R04-23-M-001

**Application for US EPA Brownfields Multipurpose Grant**

**NARRATIVE INFORMATION SHEET**

**1. Applicant Identification**

Winston-Salem/Forsyth County Schools,
475 Corporate Square Drive, Winston-Salem, NC, 27105

**2. Funding Requested**

a. **Grant Type –** Multipurpose
b. **b Federal Funds Requested:** $744,700.00

**3. Location**: Winston-Salem, Forsyth County, North Carolina

**4. Target Area and Priority Site Information**

1201 North Patterson Avenue, Winston-Salem, NC, 27101
Census tract code: 000200

**5. Contacts**

**a. Project Director**

Nick Seeba
Director, Facilities and Construction
PO Box 2513
Winston-Salem, NC, 27102-2513
743-255-2697
njseeba@wsfcs.k12.nc.us

**b. Chief Executive/Highest Ranking Elected Official**

Superintendent Tricia McManus
PO Box 2513
Winston-Salem, NC, 27102-2513
336-978-6139
ttmcmanus@wsfcs.k12.nc.us

**6. Population** Winston-Salem, North Carolina – population 249,545 (2020 Census)

**7. Other Factors Checklist:**

| Other Factors | Page |
|---|---|
| Community population is 10,000 or less. | N/A |
| The applicant is, or will assist, a federally recognized Indian tribe or United States territory. | N/A |
| The proposed brownfield site(s) is impacted by mine-scarred land. | N/A |
| At least 20% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B, for priority sites within the target area. | N/A |
| The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them). | N/A |
| The proposed site(s) is in a federally designated flood plain. | N/A |
| The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy. | N/A |
| The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures. | p. 4 |
| The reuse strategy or project reuse of the proposed site(s) considers climate adaptation and/or mitigation measures. | p. 4 |
| The target area(s) is located within a community which a coal-fired power plant has recently closed (2011 or later) or is closing. | N/A |

**8. Letter from the State or Tribal Environmental Authority**

Attached

**9. Releasing Copies of Applications**

N/A

ROY COOPER
*Governor*
ELIZABETH S. BISER
*Secretary*
MICHAEL SCOTT
*Director*

NORTH CAROLINA
***Environmental Quality***

November 14, 2022

Mr. Nick Seeba, Director of Construction & Facilities
Winston-Salem/Forsyth County Schools
475 Corporate Square Drive
Winston-Salem, North Carolina 27105
njseeba@wsfcs.k12.nc.us

Re: U.S. EPA Brownfields Cleanup Grant – Thomasville Furniture Plant H III

Dear Mr. Seeba,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports Winston Salem/Forsyth County Schools' application for a U.S. EPA Brownfields Multi-purpose Grant for the Thomasville Furniture Plant H III facility in Winston Salem. We are aware that the intended use of the funds is to complete Brownfields required assessment and/or remediation with the goal of a completed Brownfields Agreement. This grant would be a tremendous economic development achievement for the City of Winston-Salem and Forsyth County.

We hope that Winston Salem/Forsyth County Schools is successfully awarded this grant, and we will continue to support you in your Brownfields redevelopment efforts. The Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project. This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing.

The Brownfields Program can also assist with outreach efforts to your local community regarding reuse for commercial purposes and the controls to be put in place to make the property suitable. The liability protection offered by a Brownfields Agreement is a benefit to the whole community and can often facilitate additional economic development in the area surrounding a Brownfields Property.

We look forward to working with you regardless of a grant award or not. We truly believe successful Brownfields projects can rejuvenate a community.

Sincerely,

Bruce Nicholson
Brownfields Program Manager

ec: NCDEQ Brownfields Public Outreach Team

# Winston-Salem Forsyth County Schools Multipurpose Grant Narrative

## IV.E.1. Project Area Description and Plans for Revitalization

**1.a. Target Area and Brownfields***: 1.a.i. Overview of Brownfield Challenges and Description of Target Area*: Winston-Salem/Forsyth County Schools (WS/FCS) proposes conducting Environmental Site Assessments, engaging in cleanup efforts, planning and developing reuse processes, and hosting community outreach activities at a brownfields site located at 1201 North Patterson Avenue, Winston-Salem, NC, 27101. WS/FCS, in collaboration with community and business partners, has developed plans to construct Brunson Elementary School at this location – a Title I public elementary school.

Forsyth County (population 382,590), located in northwest North Carolina, is part of the Piedmont-Triad region and is anchored by the county seat of Winston-Salem, the state's fifth-most populous city. Winston-Salem, often referred to as the "Twin City," is the product of the merging of the two neighboring towns of Winston and Salem in 1913. In the late 19th century, Winston-Salem became a major center of tobacco production – by the 1880s, there were nearly 40 tobacco factories in the town of Winston. To this day, the city is often affectionately referred to as "Camel City" by locals, in reference to the historic importance of the tobacco industry. Alongside tobacco, textile production became a thriving industry, and by the 1940s, 60% of Winston-Salem workers were employed by either R. J. Reynolds Tobacco or Hanes textile factories. Like other cities in the region, most notably High Point, Winston-Salem was also the home to several furniture manufacturing facilities. While the city continued to house the corporate headquarters for companies including Reynolds American and HanesBrands, many manufacturing facilities shuttered in the late twentieth century, leaving behind abandoned industrial and factory spaces in the city's urban core. Coordinated renewal efforts have seen the revitalization and reuse of many of these spaces, most notably the Innovation Quarter, an innovation district downtown that has been developed through public and private investments of over $713 million. This thriving district centers on biomedical research and engineering, and also includes green spaces, mixed-use housing, restaurants, a vibrant start-up community, maker spaces, and educational programs for several area universities.

The brownfield site at 1201 North Patterson Avenue is located immediately north of downtown Winston-Salem and the aforementioned Innovation Quarter, in a mixed-use area that includes residential housing, industrial properties, and businesses. This site, located in census tract 000200, is the location of the former Thomasville Furniture Industries manufacturing plant, and is also adjacent to a former dry cleaning business, Winston Steam Laundry. The 12.83 acre site, composed of two land parcels, is bordered by North Patterson Avenue to the west, Samaritan Ministries and a training facility to the north, Ivy Avenue to the east, and a vacant property to the south. Today, the North Patterson site houses the vacant Thomasville Furniture Industries manufacturing plant, as well as a storage building, while the remainder of the property is currently vacant and overgrown. The presence of these vacant and contaminated properties serves as a major impediment to walkability and safety in the area, forecloses on opportunities for residents to enjoy green space, deters economic investment in adjacent undeveloped and underdeveloped properties, and serves as an eyesore for the surrounding community. Cleanup and reuse of this site would connect and anchor the surrounding areas, and strengthen the neighborhood's ties to the emerging resources in this portion of downtown Winston-Salem.

In addition to its planned reuse as an elementary school, the North Patterson site is significant to both Winston-Salem and Forsyth County's economic, social, and cultural well-being because of its location in Industry Hill. Industry Hill, which encompasses the northern edge of downtown Winston-Salem, has historically been home to manufacturing facilities and business including furniture factories (of which the North Patterson site is an example), tobacco warehouses, packaging industries, and produce dealers. Over the past decade, this area has seen the gradual resurgence of local businesses, makerspaces, and cultural spaces, including live music venue and community space The Ramkat, the Winston Junction community market, the Mixxer community makerspace, and a number of restaurants, breweries, businesses selling locally-made wares, a museum, and fitness facilities. Because of its location on the border of downtown Winston-Salem, the North Patterson site is also near the aforementioned Innovation Quarter, home to over 90 companies and five academic institutions. Remediating the North Patterson site will positively contribute to these movements of revitalization and creating vibrant mixed-use communities in downtown Winston-Salem, and will also provide a near-endless array of meaningful connections and hands-on, real-world learning opportunities for students at the future Brunson Elementary School.

*1.a.ii. Description of the Priority Brownfield Site(s):* The 12.83 acre North Patterson site was the site of the Thomasville Furniture Industries manufacturing plant for over 100 years – historical resources indicate that the furniture plant was in operation as early as 1895, and it remained in operation until it shut down in the 2000s. Also of note is the presence of the former Winston Steam Laundry site directly southeast of this property, which once operated as a dry cleaner. A Phase I Environmental Site Assessment found that the historical use of the property as a furniture manufacturing facility for more than a century has R*ecognized Environmental Conditions*. A number of specific areas within the site are also considered R*ecognized Environmental Conditions* as a result of their former use, including a coal pile found near the location of a former boiler, two former transformer substations with documented petroleum soil contamination, lacquer storage tanks and pumps, and a machine shop that would have likely used petroleum products and solvents. The former Winston Steam Laundry site is no longer in operation, but previously served as a dry-cleaning facility. Dry cleaning facilities formerly used petroleum products and tetrachloroethene (PCE) as dry-cleaning chemicals, and a report prepared by Progress Environmental found that PCE was present in the groundwater of the North Patterson site. Based on the direction of groundwater flow, the former laundry site is considered a potential source of PCE in the groundwater and is thus a *Recognized Environmental Condition*.

The property contains multiple large buildings that were all formerly part of the Thomasville Furniture Industries factory, developed as a three-story factory building along with many smaller buildings. These buildings were constructed of brick outer walls with steel framing interior and concrete and hardwood flooring. The small buildings in the northern section of the property were formerly used for materials storage, shipping pad storage, crate sawing, and lacquer application and storage. A transformer yard is located to the south of the main building – transformers have been removed and only the concrete pad remains. Previous cleanup work at this location removed soil that had been contaminated with diesel range petroleum hydrocarbons. Much of the property is overgrown with kudzu, and the buildings are in poor condition due to water intrusion and roofing failures. All existing buildings on the property have been approved for demolition. A Report of Limited Groundwater, Soil Vapor, and Soil Assessment conducted in June of 2022 has provided additional insights into the nature of contamination at the site. Groundwater

sampling revealed that Naphthalene and tetrachloroethene were reported in sample MW-1 at concentrations which exceed the respective 1 SA North Carolina Administrative Code 02L groundwater standards (2L Standards). Several target compounds were reported in each of the collected soil gas samples at a concentration greater than the NCDEQ Residential Exterior and Sub-Slab Soil Gas Screening Level (SGSL), including Trichloroethene, Tetrachloroethene, Naphthalene, and Ethylbenzene. Soil samples also revealed the presence of several target compounds in excess of NCDEQ Residential PSRGs, including Hexavalent Chromium, Benzo(A)Anthracene, Benzo(B)Fluoranthene, and Benzo(A)Pyrene. The reported Benzo(A)Pyrene concentration also exceeded the Industrial/Commercial PSRG.

While these sources of contamination have been revealed, WS/FCS sees tremendous benefit in further sampling and observing the site through additional Phase I and II site assessments. To date, the school district has not done extensive construction or created disturbances of the site's soil to ascertain if there are other unknown contaminants that need to be addressed. It is our hope that funding through the EPA Brownfields Multipurpose Grant would enable us to conduct these vitally-important assessments, identify and address any additional potential concerns, and initiate the cleanup process.

**1.b. Revitalization of the Target Area:** *1.b.i. Overall Plan for Revitalization* - Winston-Salem/Forsyth County Schools plans to reuse and revitalize the brownfield site at 1201 North Patterson Avenue as the site of a replacement for Brunson Elementary School. Brunson was originally constructed in 1959 and is situated in a flood plain. In selecting a site for the replacement school, WS/FCS collaborated closely with local government, neighborhood businesses and nonprofits, and Brunson families. The Board of Education (BOE) and WS/FCS prioritized selecting a site within the city's urban core, and the 1201 North Patterson site was selected both because of its proximity to the former Brunson site and downtown Winston-Salem, and its ability to revitalize a currently unutilized site. The BOE completed its $2.25 million purchase of the new Brunson site in October 2021. Concurrently, Two Cities Church purchased an adjacent parcel for its future site. Together, these two sites and organizations will transform a vacant area of land in Industry Hill and foster continued growth in downtown Winston-Salem.

The selection of the 1201 North Patterson site was the product of several years of collaborative work and investigation. A Phase I Environmental Site Assessment was conducted in September of 2019. The North Carolina Department of Environmental Quality accepted the site into its North Carolina Brownfields Program and for continued evaluation for a Brownfields Agreement in September of 2021 and approved the *Workplan for Environmental Services – Revised* in February of 2022. A Report of Limited Groundwater, Soil Vapor, and Soil Assessment was conducted in June of 2022, and a Brownfields Property Receptor Survey was submitted in August of 2022. Demolition of the existing structures on site has been approved, and demolition will begin in November of 2022. WS/FCS initiated the design process in September of 2022 and anticipates completing the design phase in the summer of 2023. Cleanup and construction will follow the demolition process, with a target construction completion date – and opening of the new Brunson Elementary School – in the fall of 2025. Cleanup funds will be utilized for components of the demolition including PCBs, lead, and asbestos.

WS/FCS undertook a collaborative five-year Strategic Plan process beginning in 2020, including both internal and external community stakeholders. One of the district's strategic plan goals centers on Equity and Access: "*WS/FCS will provide quality instructional facilities and learning*

*environments with all students."* The district's Goal 5, Climate and Safety, includes the following objective: "*Improve the quality of the learning environment, student behavior/well-being, and overall safety*." The construction of a new, safe school building at this site will address both of these strategic plan goals.

*1.b.ii. Outcomes and Benefits of Overall Plan for Revitalization* - Remediating this brownfield site is a critical priority for WS/FCS and the City of Winston-Salem, as it will mitigate the site's deleterious impact on the health and welfare of the neighboring community, as well as stimulate additional economic and cultural investment in the area. The site's reuse as an elementary school will serve our community's children for decades to come, and its location in close proximity to downtown will be mutually beneficial to both the school's students and the surrounding area. An abandoned, blighted property will be reimagined as a vital, connected, and innovative school campus that will include green space and playground facilities that may be utilized by the community. WS/FCS plans to utilize a number of sustainable and energy-efficient components in during construction, including low-voltage lighting, energy-efficient HVAC systems and windows, and remote timing systems. The building will be situated and oriented to best utilize natural sunlight during the school day and account for changes in the indoor building environment due to the sun's impact on temperature. WS/FCS will work alongside partners including the City of Winston-Salem and Forsyth County to explore reuse and revitalization options for the old Brunson site, to include usage as a park or community green space.

**1.c. Strategy for Leveraging Resources:** *1.c.i. Resources Needed for Site Reuse* – WS/FCS has secured local bond funding in support of the purchase of the North Patterson site, as well as site assessments conducted to date and the future demolition of properties on the site. To date, WS/FCS has expended $2.9 million on the site purchase, assessment, and planning activities. The EPA Brownfield Multipurpose Grant will, through its associated assessment and cleanup activities, facilitate our ability to secure additional funds for the school's construction. In addition to this grant opportunity, we anticipate seeking additional funding in support of this project through the North Carolina Department of Public Instruction's Needs-Based Public School Capital Fund, subsequent rounds of local bond funding, and additional brownfields funding.

*c.ii. Use of Existing Infrastructure* - The project site is located in close proximity to downtown Winston-Salem, and has access to infrastructure and utilities including water and sewer services from the City of Winston-Salem. Piedmont Natural Gas, water mains, sanitary sewer systems, and overhead power lines surround the property on the west, north, and east along North Patterson Avenue, East Northwest Boulevard, and Ivy Avenue. These existing gas mains, water line mains, and sanitary sewers will be utilized, and infrastructure for electrical power will be brought in from the public right-of-way. Given the poor condition of the site's existing buildings, including significant water intrusion issues, all structures on the site will be demolished.

## IV.E.2. Community Need and Community Engagement

**2.a. Community Need**: *2.a.i. The Community's Need for Funding* - The plan to construct a new Brunson Elementary School on the identified site was born out of an identified community need. Brunson is a Title I elementary school that is reflective of the diversity of its surrounding neighborhood, Winston-Salem, and Forsyth County. WS/FCS, Greater Winston-Salem, Inc. (our chamber of commerce), nonprofit and faith-based organizations, and local business interests have invested considerable funding, collaborative planning, and manpower in revitalizing both downtown Winston-Salem and the Industry Hill area. To date, WS/FCS has invested nearly $3

million in the purchase and planning of the future Brunson site, and estimates expending an additional $30 million in school construction. Current assessment work has revealed the extent of the need for additional resources to assess and remediate this site, as well as to continue to involve community stakeholders in the planning and construction process. This grant funding will provide assessment and cleanup funds not otherwise available to tackle the needs in the targeted area.

*2.a.ii. (1) Health and Welfare of Sensitive Populations* – The current student population of Brunson is highly diverse— 40.8% of students are African-American, 18.16% are Hispanic, 29.6% are white, and 18.16% are multiracial. 11.44% of students are identified as Exceptional Children, while 8.96% have Limited English Proficiency. Like schools across the country, Brunson Elementary School's academic needs have been exacerbated by the COVID-19 pandemic. Brunson's grade 3-5 reading proficiency was 44.1% in the 2021-22 school year, down from 63.3% pre-pandemic in 2018-19, while grade 3-5 math was 44% in the 2021-22 school year, down from 64.3% in 2018-19.

The target area for the brownfield remediation is identified as low-income, and is home to a number of populations that are sensitive to and disproportionately impacted by health risks from environmental contamination. A chart summarizing these salient economic indicators has been included below:

| Socioeconomic Indicator | Target Area | State Avg. | %ile in State | US Avg. | %ile in US |
|---|---|---|---|---|---|
| **Demographic Index** | **59%** | **35%** | **84** | **35%** | **82** |
| People of Color | 56% | 37% | 75 | 40% | 70 |
| **Low Income** | **62%** | **33%** | **89** | **30%** | **89** |
| **Unemployment Rate** | **15%** | **5%** | **92** | **5%** | **92** |
| Limited English Households | 3% | 2% | 80 | 5% | 69 |
| Less Than HS Education | 15% | 11% | 66 | 12% | 70 |

In addition, 5% of the population in the target area is under the age of 5, and 9% is over the age of 64. The Target Area has also been identified as Disadvantaged by a number of indicators as measured by the Economic Justice Screening Tool (CEJST), including training and workforce development (unemployment, low median income, and poverty rate), reduction and remediation of legacy pollution (proximity to hazardous waste facilities), and health burdens (low life expectancy and diabetes). As a whole, Forsyth County's infant mortality has exceeded the state's infant mortality rate each year from 2016 to 2020, ranging from a high of 9.8 (2017, 2019) to a low of 7.2 (2020). Forsyth County's Infant Mortality Disparity Ratio also exceeded the state's during the 2016-2020 period, with a ratio of 2.8. From 2014 to 2018, 57-59% of Forsyth County's births were to mothers who had Medicaid, while between 41-47% were to mothers who also qualified for the Special Supplemental Nutrition Program for Women, Infants, and Children. Given the Target Area's status as 62% low income, these rates are likely higher within the target area. Proximity to brownfields and their associated contaminants may allow for particulate inhalation, vapor intrusion and direct contact with contaminants, particularly among vulnerable populations. The Target Area also contains populations with Limited English Proficiency at 3% (in the 80th percentile for North Carolina) and Less Than High School Education (15%, compared to a national rate of 12%). For these populations in particular, outreach and education will be imperative. With assistance provided through this grant, WS/FCS will mitigate exposure, remediate a contaminated site, and communicate safety measures to the surrounding community.

*2.a.ii. (2) Greater Than Normal Incidence of Disease and Adverse Health Conditions* - The Target Area has been identified as health-burdened by the CEJST, with an incidence of Low Life Expectancy in the 96th percentile and an incidence of Diabetes in the 93rd percentile, nationally. The most recent overall 5-year rolling average chronic disease death rates for Forsyth County and North Carolina show a higher death rate due to chronic diseases in Forsyth County (783.4) than the state (780). Forsyth County's death rate due to chronic lower respiratory diseases, which includes chronic obstructive pulmonary disease (COPD), chronic bronchitis, emphysema, and asthma (45.3), also exceeded the state's rate (44.0). The Target Area's rate of asthma among adults over the age of 18 is in the 68th percentile, nationally. Forsyth County's death rates due to cancer for Black, Non-Hispanic/Latino populations (193.1) also exceed the state's rate for the same population (175.9), a meaningful difference given that the Target Area's population is 56% People of Color (in the 75th percentile for the state). These disease rates and disproportionalities may be, in part, attributable to exposure to pollutants from brownfields.

Dry cleaning solvent PCE, classified as a Group 2A carcinogen, has been found in the groundwater of the North Patterson site. Benzo(b)fluoranthene, classified as a probable carcinogen, and naphthalene, classified as a possible carcinogen, were also detected on-site. Hexavalent Chromium, found in soil samples at the Target Area in excess of NCDEQ Residential PSRGs, can also contribute to asthma, bronchitis, pneumonia, and lung cancer, and Benzo(a)pyrene, found in excess of NCDEQ's Industrial/Commercial PSRG, is carcinogenic at multiple tumor sites including the alimentary tract, liver, kidney, respiratory tract, pharynx, and skin by all routes of exposure. Remediation activities conducted under this grant will reduce the environmental burdens that can lead to these adverse health conditions.

*2.a.ii. (3) Promoting Environmental Justice* - The EPA's EJSCREEN tool, which measures environmental justice burdens on communities, ranks the Target Area above the 90th percentile in the State of North Carolina as well as the United States for a number of indicators. The chart below summarizes some of the most pressing concerns facing the immediate vicinity of the target area:

| **Environmental Justice Index** | **State %ile** | **USA %ile** |
|---|---|---|
| EJ Index for Particulate Matter 2.5 | 92 | 77 |
| EJ Index for Ozone | 95 | 91 |
| EJ Index for Diesel Particulate Matter | 94 | 86 |
| EJ Index for Lead Paint | 93 | 89 |
| EJ Index for RMP Facility Proximity | 93 | 89 |
| EJ Index for Hazardous Waste Proximity | 94 | 90 |
| EJ Index for Underground Storage Tanks | 93 | 94 |

The legacy of industrial development in the neighborhood has had undeniable, long-term impacts on an array of environmental indicators. The presence of blighted, abandoned, and contaminated sites in close proximity to residences, community organizations, and local businesses has created disproportionate burdens on the neighborhood, which makes continued assessment, cleanup, remediation, and reuse projects absolutely imperative. The target area has been disproportionately burdened by unemployment (98th percentile), low median household income as a percent of area median income (95th percentile), and percentage of individuals below the Federal Poverty Line (96th percentile) as measured by the CEJST. Continued investment in community revitalization is critical to ensure economic, social, and environmental justice for residents. As partners at Industry Hill and Two Cities Church work to rehabilitate adjacent

properties, WS/FCS will contribute to rectifying these ongoing concerns by remediating and transforming the brownfield site at 1201 N. Patterson Avenue. These combined community efforts will improve health and economic outcomes for residents and will promote vibrancy and resiliency of downtown Winston-Salem and the city as a whole.

**2.b. Community Engagement**: *2.b.i. Prior/Ongoing Community Involvement* - Decisions around the location of the new Brunson Elementary School site, as well as around site cleanup and reuse, have been – and will continue to be – conducted in a manner that is open, public, and transparent. Community meetings around site selection began in early 2019, and were held on February 25th, 2019; November 19th, 2019, and February 13th, 2020. WS/FCS Facility Planning and Construction hosted three community meetings on August 26th and 27th, 2020 to discuss site options for the new Brunson site. Architects, engineers, the district's planners and construction team, and school leaders and administration participated in virtual presentations and live Question and Answer sessions via WS/FCS' television channel, Cable 2, which was also livestreamed. Following the presentation, community stakeholders, parents, faculty, and staff were solicited to participate in a survey about site plans, which remained open through September 4. 2020. On August 20th, 2021, WS/FCS' Facilities and Construction team presented an update for faculty, administration, and families at Brunson's Open House.

WS/FCS Board of Education (BOE) meetings have been a critical vehicle for conveying updates and soliciting feedback. All Board meetings include a mechanism for public comments on agenda items as well as general business, which has offered an opportunity for ongoing and regular public engagement. All Board meetings are also livestreamed and archived on YouTube and broadcast on Cable 2, and all agenda items and related materials are maintained on the Board's website and are available for public review. Final site approval of the 1201 N. Patterson site was granted by the BOE in the first quarter of 2022. We anticipate that these modes of engagement, including Cable 2 broadcasts, livestreams, surveys, community meetings, and BOE meetings, throughout the lifecycle of the assessment, cleanup, and construction processes.

*2.b.ii. Project Involvement and 2.b.iii Project Roles*

| **Organization** | **Point of Contact** | **Involvement/Role in Project** |
|---|---|---|
| City of Winston-Salem | Aaron King, (336) 747-7068, aaronk@cityofws.org | Serve as key contact and subject matter expert for city planning processes |
| Brunson Elementary School | Anissia Scales, (336) 703-4206, ajscales@wsfcs.k12.nc.us | Assist in providing and coordinating feedback from administration, faculty, and families |
| Greater Winston-Salem, Inc. | Mark Owens, (336) 728-9200, markowens@winstonsalem.com | Liaise with business community, assist in community awareness and outreach; connect with other revitalization plans |
| Industry Hill | Drew Gerstmyer, [redacted] | Liaise with area organizations/ businesses; assist in community awareness and outreach |
| Two Cities Church | David Vogel, (336) 793-4360, david@twocitieschurch.net | Collaborate on site reuse; assist in communication and outreach to surrounding neighborhood |
| WS/FCS Board of Education | Deanna Kaplan, Board Chair, (336)-727-2292, dkaplan@wsfcs.k12.nc.us | Serve as venue for key project updates and public feedback; provide guidance and advocacy for project |

| | | |
|---|---|---|
| North Carolina Brownfields Program | Caroline Goodwin, (919)-441-0300, caroline.goodwin@ncdenr.gov | Provide technical assistance for assessment, cleanup, and remediation plans; offer compliance guidance |
| Downtown Winston-Salem Partnership | Jason Thiel, jason@dwsp.org, (336)-354-1500 | Liaise with downtown organizations; community outreach and engagement |

*2.b.iv. Incorporating Community Input* - Building upon the last three years of foundational public engagement around this project, we plan to take a robust, multi-pronged approach to communicating project process to community stakeholders and soliciting ongoing feedback. Perhaps most significantly, WS/FCS will continue to utilize public BOE meetings as a mechanism to both seek input and provide updates at key milestones. As previously mentioned, all Board meetings contain an opportunity for public comment, and allow for both in-person and virtual engagement through both Cable 2 and livestreaming. All board materials will remain available for review throughout the lifecycle of the grant and beyond.

We have identified several key touchpoints where we anticipate presenting materials to the Board of Education and the general public for review and approval. In late summer 2023, we plan to provide an assessment update, followed by a design plan update in the fall of 2023. Finally, in Winter 2023, we anticipate presenting on the construction bidding process. Community meetings and surveys will also continue to be vital instruments for soliciting feedback, while updates will be provided to the community via WS/FCS' website, Cable 2 broadcasts, and targeted phone and email communication to Brunson families, staff, and administration. We aim to hold community feedback sessions – both in-person and livestreaming – on a quarterly basis. In addition to our in-house Marketing and Communications team, local print and broadcast media will also serve as key partners in communicating our ongoing progress. We will also utilize TAB services to assist in facilitating dialogue and engaging stakeholders.

**IV.E.3. Task Descriptions, Cost Estimates, and Measuring Progress**

**IV.E.3.a. Description of Tasks/Activities and Outputs** – *3a.i-iv – Project Implementation, Identifying Additional Sites, Anticipated Project Schedule, Task/Activity Lead, and Outputs* - EPA multipurpose funding will allow Winston-Salem/Forsyth County Schools to build upon existing assessments conducted in the Target Area and develop comprehensive plans to assess, cleanup, and remediate the site in preparation for construction and reuse. WS/FCS will utilize the grant to conduct additional Phase II ESAs, develop a comprehensive Cleanup Plan, and clean up and remediate the property. To date, WS/FCS has conducted site evaluations (2017-22), completed site selection, and conducted initial site analysis. In addition to activities funded through the grant, WS/FCS will undertake construction projects associated with the site. The tasks listed in the chart below will be implemented to accomplish this grant project:

| **Task/Activity: Program Management/Project Oversight** |
|---|
| i. Project Implementation<br>• EPA-funded tasks/activities: 1) Analysis of site 2) Design 3) Cleanup 4) Closeout<br>• Non-EPA grant resources needed to carry out tasks/activities, if applicable: 1) Evaluation of site (completed) 2) Selection of site (completed) 3) Construction |
| ii. Identifying Additional Sites: Additional sites will be identified by WS/FCS in collaboration with project partners. Sites will be selected for reuse based on 1) connections to community |

| |
|---|
| nonprofit organizations, 2) proposed usage in alignment with the construction of Brunson Elementary, 3) proposed usage in alignment with identified benefits to the local community and surrounding area, and 4) potential impact to the proposed site from adjacent contamination. |
| iii. Anticipated Project Schedule: 1) Analysis of site – Nov 2021-present (ongoing), 2) Design – Sept 2022-Summer 2023, 3) Cleanup – demolition begins Nov 2022, construction completion Sept 2025. Grant funds will be used for any necessary cleanup emerging from construction/demo processes. 4) Closeout – last quarter 2025 |
| iv. Task/Activity Lead: Facilities and Construction Department, WS/FCS |
| v. Outputs: 1) Assessment reports (2 environmental, soil, vapor, gas, groundwater), 2) Brownfield survey, 3) Community notifications, 4) Site approvals (letters/memos), 5) design completion and approval, 6) demolition completion, 7) construction completion, 8) Quality Assurance Project Plan, 9) Analysis of Brownfield Cleanup Alternatives |

| **Task/Activity: Grant/Fiscal Management** |
|---|
| i. Project Implementation: 1) Data collection, 2) Quarterly reporting, 3) Annual reporting, 4) Close-out report, 5) RFP/RFQ processes, 6) Procurement and invoicing, 7) Contracting |
| iii. Anticipated Project Schedule: 1) Data collection – ongoing; 2) quarterly reporting – each quarter of project life cycle; 3) annual reporting – annual; 4) close-out report – Q4 2025; 5) RFP processes – ongoing; 6) Procurement/invoicing – ongoing; 7) Contracting – ongoing |
| iv. Task/Activity Lead: WS/FCS Finance and Grants Departments, Facilities and Construction |
| v. Outputs: quarterly, annual, and closeout reports; contracts and agreements; invoices; data reporting; fiscal reporting |

| **Task/Activity: Assessment** |
|---|
| i. Project Implementation: Site evaluation has been completed. Grant activities will include analysis of site, including Phase II ESAs, to expand on previously conducted Phase I and II ESAs. |
| iii. Anticipated Project Schedule:<br>1. Analysis of site – Nov 2021-present (ongoing)<br>2. Design – Sept 2022; 9 months – summer 2023 |
| iv. Task/Activity Lead: Contractor to be named |
| v. Outputs: Site assessments and reports (see Project Management) |

| **Task/Activity: Remediation** |
|---|
| i. Project Implementation: Remediation efforts – fill material, placement of fill material, monitoring wells, vapor barrier, vapor mitigation system, contaminated soil removal (where necessary) |
| iii. Anticipated Project Schedule:<br>Remediation efforts – fill material, placement of fill material, monitoring wells, vapor barrier, vapor mitigation system, contaminated soil removal (where necessary) – Jan-Aug 2024 |
| iv. Task/Activity Lead: Engineering contractor (to be named), NC Brownfields, Gilbane (see Threshold Criteria III.B.7) |
| v. Outputs: Proper completion of each step of remediation effort process (fill material, placement of fill material, monitoring wells, vapor barrier, vapor mitigation system, contaminated soil removal (where necessary) |

| **Task/Activity: Reuse/Construction Planning** |
|---|
| i. Project Implementation |

- EPA-funded tasks/activities: Implementing design for mitigation requirements – will be included in schematic design, design development, and construction documents
- Non-EPA grant resources needed to carry out tasks: 1) Schematic design, 2) Design Development, 3) Construction documents, 4) Bid process

iii. Anticipated Project Schedule: 1) Design Development – Nov 9, 2022 -March 2, 2023; 2) Construction documents – March 3, 2023 – Sept 29, 2023, 3) Bid process – November 2023

iv. Task/Activity Lead: Construction firm – to be named

v. Outputs: Completion of schematic designs and construction documents, bids accepted and awarded following procurement guidelines, formal development of GMP, BOE approval of schematic and construction documents

*3.b. Cost Estimates*

| | Project Tasks | | | | |
|---|---|---|---|---|---|
| **Budget Categories** | **Project Management and Community Outreach Task # 1** | **Assessment Task # 2** | **Remediation Task # 3** | **Reuse/Construction Planning Task # 4** | **Budget Total** |
| **Personnel** | $ - | $ - | $ - | $ - | $ - |
| **Fringe** | $ - | $ - | $ - | $ - | $ - |
| **Travel** | $ 3,700.00 | $ - | $ - | $ - | $ 3,700.00 |
| **Equipment** | $ - | $ - | $ - | $ - | $ - |
| **Supplies** | $ 3,000.00 | | | | $ 3,000.00 |
| **Contract** | $ 23,000.00 | $ 74,500.00 | $ 600,000.00 | $ 40,500.00 | $ 738,000.00 |
| **Direct Costs** | $ 29,700.00 | $ 74,500.00 | $ 600,000.00 | $ 40,500.00 | **$ 744,700.00** |
| **Indirect Costs** | $ - | $ - | $ - | $ - | |
| **Total** | **$ 29,700.00** | **$ 74,500.00** | **$ 600,000.00** | **$ 40,500.00** | **$ 744,700.00** |

WS/FCS is seeking $744,700 in US EPA Brownfields Multipurpose grant funding. The budget proposal aligns with the grant proposal and is reasonable and necessary to ensure the successful completion of the project. All costs are in accordance with contract figures or vendor cost estimates based on current market values. There will be no expenses for personnel, fringe benefits, equipment or indirect costs. Approximately 96% of the budget will be used for site contractual activities. *Where Request for Qualifications (RFQ) are required, WS/FCS will follow NC School of Government rules for procurement under the Mini-Brooks Act.*

**Task 1 Project Management and Community Outreach**

Travel -$3,700 is budgeted for expenses for two people to attend the National Brownfields Conference. Costs are estimated at $1,850 per person based on recent conference costs, consisting of $400 airfare, $750 3 nights hotel accommodation, $400 per diem for 4 days, and $300 registration.

Contract-$23,000 is budgeted for consultant assistance with program reporting (quarterly and annually) and community outreach activities (notifications and meetings).

Supplies - $3,000 is budgeted for expenses for outreach materials, supplies and marketing.

**Task 2 Assessment**

Contract - $74,500 Consultant will provide Phase I and II reports, work and environmental management plans. The average hourly rate for an Engineer, Geologist and/or Scientist is $150.

Phase I and II – 160 hours, $24,000
Work and Environmental Plan – 135 hours $20,250
Cooperative Agreement (includes legal) -$30,000

**Task 3 Remediation**
Contract - $600,000 is budgeted to remove below ground contaminated tanks, install a vapor mitigation system and placement of new fill.
Vapor Mitigation System 84,000 sq. ft. @$6 per sq ft=$504,000
New Fill (earth work) by ton 3,800 tons @$20 per ton = $76,000
Sub-surface contaminant removal up to 10 tanks at $2000 per tank=$20,000

**Task 4 Reuse/Construction Planning**
Contract -$40,500 is budgeted for an architecture and planning firm to provide WS/FCS with planning services, including but not limited to design mitigation, schematic design, and construction documents.

*3.c. Measuring Environmental Results* – WS/FCS will track, measure, and document project progress by utilizing both the ACRES system and generating quarterly reports. We will designate a Project Manager, along with support from multiple departments across WS/FCS, to track and document outputs including additional Phase II assessments as dictated by the NC Brownfields program, progress towards cleanup and remediation, and plans for design and eventual construction. We are currently in the process of developing a brownfields plat which will include documentation of contaminants, the levels of each contaminant, and their location within the brownfield site – this plat will serve as a critical tool in measuring progress. WS/FCS will also, through the NC Brownfields program, complete an annual recertification to affirm that our project is meeting the requirements of the program. Because stakeholder feedback and community engagement is a critical component of this work, a number of outputs will also center on these communication efforts, including documenting the number of meetings, preserving agendas and presentation materials, and recording both feedback received and actions taken to respond to this feedback. Other key outputs measured will include the number of assessments conducted; progress towards key milestones including demolition, cleanup, and site design; number of stakeholders engaged and involved throughout the process; resources leveraged, and partnerships established; and documentation of progress towards deliverables and continued compliance through correspondence with NC DEQ and the Brownfields program. Long-term outcomes will include economic revitalization; satisfaction with site reuse as measured through perception surveys with families, school faculty and administration, and key partners and stakeholders in the Industry Hill neighborhood; and infrastructure upgrades and continued revitalization of the surrounding area.

**IV.E.4 Programmatic Capability and Past Performance**

**4.a Programmatic Capability:** *a.i-aiii -Organizational Capacity, Organizational Structure, and Description of Key Staff* - **W**inston-Salem/Forsyth County Schools has broad and extensive experience in managing complex, large-scale, and multi-year grant projects and programs, as well as site assessments, design, reuse and construction processes. In recent years, WS/FCS has overseen several large-scale demolition, design, and construction projects, including the Wiley Middle School gym construction ($13 million), the construction of Lowrance-Paisley Middle School ($39 million), and the construction of Konnoak Elementary School ($19 million). WS/FCS also has a robust history of community engagement and soliciting feedback, with recent

community input processes centering on 2016 bond projects including Philo-Hill Middle School, East Forsyth High School, Griffith Elementary School, and Ward Elementary School. WS/FCS' Operations Department, specifically Facilities and Construction, will play a key role in this work. Nick Seeba, Director of Facilities and Construction, will be project lead, along with a Project Manager to be named. Nick Seeba manages the procurement, development, design, construction, and owner representation roles for each of our public-school projects, which are funded by local bonds. In his role, he has a direct link to district leadership, the Board of Education, Operations, Instructional Services, and school administration teams, and is responsible for reporting schedule, scope, and budget for each project to stakeholders. Chief Operating Officer Lauren Richards will provide oversight of facility operations, monitor building efficiencies, and work to make continuous improvements in both sustainability and reducing the carbon footprint of our school buildings. Their work will be supported by our well-staffed and experienced Operations team, including Jesse Pratt, Deputy Superintendent of Operations; Darrell Walker, Chief of Planning and Construction; Justin Thornton, Sustainability Director; and Justin Dyson, Executive Director of Maintenance.

The Grants Department, consisting of Director of Grants Victoria Fulton and Grants Coordinator Latandra Baldwin, have also managed several federal grants throughout the grant lifecycle, including a Teacher and School Leader Incentive grant through the Department of Education, multiple 21st Century CLC cohorts, two Innovative Approaches to Literacy grants, and a National Institutes of Justice subaward (combined total approx. $17m). They will support this grant through compliance, monitoring, implementation, and reporting activities. The Grants Department will continue to pursue complementary funding to deepen and extend the impact of this grant, including developing new grant proposals in tandem with community partners and leveraging corporate and community supporters. WS/FCS' Financial Services Department will provide fiscal oversight. The department is well-acquainted with managing and implementing large-scale budgets, including ESSER funds and competitive and entitlement federal grant programs. We are confident that our policies, procedures, and internal controls will effectively detect and prevent fraud, waste, abuse, and mismanagement. All program expenses will include multiple levels of approval and control, and Board policy will guide procedures for purchases and contracted services.

*4a.iv. Acquiring Additional Resources*- WS/FCS has a robust system for acquiring resources and contracts, including purchasing guidelines and requirements and well-established RFP processes and requirements. WS/FCS' purchasing manual outlines procedures for purchase orders, competitive quotations, an affirmative action policy for M/WBE providers, requisitions, and other requirements. In addition, all purchases and contracts exceeding $100,000 and contracts for professional services exceeding $25,000 must receive formal approval from the Board of Education. In North Carolina, the procurement of professional services performed by architects, engineers, surveyors, and construction managers at risk is governed by G.S. 143-64.31, the "Mini-Brooks Act." The QBS process is a procurement process that focuses on the qualifications of potential firms rather than their fees or the price of the contract. Local governments must utilize this process when selecting an architect, engineer, surveyor, construction manager at risk, design-builder, or private developer for a public-private partnership development contract.

**4.b. Past Performance and Accomplishments** - *4.b.iii. Never Received Any Type of Federal or Non-Federal Assistance Agreements* – Winston-Salem/Forsyth County Schools affirms that we have never received any type of federal or non-federal assistance agreement.

## Threshold Criteria Response for Multipurpose Grants

**Name of Applicant:** Winston-Salem/Forsyth County Schools

### III.B.1. Applicant Eligibility

As an LEA/school district, Winston-Salem/Forsyth County Schools meets the grant guidelines' definition of a General Purpose Unit of Local Government, and is thus eligible for funding.

### III.B.2. Community Involvement

Decisions around the location of the new Brunson Elementary School site, as well as around site cleanup and reuse, have been – and will continue to be – conducted in a manner that is open, public, and transparent. Community meetings around site selection began in early 2019, and were held on February 25th, 2019; November 19th, 2019, and February 13th, 2020. WS/FCS Facility Planning and Construction hosted three community meetings on August 26th and 27th, 2020 to discuss site options for the new Brunson site. Architects, engineers, the district's planners and construction team, and school leaders and administration participated in virtual presentations and live Question and Answer sessions via WS/FCS' television channel, Cable 2, which was also livestreamed. Following the presentation, community stakeholders, parents, faculty, and staff were solicited to participate in a survey about site plans, which remained open through September 4. 2020. On August 20th, 2021, WS/FCS' Facilities and Construction team presented an update for faculty, administration, and families at Brunson's Open House.

WS/FCS Board of Education (BOE) meetings have been a critical vehicle for conveying updates and soliciting feedback. All Board meetings include a mechanism for public comments on agenda items as well as general business, which has offered an opportunity for ongoing and regular public engagement. All Board meetings are also livestreamed and archived on YouTube and broadcast on Cable 2, and all agenda items and related materials are maintained on the Board's website and are available for public review. Final site approval of the 1201 N. Patterson site was granted by the BOE in the first quarter of 2022. We anticipate that these modes of engagement, including Cable 2 broadcasts, livestreams, surveys, community meetings, and BOE meetings, throughout the lifecycle of the assessment, cleanup, and construction processes.

### III.B.3. Target Area

Winston-Salem/Forsyth County Schools (WS/FCS) proposes conducting Environmental Site Assessments, engaging in cleanup efforts, planning and developing reuse processes, and hosting community outreach activities at a brownfields site located at 1201 North Patterson Avenue, Winston-Salem, NC, 27101. WS/FCS, in collaboration with community and business partners, has developed plans to construct Brunson Elementary School at this location – a Title I public elementary school. The brownfield site at 1201 North Patterson Avenue is located immediately north of downtown Winston-Salem and the aforementioned Innovation Quarter, in a mixed-use area that includes residential housing, industrial properties, and businesses. This site, located in census tract 000200, is the location of the former Thomasville Furniture Industries manufacturing plant, and is also adjacent to a former dry cleaning business, Winston Steam

Laundry. The 12.83 acre site, composed of two land parcels, is bordered by North Patterson Avenue to the west, Samaritan Ministries and a training facility to the north, Ivy Avenue to the east, and a vacant property to the south. Today, the North Patterson site houses the vacant Thomasville Furniture Industries manufacturing plant, as well as a storage building, while the remainder of the property is currently vacant and overgrown. The presence of these vacant and contaminated properties serves as a major impediment to walkability and safety in the area, forecloses on opportunities for residents to enjoy green space, deters economic investment in adjacent undeveloped and underdeveloped properties, and serves as an eyesore for the surrounding community. Cleanup and reuse of this site would connect and anchor the surrounding areas, and strengthen the neighborhood's ties to the emerging resources in this portion of downtown Winston-Salem.

## III.B.4. Affirmation of Brownfields Site Ownership

Winston-Salem/Forsyth County Schools affirms that we own the site located at 1201 North Patterson Ave., Winston-Salem, North Carolina. The site meets the definition of a Brownfield as defined by CERCLA § 101(39). The former Thomasville Furniture Industries manufacturing plant is:

a) NOT listed (or proposed to be listed) on the National Priorities List

b) NOT subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and

c) not subject to the jurisdiction, custody, or control of the U.S. government.

Winston-Salem/Forsyth County Schools is NOT potentially liable for contamination at the site under CERCLA § 107 because it did not cause or contribute to contamination. The Board of Education completed its purchase of the site in October of 2021. A Phase I ESA was conducted in September 2019, prior to the purchase of the site.

## III.B.5. Use of Grant Funds

**An overall plan for revitalization of the target area already exists and is outlined in the section below on page 3-4 of the narrative.**

**1.b. Revitalization of the Target Area:** *1.b.i. Overall Plan for Revitalization* - Winston-Salem/Forsyth County Schools plans to reuse and revitalize the brownfield site at 1201 North Patterson Avenue as the site of a replacement for Brunson Elementary School. Brunson was originally constructed in 1959 and is situated in a flood plain. In selecting a site for the replacement school, WS/FCS collaborated closely with local government, neighborhood businesses and nonprofits, and Brunson families. The Board of Education (BOE) and WS/FCS prioritized selecting a site within the city's urban core, and the 1201 North Patterson site was selected both because of its proximity to the former Brunson site and downtown Winston-Salem, and its ability to revitalize a currently unutilized site. The BOE completed its $2.25 million purchase of the new Brunson site in October 2021. Concurrently, Two Cities Church purchased an adjacent parcel for its future site. Together, these two sites and organizations will transform a vacant area of land in Industry Hill and foster continued growth in downtown Winston-Salem.

The selection of the 1201 North Patterson site was the product of several years of collaborative work and investigation. A Phase I Environmental Site Assessment was conducted in September of 2019. The North Carolina Department of Environmental Quality accepted the site into its North Carolina Brownfields Program and for continued evaluation for a Brownfields Agreement in September of 2021 and approved the *Workplan for Environmental Services – Revised* in February of 2022. A Report of Limited Groundwater, Soil Vapor, and Soil Assessment was conducted in June of 2022, and a Brownfields Property Receptor Survey was submitted in August of 2022. Demolition of the existing structures on site has been approved, and demolition will begin in November of 2022. WS/FCS initiated the design process in September of 2022 and anticipates completing the design phase in the summer of 2023. Cleanup and construction will follow the demolition process, with a target construction completion date – and opening of the new Brunson Elementary School – in the fall of 2025. Cleanup funds will be utilized for components of the demolition including PCBs, lead, and asbestos.

WS/FCS undertook a collaborative five-year Strategic Plan process beginning in 2020, including both internal and external community stakeholders. One of the district's strategic plan goals centers on Equity and Access: "*WS/FCS will provide quality instructional facilities and learning environments with all students."* The district's Goal 5, Climate and Safety, includes the following objective: "*Improve the quality of the learning environment, student behavior/well-being, and overall safety*." The construction of a new, safe school building at this site will address both of these strategic plan goals.

**A description of Tasks, Activities, and Outputs is detailed in pages 8-10 of the narrative.**

**IV.E.3.a. Description of Tasks/Activities and Outputs** – *3a.i-iv – Project Implementation, Identifying Additional Sites, Anticipated Project Schedule, Task/Activity Lead, and Outputs* - EPA multipurpose funding will allow Winston-Salem/Forsyth County Schools to build upon existing assessments conducted in the Target Area and develop comprehensive plans to assess, cleanup, and remediate the site in preparation for construction and reuse. WS/FCS will utilize the grant to conduct additional Phase II ESAs, develop a comprehensive Cleanup Plan, and clean up and remediate the property. To date, WS/FCS has conducted site evaluations (2017-22), completed site selection, and conducted initial site analysis. In addition to activities funded through the grant, WS/FCS will undertake construction projects associated with the site. The tasks listed in the chart below will be implemented to accomplish this grant project:

| **Task/Activity: Program Management/Project Oversight** |
|---|
| i. Project Implementation<br>• EPA-funded tasks/activities: 1) Analysis of site 2) Design 3) Cleanup 4) Closeout<br>• Non-EPA grant resources needed to carry out tasks/activities, if applicable: 1) Evaluation of site (completed) 2) Selection of site (completed) 3) Construction |
| ii. Identifying Additional Sites: Additional sites will be identified by WS/FCS in collaboration with project partners. Sites will be selected for reuse based on 1) connections to community nonprofit organizations, 2) proposed usage in alignment with the construction of Brunson Elementary, 3) proposed usage in alignment with identified benefits to the local community and surrounding area, and 4) potential impact to the proposed site from adjacent contamination. |
| iii. Anticipated Project Schedule: 1) Analysis of site – Nov 2021-present (ongoing), 2) Design – Sept 2022-Summer 2023, 3) Cleanup – demolition begins Nov 2022, construction |

completion Sept 2025. Grant funds will be used for any necessary cleanup emerging from construction/demo processes. 4) Closeout – last quarter 2025

iv. Task/Activity Lead: Facilities and Construction Department, WS/FCS

v. Outputs: 1) Assessment reports (2 environmental, soil, vapor, gas, groundwater), 2) Brownfield survey, 3) Community notifications, 4) Site approvals (letters/memos), 5) design completion and approval, 6) demolition completion, 7) construction completion, 8) Quality Assurance Project Plan, 9) Analysis of Brownfield Cleanup Alternatives

**Task/Activity: Grant/Fiscal Management**

i. Project Implementation: 1) Data collection, 2) Quarterly reporting, 3) Annual reporting, 4) Close-out report, 5) RFP/RFQ processes, 6) Procurement and invoicing, 7) Contracting

iii. Anticipated Project Schedule: 1) Data collection – ongoing; 2) quarterly reporting – each quarter of project life cycle; 3) annual reporting – annual; 4) close-out report – Q4 2025; 5) RFP processes – ongoing; 6) Procurement/invoicing – ongoing; 7) Contracting – ongoing

iv. Task/Activity Lead: WS/FCS Finance and Grants Departments, Facilities and Construction

v. Outputs: quarterly, annual, and closeout reports; contracts and agreements; invoices; data reporting; fiscal reporting

**Task/Activity: Assessment**

i. Project Implementation: Site evaluation has been completed. Grant activities will include analysis of site, including Phase II ESAs, to expand on previously conducted Phase I and II ESAs.

iii. Anticipated Project Schedule:

1. Analysis of site – Nov 2021-present (ongoing)
2. Design – Sept 2022; 9 months – summer 2023

iv. Task/Activity Lead: Contractor to be named

v. Outputs: Site assessments and reports (see Project Management)

**Task/Activity: Remediation**

i. Project Implementation: Remediation efforts – fill material, placement of fill material, monitoring wells, vapor barrier, vapor mitigation system, contaminated soil removal (where necessary)

iii. Anticipated Project Schedule:
Remediation efforts – fill material, placement of fill material, monitoring wells, vapor barrier, vapor mitigation system, contaminated soil removal (where necessary) – Jan-Aug 2024

iv. Task/Activity Lead: Engineering contractor (to be named), NC Brownfields, Gilbane (see Threshold Criteria III.B.7)

v. Outputs: Proper completion of each step of remediation effort process (fill material, placement of fill material, monitoring wells, vapor barrier, vapor mitigation system, contaminated soil removal (where necessary)

**Task/Activity: Reuse/Construction Planning**

i. Project Implementation

- EPA-funded tasks/activities: Implementing design for mitigation requirements – will be included in schematic design, design development, and construction documents
- Non-EPA grant resources needed to carry out tasks: 1) Schematic design, 2) Design Development, 3) Construction documents, 4) Bid process

iii. Anticipated Project Schedule: 1) Design Development – Nov 9, 2022 -March 2, 2023; 2) Construction documents – March 3, 2023 – Sept 29, 2023, 3) Bid process – November 2023

| |
|---|
| iv. Task/Activity Lead: Construction firm – to be named |
| v. Outputs: Completion of schematic designs and construction documents, bids accepted and awarded following procurement guidelines, formal development of GMP, BOE approval of schematic and construction documents |

**Cost estimates are outlined in pages 10-11 of the narrative.**

*3.b. Cost Estimates*

| | Project Tasks | | | | |
|---|---|---|---|---|---|
| **Budget Categories** | **Project Management and Community Outreach Task # 1** | **Assessment Task # 2** | **Remediation Task # 3** | **Reuse/Construction Planning Task # 4** | **Budget Total** |
| **Personnel** | $ - | $ - | $ - | $ - | $ - |
| **Fringe** | $ - | $ - | $ - | $ - | $ - |
| **Travel** | $ 3,700.00 | $ - | $ - | $ - | $ 3,700.00 |
| **Equipment** | $ - | $ - | $ - | $ - | $ - |
| **Supplies** | $ 3,000.00 | | | | $ 3,000.00 |
| **Contract** | $ 23,000.00 | $ 74,500.00 | $ 600,000.00 | $ 40,500.00 | $ 738,000.00 |
| **Direct Costs** | $ 29,700.00 | $ 74,500.00 | $ 600,000.00 | $ 40,500.00 | **$ 744,700.00** |
| **Indirect Costs** | $ - | $ - | $ - | $ - | |
| **Total** | **$ 29,700.00** | **$ 74,500.00** | **$ 600,000.00** | **$ 40,500.00** | **$ 744,700.00** |

WS/FCS is seeking $744,700 in US EPA Brownfields Multipurpose grant funding. The budget proposal aligns with the grant proposal and is reasonable and necessary to ensure the successful completion of the project. All costs are in accordance with contract figures or vendor cost estimates based on current market values. There will be no expenses for personnel, fringe benefits, equipment or indirect costs. Approximately 96% of the budget will be used for site contractual activities. *Where Request for Qualifications (RFQ) are required, WS/FCS will follow NC School of Government rules for procurement under the Mini-Brooks Act.*

**Task 1 Project Management and Community Outreach**

Travel -$3,700 is budgeted for expenses for two people to attend the National Brownfields Conference. Costs are estimated at $1,850 per person based on recent conference costs, consisting of $400 airfare, $750 3 nights hotel accommodation, $400 per diem for 4 days, and $300 registration.

Contract-$23,000 is budgeted for consultant assistance with program reporting (quarterly and annually) and community outreach activities (notifications and meetings).

Supplies - $3,000 is budgeted for expenses for outreach materials, supplies and marketing.

**Task 2 Assessment**

Contract - $74,500 Consultant will provide Phase I and II reports, work and environmental management plans. The average hourly rate for an Engineer, Geologist and/or Scientist is $150.

Phase I and II – 160 hours, $24,000

Work and Environmental Plan – 135 hours $20,250

Cooperative Agreement (includes legal) -$30,000

**Task 3 Remediation**

Contract - $600,000 is budgeted to remove below ground contaminated tanks, install a vapor mitigation system and placement of new fill.

Vapor Mitigation System 84,000 sq. ft. @$6 per sq ft=$504,000

New Fill (earth work) by ton 3,800 tons @$20 per ton = $76,000

Sub-surface contaminant removal up to 10 tanks at $2000 per tank=$20,000

**Task 4 Reuse/Construction Planning**

Contract -$40,500 is budgeted for an architecture and planning firm to provide WS/FCS with planning services, including but not limited to design mitigation, schematic design, and construction documents.

## III.B.6. Expenditure of Existing Grant Funds

Winston-Salem/Forsyth County Schools affirms that it does not have an open EPA Brownfields Multipurpose Grant or Assessment Grant.

## III.B.7. Contractors and Named Subrecipients

Winston-Salem/Forsyth County Schools has previously conducted a qualifications-based selection process for site development and construction, and it is possible that the awardee selected through that process may be compensated through EPA funds for cleanup activities. Winston-Salem/Forsyth County Schools posted an RFP on our public school system's purchasing website on September 15, 2017 requesting qualifications from General Contracting firms interested in providing Construction Management (CM) at Risk services for upcoming school projects, including the Brunson Elementary School replacement. A pre-proposal meeting was held at the Education Building of WSFCS (Room 221) on Tuesday September 26, 2017 at 10:00 am at 4801 Bethania Station Rd. Winston-Salem, NC, and attendance was not required. All questions or requests for clarification were required to be submitted no later than 3:00 pm on October 5, 2017. Any clarification memos or addendums to this RFP were posted on the Winston Salem / Forsyth County Schools website, www.wsfcs.k12.nc.us, by Monday October 9, 2017. Submissions were received electronically by 12:00 PM on Wednesday, October 17th, 2017, and firms were interviewed following review and scoring of proposals by WS/FCS' committee.

WS/FCS solicited eight (8) firms, received eight (8) responses, and considered and scored all eight (8) proposals. Gilbane was selected to perform the site development and construction of the Brunson Elementary School replacement building once design and pricing has been completed.

WS/FCS has a robust system for acquiring resources and contracts, including purchasing guidelines and requirements and well-established RFP processes and requirements. WS/FCS' purchasing manual outlines procedures for purchase orders, competitive quotations, an affirmative action policy for M/WBE providers, requisitions, and other requirements. In addition, all purchases and contracts exceeding $100,000 and contracts for professional services exceeding $25,000 must receive formal approval from the Board of Education. In North Carolina, the procurement of professional services performed by architects, engineers, surveyors, and construction managers at risk is governed by G.S. 143-64.31, the “Mini-Brooks Act.” The QBS process is a procurement process that focuses on the qualifications of potential firms rather than their fees or the price of the contract. Local governments must utilize this process when selecting an architect, engineer, surveyor, construction manager at risk, design-builder, or private developer for a public-private partnership development contract.