



May 16, 2023

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: July 1, 2023 to June 30, 2024**

Dear Chairwoman James:

The current contract between the Urban Redevelopment Agency of the City of Forest Park (URA) and Oasis Consulting Services (Oasis) expires June 30, 2023, and unfinished business, pertaining to the FOSET transfers still being processed at the Former Fort Gillem in Forest Park, remains. As I mentioned at the URA meeting on 9 March 2023, we have two remaining parcels of land to transfer from the Army - the South Parcel and the Northwest Parcel (a total of 223 acres). To follow up on our discussion at the last work session meeting on 9 March 2023, Oasis respectfully submits for your consideration a proposal/budget estimate to continue Oasis' services as the **URA Environmental and Engineering Consultant to provide on-call environmental engineering** services focused on the technical review of environmental transfer strategies, technical investigations, engineering documents, and other various work elements that will arise during the upcoming year from July 1, 2023 to June 30, 2024 regarding the FOSET transfer/conveyance and redevelopment process from the U.S. Army (Army) to the URA of the City of Forest Park. It is possible that the parcel conveyance work between the Army and the URA will be completed before June 30, 2024. As stated during our March 2023 call, it is possible to have all remaining land transferred by December 2023. When the Army transfer is completed, we will notify the URA.

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. This role has been vital in achieving major success with the Gillem property redevelopment over the past 13 years to date and will continue to be critical until property transfer and redevelopment at the Gillem Logistics Center has been completed, which we anticipate by late 2023.

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 the surplus property at the former Fort Gillem, as well as facilitation of the 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 economic upturn in the area. Nonetheless, many details remain unresolved, and the URA team still requires environmental guidance for upcoming final transfer conveyance mechanisms over the course of the next year.

Unforeseen property transfer delays by the Army over the past year have been a hindrance to keeping the project on schedule as several remediation sites - specifically FTG 01 (the North Landfill) and FTG 7/9/10 (the South Parcel) - have grown in scope. In addition, the Army's internal review process, which largely resided at the levels of the Base Environmental Coordinator (BEC) and the Environmental Legal Department (ELD), has expanded to include two more layers of internal Army review on ALL environmental documents that are produced. This unforeseen development slowed the transfer process dramatically over the past two years. Nonetheless, good progress was still achieved, mainly because of the teamwork and cooperation facilitated by Oasis between the URA, Robinson Weeks, GAEPD, and the Army. Lastly the Army BEC, Owen Nuttall, retired 23 February 2021. As a result much unforeseen coordination was required to make the transition seamless and build new relationships with the Army, and specifically with the new BEC, Ms. Heather Elliott.

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 job creation 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 investments:

- Master Infrastructure (Hood Avenue/Anvil Block Road, utilities etc.) - \$12M
- Kroger - \$200M to date, with a total investment anticipated to be \$450M
- Gillem #200 - \$35M
- Gillem #150 - \$40M
- Gillem #300 - \$12M
- Gillem #400 - \$35M
- Gillem #800 - In progress

- Gillem #900 - In progress
- Boulevard Cold Storage - \$5 million
- Technique Headquarters - In progress
- Gillem 1200 - In progress
- Gillem 1100 - In progress

Job Creation

- Kroger - 750 now, and growing to 1,000
- Kuehne & Nagel - 100 jobs
- Cummins - 50 jobs now, and growing to 60

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, Robinson Weeks, the Army, GAEPD, and Oasis.

2018-2023 NOTABLE ACCOMPLISHMENTS

Following are the major milestones which have been achieved through Oasis' environmental consulting assistance over the past 4 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 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.

PATH FORWARD - 2023/2024

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 2023.
- (ii) Oversee the Army's transfer of the remaining two Parcels:
 - ♦ South Parcel (Q4 2023)
 - ♦ PP5 / NW Parcel (Q3 2023)
- (iii) Delist Report effort Q3 of 2023 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 property, 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

contact established with the Army. The Army has expressed its concern about this issue. 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 any liability that was neither anticipated nor agreed to during negotiations.***

Mr. Monteleone closely monitored the Army's remediation efforts with the contractor in order to facilitate a smooth transition. Continuing these close communications with the Army BEC will be 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 both GAEPD and USEPA that has been, and will continue to be, a valuable asset for the URA during regulatory negotiations and the ongoing transfer process.

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 (e.g. Wherry Housing), as needed.

SCOPE OF WORK

In addition to working on all the items listed in the “Path Forward” section, the following specific work tasks are envisioned during the period from 1 July 2023 to 30 June 2024, to support current development of the FOST and FOSET priority parcel transfer activities:

- Assist with technical oversight and management of the URA’s environmental insurance policy, **including 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 on a quarterly basis to provide environmental updates on FOSET Property Transfer;
- Attend GAEPD and Army partnering meetings; and
- Continue to monitor and interact with the Army on remaining environmental FOSET cleanups and transfers.

Property Remaining to be Transferred from the Army to the URA (223 acres)

- PP5 / NW Parcel (July/August 2023)
- South Parcel FTG 7/9 and 10 (August/September 2023)

This comes to a total of 223 acres projected to be transferred by the end of 2023. However, with the inevitable changes that often occur with transitions, some uncertainty exists. I am working very hard on behalf of the URA to ensure that these last parcels transfer on schedule.

Please note that since ALL of the remaining parcels will be transferred to the URA by Q3 2023, the final payment of \$3.2M due to the Army in June 2021 was partially deferred. According to the URA's Agreement with the Army, the URA will need to pay the \$3.2M when ALL remaining parcels are transferred by the Army to the URA, in Q3 2023.

The URA will continue discussions/negotiations with the Army related to the priority parcel transfers in Q3 2023. This critical and complex environmental discussion/negotiation process will require significant effort for those work elements that involve regulatory, environmental, geotechnical, civil, and technical engineering/science experience; therefore, in addition to continuation of the aforementioned services, Oasis will continue to serve in the role of independent peer reviewer and technical advocate for the URA Board throughout this process. In addition, Oasis will continue to work with the Army and the ACOE to oversee and guide their technical investigation and remediation efforts for the URA priority parcels from an environmental and strategic perspective.

Mr. Monteleone offers his involvement over the past ten 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 ten 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 Final Transfer Tasks to be Completed

- Brownfield Compliance Status Reports (CSRs) and potential soil and groundwater testing for portions of the Gillem property not purchased by Robinson Weeks or others, i.e. Building 1200 (a portion is still owned by URA) (**\$5,000-\$10,000**)
- GA Hazardous Site Inventory (HSI) delisting for portions of the Southeast Burial Area and North Landfill not already delisted (**\$5,000-\$10,000**)
- Forest Park Fire Station Phase II and Brownfield CSR - a proposal was provided to URA in November 2022 (**\$13,508**)
- Regulatory support for remaining PFOA/PFOS lead impacts in soil at FTG-10 and FTG01- North Landfill (**\$3,000-\$5,000**)
- Engineering support for stormwater impacts to stream channel near FTG-10 (**\$8,000-\$10,000**)

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 ten years) for this contract extension.

Budget for Time Period July 1, 2023 to June 30, 2024

We anticipate the transfer of all the remaining FOSET Parcels listed above by the end of 2023. The South Burial Area (FTG 7/9 and 10, PP3D) is expected to transfer by the Third or Fourth Quarter of 2023, and the North Landfill (FTG 01), which is 136 acres, is expected to transfer in the Third Quarter of 2023. The proposed budget is 10 hrs./week for the period from July 2023 to June 2024. If the transfer schedule is held by the Army any remaining budget in this contract would not be required past final transfers of the parcels.

For the 2023-2024 year we anticipate a total number of 294 hours; at the aforementioned rate of \$170/hr., the proposed budget is approximately \$50,000 for the 12-month period, if needed! Based on these estimates, we anticipate that the labor fee for services would be offered on a NOT-TO-EXCEED basis of \$50,000. We anticipate all remaining land to be transferred to the URA by Q3 2023.

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/hr. 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. Should out-of-town meetings be required, then actual travel expenses (air, hotel, meals) plus a 10% mark-up would be invoiced.

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.

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 transfers of the various parcels thus far. Oasis stands ready to continue to provide excellent service to drive this process to completion and achieve the goal of a successful, thriving industrial area for a "win-win" of all the aforementioned parties and, ultimately, all the employees who have found jobs in an area which only a few years ago needed desperate improvement and which is already experiencing transformation into a prosperous and thriving community.

Regards,



Michael Monteleone, P.E.

Executive Vice President, Director of Engineering
mmonteleone@oasis-cs.com

cc: Mr. Michael Williams, Esq.
Thompson, O'Brien, Kemp & Nasuti, P.C.
2 Sun Court
Suite 400
Peachtree Corners, GA 30092
mwilliams@tokn.com

Mr. David Welch, CEO
Robinson Weeks Partners
1 Glenlake Pkwy.
Suite 900
Atlanta, GA 30328
David@robinsonweeks.com

Ms. Charise Clay
Staff Assistant
City of Forest Park
745 Forest Parkway
Forest Park, GA 22202
cclay@forestparkga.gov