate naturally until remediation goals were attained. The final step of RSR demonstration of compliance was confirmed in November 2016.

All contractors employed a no-idling policy for equipment and trucks. The project used the closest recycling center. Any waste was sorted and recycled, including concrete, which was pulverized to be used in paving; metal was brought to a salvage yard and recycled.

### **1.2 Modifications to the Workplan**

#### **1.2.1 Modifications**

A revised schedule.

#### **1.2.2 Delays or Problems**

The only modification to the workplan that has occurred is to the timeline. The project was delayed due to the unavailability of the sheeting contractor; an alternate means was used to implement the project.

#### **1.2.3 Revised Schedule**

A September 15 start date was planned with a January, 2015 completion date. As of December 2014, cleaning was completed. Testing and monitoring was conducted according to schedule.

Site remediation (i.e. excavation and off-site disposal) was completed in December 2014. Post remediation groundwater monitoring was completed in July 2016.

Verification of 361-363 Main Street was submitted to the Connecticut Department of Environmental Protection (CTDEEP) in March 2016. Minor edits to the verification report are required by the CTDEEP to close the environmental case for the property. The revised final verification was submitted in November 2016.

Verification of 365-367 Main Street will be completed and submitted to CTDEEP in December 2016. No additional remediation will be necessary.

## **2. PROJECT FUNDS EXPENDED**

There were no significant budget variances. A budget is provided below:

<b>Object Class</b>	<b>Task 1</b>	<b>Task 2</b>	<b>Task 3</b>	<b>Task 4</b>	<b>Total</b>
Personnel	\$11,492	\$697	\$0	\$9,243	\$21,431
Fringe Benefits	\$2,843	\$209	\$0	\$2,773	\$5,825
Travel	\$2,285	\$0	\$0	\$0	\$2,285
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$1,044	\$0	\$0	\$1,044
Contractual Petroleum	\$0	\$0	\$309,600	\$0	\$309,600
Contractual Hazardous	\$0	\$0	\$53,300	\$0	\$53,300
Other (specify)	\$0	\$0	\$6,500	\$0	\$6,500
Total	\$16,620	\$1,950	\$369,399	\$12,015	\$399,985
Cost Share	\$28,828	\$4,661	\$13,122	\$33,388	\$80,000

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**3. BUDGET AND OVERALL PROJECT STATUS**

Required Cost Share Amount (20% of Grant)	Cost share information for this quarter.			Total Cost Share Amount Met
	Cost share date	Cost share source	Cost share amount	
\$80,000	July – September 2016	Goodwin College, Inc.	\$80,000	100%

**4. SCHEDULE:**

The project period expired on September 30, 2016.

**5. PROPERTY-SPECIFIC INFORMATION**

	<b>361/363 Main St., E. Hartford, CT. G1P2OQ00 &amp; G1P2OT00</b>	<b>365/367 Main St., E. Hartford, CT. G1P1OT00</b>
Hazardous Substance Amount	\$0	Not Applicable
Petroleum Amount	\$13,190	\$7,221
Community Relations Plan Date	September 2013	September 2013
Public Meeting Date	10/29/13 and 10/31/13	10/29/13 and 10/31/13
Cleanup Plan Completion Date	September 13, 2013	September 13, 2013
Approved SSQAPP Date	January 14, 2014	January 14, 2014
Cleanup Start Date	September 15, 2014	September 15, 2014
Cleanup Completion Date	March 2016	December 2016



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