



8 January 2025

Ms. Kimberly James
Chairwoman
Urban Redevelopment Agency
of the City of Forest Park
745 Forest Parkway
Forest Park, GA 22202

**RE: Proposal for On-Call Environmental Engineering Consultant Services
Time Period: January 9, 2025 to December 31, 2025
Oasis Proposal No. P25002**

Dear Chairwoman James:

The current contract between the Urban Redevelopment Agency of the City of Forest Park (URA) and Oasis Consulting Services (Oasis) for On-Call Environmental Engineering Consultant Services expired June 30, 2023. However, funding was available to continue to assist the URA with several new urgent items that developed related to Stephens Lake. A leak at the emergency spillway was noted and brought to the attention of the URA on 12 December 2024 during the URA meeting via ZOOM.

To follow up on our discussion at the last work session meeting on 12 December 2024, Oasis respectfully submits for your consideration a proposal/budget estimate for the continuation of Oasis' services as the URA's Environmental and Engineering Consultant for providing on-call environmental engineering services focused on the technical review of environmental matters, technical investigations specifically related to Stephens Lake Dam, and recommendations for repairs or the possible breach and reuse of the dam, which would include the development of engineering documents and other various work elements that will arise this year from January 2025 through 31 December 2025.

Oasis will be integral in assisting the URA with assessing the dam's current condition, evaluating an option to breach Stephens Lake dam, and evaluating the effort and costs for the emergency spillway repair. Oasis will continue to provide technical environmental assistance to potential development partners who have been approved by the URA. In addition, Oasis will be part of the team representing URA interests related to the Army's new groundwater monitoring network in the South Parcel. Oasis will provide the URA with as needed updates either in person, via zoom, or by email to keep the URA informed about Army groundwater monitoring well network plans and potential conflicts with future development.

The purpose of this proposal is to establish the continuation of Oasis' role as the Primary Technical Liaison between the URA, the Georgia Environmental Protection Division (GAEPD), the USEPA (as needed), the Master Developer (Robinson Weeks Partners), other prospective land developers for the property, and the Army in all environmental matters concerning the property and property transfer. Over the past 14 years, this role has been vital in the achievement of major success with the Gillem property redevelopment, and will continue to be critical until all property redevelopment at the Gillem Logistics Center has been completed, which we anticipate by late early 2026.

The scope of services will consist of the ongoing provision of expertise to the URA Board and City of Forest Park Staff in the review and evaluation of the environmental condition of parcels (including Stephens Lake) for redevelopment at the Former Fort Gillem, as well as facilitation of planned and proposed investigation and remediation efforts (by the Army and others) that support the URA's redevelopment plan. Much progress has been made with the steady redevelopment of the property, as is evidenced by the activity and resulting continued economic upturn in the area. Nonetheless, some details remain unresolved, and the URA team still requires environmental guidance for the upcoming property development in the South Parcel over the course of the next year.

SCOPE OF WORK

In addition to working on all the items listed in the “Path Forward” section, the following specific work tasks are envisioned as potential “as needed services” from 9 January 2025 through 30 December 2025 to support current development of the FOST and FOSET priority parcel transfer activities:

- Assist as needed with technical oversight and management of the URA’s environmental insurance policy, **including the management of insurance risk claims**;
- Maintain an Environmental Management Plan;
- Maintain a Munitions Awareness Program;
- Brownfield Consulting/PPCAP Preparation for the remaining FOST take-downs by individual developers, including the preparation/review of CSR reports to GAEPD;
- Provide oversight (as outlined in the PPCAP) during construction of new infrastructure, utilities or other ground-disturbing activities;
- Provide revisions to risk reduction standards as needed during redevelopment;
- Attend URA Board meetings upon request to provide environmental updates on development and Army progress at Gillem; and
- Attend Army partnering meetings; and

- Continue to monitor and interact with the Army on remaining environmental FOSET cleanups (mainly north groundwater and south groundwater remediation).

Mr. Monteleone offers his involvement over the past thirteen years with the Association of Defense Communities (ADC) and the **Base Realignment and Closure (BRAC)** community, in conjunction with his experience serving the URA over the past thirteen years, as evidence that he is well-suited for the tasks necessary to complete this very important process. He continues to be available to commit whatever portion of his time is necessary in order to support the URA.

Additional As Needed Tasks to be Addressed

- Brownfield Compliance Status Reports (CSRs) and potential soil and groundwater testing for portions of the Gillem property not purchased by Robinson Weeks or others, but still owned by the URA
- Georgia Hazardous Site Inventory (HSI) delisting for portions of the Southeast Burial Area and North Landfill not already delisted
- Forest Park Fire Station Phase II and Brownfield CSR - a proposal was provided to URA in November 2022 (**\$13,508**); **this work needs approval by the URA. If not completed, the City will not have protection under the Brownfields Program in Georgia.**
- Engineering support for stormwater impacts to the stream channel near FTG-10 (**\$8,000-\$10,000**); additional support from Walden Ashworth will be required for this item, especially for an evaluation of the dam breach and the take-down of Stephens Lake.

PATH FORWARD - 2025

From an environmental perspective, the major items to be addressed by the URA include the following:

- (i) Oversee the Army and ACOE with an investigation and remediation of the priority FOSET parcels remaining - FTG 01 (the North Landfill, which includes PP5 and the North Landfill Remainder), and the South Burial Area, which will be ongoing until late 2025.
- (ii) Oversee the development and the Army remaining groundwater well network in the South Parcel
- (iii) Delist Report effort Q4 of 2025 for PP5 / North Landfill Remainder and South Parcel.

- (iv) Continue to manage environmental issues during FOST redevelopment.

These items will be extremely important with regard to maximizing the acreage of the South Parcel, which could be developed beyond the current FOST footprint at the Former Fort Gillem. If the URA is unable to maintain the continuation of Oasis' funding, the URA will have NO point of technical contact established with the Army. This critical role will be lost if Oasis' funding is no longer available.

To date, Oasis has been requested to review and analyze Army environmental documents and records, as well as Army/contractor proposed/approved remediation efforts. This level of due diligence has been, and will continue to be, vitally important to support the URA in managing environmental risk. ***An outside technical review on behalf of the URA will not only hold the Army accountable, but will also mitigate the potential inheritance of liability that was neither anticipated nor agreed to during negotiations.***

Mr. Monteleone closely monitors the Army's remediation efforts with the contractor in order to assure property remediation is occurring for GAEPD and EPA. Continuing these close communications with the Army BEC has been critical to keeping the process on schedule.

Oasis will continue to interact on behalf of the URA at partnering and technical meetings with the Army, the Army Corps of Engineers, GAEPD and, when appropriate, the USEPA, to seek HSI Delist letters for the priority parcels. Oasis has assisted the URA with the development of a good working relationship with GAEPD and will continue to be a valuable team member asset for the URA.

Oasis will also be responsible for continuing the implementation of the current Prospective Purchaser Corrective Action Plan (PPCAP) with the Georgia Brownfields Program. In addition, Oasis will continue to provide the URA with the necessary support, advice, and assistance with environmental insurance mechanisms, and any other similar matters, as needed.

APPROACH TO BUDGET

The previous approach to this role of Environmental Consultant has been to establish a fully burdened unit rate and contract mechanism. The contract mechanism is already in place with Oasis, and the fully burdened rate of \$170/hr. will remain in effect (as it has for the past thirteen years) for this contract extension.

Budget for Time Period January 9, 2025 to December 31, 2025

The transfer of all the remaining FOSET Parcels listed above has been completed. Portions of the South Burial Area (FTG 7/9 and 10, PP3D), as well as the North Landfill (FTG 01), which is 136 acres, have already been transferred. The proposed budget is an average of 10 hours/week (as needed) for the period from January 2025 to December 2025.

For the 2025 year, the proposed rate is the same as before - \$170/hour. Based on the amount of anticipated work, a budget of approximately \$65,000 for the 12-month period is requested as needed! Based on these estimates, we anticipate that the labor fee for services would be offered on a NOT-TO-EXCEED basis of \$65,000. One caveat is the work that may be needed for Stephens Lake, including an evaluation of the option to breach Stephens Lake, which would require preparation of a separate scope and budget as this work is separate from the consulting services provided in this scope.

Mr. Monteleone's time is a function of the schedule of the project and includes attendance at required meetings, as well as oversight of the documentation process. The proposed fully-burdened labor rate of \$170/hour is competitive and unchanged from the prior contract period. This rate is all-inclusive for any work required at the Former Fort Gillem (i.e., meetings, etc.), GAEPD, or any other consultant offices. No travel expenses will be charged for local work. Furthermore, no time is charged for local or out-of-state travel, only for hours worked.

In addition, if the required work (i.e., data evaluation, data checking, tabulation, etc.) could be provided by Oasis staff at a lower bill rate while under Mr. Monteleone's direction, he will bring that to your attention for consideration as a cost-saving measure.

NOTABLE IMPACTS

This section includes a summary of notable impacts which have resulted from Oasis' environmental consulting assistance over the past several years with regard to the creation of 3,000 jobs and capital investment.

Total Capital Investment

The large influx of capital into the property has had a significant impact on the economic level of the area. Following is an overview of the list of investors who have purchased property at the Gillem Logistics Center (GLC):

- Master Infrastructure (Hood Avenue/Anvil Block Road, utilities etc.)
- Kroger (the first acquisition for the Southeast East Distribution for Kroger)
- Gillem #200 - Kuehne / Nagel / The Packaging Wholesalers
- Gillem #150 - HD Supply
- Gillem #300 - Cummins
- Gillem #400 - Kroger
- Gillem #800 - Amazon
- Gillem #900 - XPO

- Boulevard Cold Storage
- Technique Headquarters
- Gillem 1200 - (TBD)
- Gillem 1100 - (TBD)
- Gillem 600 / 650 - Robinson Weeks Partners (complete)

Job Creation

- Kroger
- Kuehne & Nagel
- Cummins
- Amazon
- Wilson Art

Please note that NONE of these jobs, and NONE of this investment, would have transpired without the team effort which has been demonstrated by the URA, the City of Forest Park, interfacing with various developers, the Army, GAEPD, and Oasis.

2018-2024 NOTABLE ACCOMPLISHMENTS

Following are the major milestones which have been achieved through Oasis' environmental consulting assistance over the past 6 years:

- Oasis obtained a license from the Army for FTG 02 in March 2018.
- Oasis obtained Hazardous Site Inventory (HSI) Delisting for PP1 for the URA.
- Oasis started the HSI Delisting process with GAEPD for PP2 and FTG 02. This was completed by the end of 2019.
- Oasis lead the effort to address local resident erosion concerns for the URA and the City of Forest Park.
- Oasis attended monthly meetings between the Army Base Environmental Coordinators (BEC_ and the Army Corps of Engineers (ACOE) Project Manager as needed to facilitate all matters related between the Army and the URA.
- Oasis regularly attended North and South Landfill remediation meetings on behalf of the URA to evaluate progress and focus the Army on remediation and land transfer.

- On behalf of the URA, Oasis lead the effort to address the removal of mold and asbestos from Building 101.
- Oasis prepared PP4, FTG02, PP3A, PP3B, PP3C, and landlocked parcel environmental documents on behalf of the URA for transfer with the Army by July 2019.
- Oasis oversaw E&S measures and all technical matters for the Army's work on FTG02 remediation on behalf of the URA.
- Oasis obtained a renewal of the license for Right-of-Entry into Army FOSET property.
- Oasis addressed and avoided a NOV by a local resident regarding stormwater impacts off the property.
- Oasis managed and successfully completed on time and on budget interior demolition, asbestos, and lead removal at Building 101, 1st Army Headquarters, for the City of Forest Park.
- Oasis oversaw remediation completion of 136 acres by the Army of the North Landfill by early 2020.
- Oasis worked with the URA and the Master Developer to broker and procure renewal of the Environmental Insurance Policy in June 2020.

The excellent working relationships Oasis has fostered between the URA Board, the City of Forest Park, GAEPD, and the Army have been integral to the successful completion of ALL transfers of the various parcels to date. Oasis stands ready to continue to provide first-in-class service to drive this process to completion and achieve the goal of a successful, thriving industrial area for a "win-win" of the aforementioned parties and, ultimately, the employees who have found nearly 3300 new jobs in an area which only a few years ago needed desperate improvement, but which now is experiencing transformation into a prosperous and thriving community.

Regards,



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