



April 22, 2025

Allen Foster
Cumberland County Mayor
2 N Main St #203
Crossville, TN 38555

RE: BRAG Recommendation for Award

Dear Mayor Crawford,

This is to inform you that the request for qualifications for the 2025 Brownfield Redevelopment Area Grant project to investigate the level of remediation the identified Brownfield will need was received and evaluated April 22, 2025.

Responses were received from the following firms:

- Montrose Environmental Solutions, Inc.
- Cannon & Cannon, Inc
- Atlas
- Pinchin LTD

All four firms have vast experience in Environmental Assessments and Brownfield investigation and remediation, and all would be excellent to work with. However, Montrose Environmental has extensive knowledge and experience in the region with similar projects, both inside and outside Cumberland County, equating in a higher score for familiarity with local conditions.

It is our recommendation that:

Montrose Environmental Solutions, Inc., 207 Donelson Pike, Nashville, TN 37214, be awarded a contract to assist with 2025 BRAG project.

As always, please contact me if you have any questions or concerns.

Sincerely,

Megan Reagan

Megan Reagan
Community Development Planner
Planning & Community Development

Engineering Procurement Evaluation Form

Project: 2025 Crossville BRAG
City of Crossville

22-Apr-25

Item	Maximum Possible Points	Montrose	CCI	Pinchin	Atlas
Specialized experience for technical expertise of the firm in connection with the type of services to be provided.	20	20	20	20	20
Past record of performance on contracts with the community and other clients including quality of work, timeliness, and cost control.	20	20	15	15	15
Capacity of firm to perform the work within time limitations. Taking into consideration the current and planned workload of the firm	20	20	20	20	20
Familiarity with the type of problem applicable to the project.	20	20	20	20	20
Familiarity with local conditions	20	20	15	10	10
TOTAL POINTS	100	100	90	85	85

Signature: *Megan Reagan*



April 18, 2025

RJ Crawford
City of Crossville, Mayor
c/o Megan Reagan
City of Crossville
392 North Main Street
Crossville, Tennessee 38555
mreagan@ucdd.org

**Re: Montrose Environmental Solutions, Inc.,
Statement of Qualifications
Brownfield Redevelopment Area Grant Consultant
City of Crossville**

Dear Ms. Reagan:

Montrose Environmental Solutions, Inc. (Montrose), appreciates the opportunity to submit this Statement of Qualifications (SOQ) to the City of Crossville in response to the Brownfield Request for Qualifications (RFQ). Montrose understands that the services requested may include the development of a Brownfield Identification Report, Phase I Environmental Site Assessments (ESAs), Phase II ESAs, a Quality Assurance Project Plan (QAPP), and Analysis of Brownfield Cleanup Alternatives (ABCA) in accordance with the Tennessee Department of Environment and Conservation's Brownfield Redevelopment Area Grant (BRAG). A statement of our qualifications relative to the scope of the RFQ is presented in detail in the sections below. Our contact information is as follows:

Montrose Environmental Solutions, Inc.

207 Donelson Pike
Nashville, Tennessee 37214
Contact: Jeff Postell, P.E.
jepostell@Montrose-env.com
615-889-6888 (office)
615-417-8050 (cell)

1.0 Montrose Qualifications

Montrose is an environmentally focused consulting firm with nearly 3,500 employees across more than 75 offices, predominantly in the United States and Canada. Our Brownfields and Community Revitalization Practice provides integrated services to assist clients across the United States in building programs to achieve their specific goals. Montrose staff have significant experience with Brownfield sites and providing environmental assessments, investigations, cleanup, alternative evaluations, and site remediation. Montrose possesses the personnel, experience, and capability to respond to the Brownfield assessment and environmental services anticipated in this proposed contract and have provided environmental services to a variety of federal, state, and local government clients across the U.S.

From our Nashville Office, Montrose has been providing a wide variety of environmental services, including those specified in the RFQ since 1996. Nashville Office personnel have conducted environmental assessments in every county in Tennessee and in over 25 states. Much of our



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ongoing Tennessee business is with long-term clients who know they can trust Montrose to provide timely, cost-effective, and quality service. The Nashville Office has provided professional environmental investigation and engineering services for cities, counties, and state agencies including Cumberland County, Tennessee Valley Authority, Tennessee Department of Transportation (TDOT), Tennessee Department of Environment and Conservation (TDEC), Tennessee Department of Finance and Administration, Franklin County, Metro Nashville and Davidson County, Rutherford County, Williamson County, White County, City of Murfreesboro/Rutherford County Solid Waste Advisory Council, City of Johnson City, City of Clarksville, Clay County, Hartsville/Trousdale County, Pickett County, Tipton County, Maury County, City of Jackson, and Shelby County. Montrose's history of extensive experience working for a variety of public and private sector clients will provide additional benefit to this project. Montrose is also an accredited asbestos activities firm in the State of Tennessee pursuant to Rule 1200-01-20 (Accreditation Number A-F-5195-90837).

2.0 Scope of Work

We understand that the City of Crossville is seeking assistance with implementing BRAG projects. We anticipate that the awarded funds will be used to identify, investigate, and remediate potential Brownfield sites in the city.

Brownfield Identification

We assume that the City of Crossville will be awarded a BRAG Brownfield Inventory grant. The Brownfield identification process begins with a desktop review of properties located within the identified communities. This initial desktop review consists of the following tasks:

- Interview county officials to determine previously identified Brownfield properties and potential Brownfield properties of interest.
- Review TDEC dataviewers and online maps, including the
 - Oil and Gas Well Map Viewer,
 - Division of Remediation Map and Sites Viewers,
 - Underground Storage Tank Map Viewer and relevant databases,
 - Water Resources Map Viewer,
 - Department Enforcement Database,
 - Air Pollution Control Permits and Inspections Data Viewer,
 - Solid Waste Management Data Viewer, and
 - Division of Water Resources Data Viewer.
- Review EnvironAtlas websites to identify any sites that have received USEPA Brownfield funding.
- Conduct a GoogleEarth search of commercial or industrial properties.
- Work with county personnel to identify tax delinquent properties.
- Review Tennessee Property Mapper website.
- Review county Planning and Zoning maps.

Once the preliminary desktop review is completed, the collected information is tabulated and mapped into a preliminary list of identified Brownfield properties. A windshield review will then be conducted for all of the properties identified in this preliminary Brownfield list. The purpose of the windshield review is to verify that the properties are Brownfields sites and to identify other possible Brownfield sites, specifically vacant and abandoned properties, that were not originally discovered. During or after the site reconnaissance, an effort may be made to contact and



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interview property owners to obtain additional information concerning the history of the sites. Appropriate county officials will also be interviewed to obtain additional information concerning the sites.

Upon completion of the reviews, a Brownfield Identification Inventory Report will be prepared. The report will include a description of methodology of the inventory, a list of potential Brownfield sites, and a map showing the locations of the identified Brownfields. The final Brownfield Identification Inventory Report submitted to the county will include, at a minimum, the following information for each identified Brownfield property:

- General Description
 - Site name
 - Address
 - Parcel number
 - Site status (active, vacant, etc.)
 - Site type (industrial, commercial, undeveloped, etc.)
 - Building size
 - Known or suspected contaminants
 - Known past environmental investigation or remediation activities
- Total acreage
- Ownership
- Topography
- Transportation access
- Current zoning
- Utility Infrastructure (electricity, natural gas, water, wastewater)
- Asking prices (if applicable)
- Level of assessment of potential environmental risk
- Recommendations / Next steps
- Photographs
- Tax payment status (current or delinquent)
- Reason for inclusion on the Brownfield inventory

After the identification of these Brownfield sites, a BRAG Property Identification Report will be developed for the City of Crossville and TDEC. This identification report will follow the example report provided by the TDEC BRAG grant manual. Montrose's Nashville Office is currently completing Brownfield inventories for Franklin County and Williamson County in accordance with the TDEC BRAG manual. Our proposed methodology for executing this scope of work is summarized below.

From this report, the selected counties, the City of Crossville, and TDEC will be able to evaluate and determine future Brownfield planning, investigation, and remediation priorities. Implementing this BRAG identification grant will be the first step to transform underused properties into a new thriving, redeveloped residential, recreational, or commercial space. Montrose looks forward to assisting the City of Crossville in this effort.

Assessment/Investigation

We understand that the City of Crossville may be awarded BRAG assessment grants that may include Phase I ESAs for one or more sites. Phase I ESAs will be conducted by Montrose in



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accordance with ASTM E 1527-21. A records review will be conducted using standard informational sources which will include aerial photographs, topographic maps, City Directories, and Sanborn Maps. An experienced individual, who qualifies as an ASTM-defined “Environmental Professional” or is under the direction of one, will conduct a site reconnaissance of the property. Appropriate state and local governmental officials and key personnel who may have information concerning the environmental history or current conditions at the site will be interviewed.

If present, available onsite environmental records relating to the site will be reviewed. A standard government environmental records review will be conducted utilizing the resources and the minimum search distances required by the ASTM standard. Available environmental regulatory files will be reviewed for the property or an adjoining property if they are identified in one or more of the standard government environmental record databases. Available recorded land title records and recorded deeds will be reviewed.

The results of the Phase I ESA will be documented in a Phase I ESA Report. The report will include findings, opinions, and conclusions and will be signed by the environmental professional.

The City of Crossville may be awarded BRAG Assessment Grants that may require a Phase II ESA. A Phase II ESA will be developed to address the recognized environmental conditions identified by the Phase I ESA. The Phase II ESA may address potential impacts to soil, groundwater, soil-gas, indoor air, and hazardous building materials.

If an asbestos-containing material survey and a lead-based paint survey are required, then these surveys will be conducted by Mr. David Espy, an Asbestos Hazard Emergency Response Act and State of Tennessee accredited asbestos building inspector and a State of Tennessee lead-based paint inspector and risk assessor with Montrose. Samples from potential asbestos-containing materials will be collected from the building using minimally invasive, but destructive methods. All samples of suspected asbestos-containing material will be transferred under chain-of-custody procedures to a qualified commercial laboratory for analysis utilizing Polarized Light Microscopy to determine asbestos content. If needed, the lead-based paint survey will be conducted using the U.S. Department of Housing and Urban Development protocols. The lead-based paint survey will be completed using an X-ray fluorescent analyzer. The survey will consist of testing the painted and/or stained building materials. A sufficient quantity of building materials will be tested to acquire a representative sample of the lead-based paint components. The types of building materials that will be tested will include but not be limited to doors, door frames, walls, stair railings, floors, ceilings, window frames, windowsills, and cabinetry.

Upon completion of the analyses, a Phase II ESA report will be prepared. The report will include a description of sample collection activities, an evaluation of the results, a Site Plan showing the approximate sampling locations, summary tables presenting the analytical results along with the applicable regulatory standards, laboratory reports, conclusions, and recommendations.

3.0 Staffing Capabilities

The Nashville Office includes professional engineers and geologists, licensed in Tennessee, who are familiar with the requirements of USEPA and TDEC environmental assessments, investigations, and corrective actions, including Brownfield sites. Our proposed project staff, through experience with TDEC, BRAG identification grants, BRAG investigation/assessment grants, BRAG remediation grants, Brownfield programs, Resource Conservation and Recovery Act (RCRA) facilities, and Comprehensive Environmental Response, Compensation, and Liability



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Act (CERCLA) projects have demonstrated substantial experience with the tasks expected in this scope of work.

Montrose's Knoxville Office may also be called upon to provide additional personnel on an as needed basis. The Knoxville office has environmental scientists, geoscientists, and environmental chemists who are familiar with USEPA and TDEC environmental assessments and investigations.

For this project, the Montrose project team will include professionals who are experienced with identifying Brownfield sites; conducting Phase I ESAs and Phase II ESAs; the investigation of Brownfield Sites; the evaluation of remediation alternatives; developing cleanup plans; and preparing area-wide plans for Brownfield sites. Key project professionals and their assigned roles for this project are introduced below. Resumes of proposed staff with selected project descriptions are attached.

3.1 Project Manager – Jeff Postell, P.E., Senior Engineer

Mr. Postell is a Tennessee-registered professional engineer with 29 years of experience performing and managing projects involving the investigation, design, and remediation of contaminated sites, including USEPA NPL Superfund sites, RCRA corrective action sites, TDOR Brownfields sites, Tennessee Superfund sites, and Tennessee State Remediation Program voluntary cleanup sites. Mr. Postell is currently managing the implementation of over \$700,000 of BRAG grant funding for the identification, investigation, and remediation of sites located in Franklin County, Cumberland County, Williamson County, and Clay County. Mr. Postell is the project manager for two ongoing BRAG-funded Brownfield identification projects. Mr. Postell has performed or managed Phase I ESAs for various clients at over 300 sites located in 25 states. In addition, Mr. Postell has performed and managed environmental projects including Phase II ESAs, soil and groundwater investigations, and soil-gas investigations. Mr. Postell has developed and performed Feasibility Studies, Corrective Measure Studies, Corrective Action Plans, Remedial Designs, Remedial Action Plans, RCRA Closure Plans, underground storage tank (UST) Closures, Soil Management Plans, and Vapor Mitigation Plans for a variety of contaminated sites under the authority of both federal and state regulatory agencies. These sites have included impacted industrial properties, gasoline stations, dry-cleaners, automotive repair shops, active and closed landfills, hospitals, wood-treating facilities, hazardous waste treatment sites, and industrial boneyards. Mr. Postell has worked with clients on Brownfield sites beginning with discovery and site investigation, to program entry and remediation planning/implementation, and all the way to project closure and a "no further action" letter being issued by TDEC. Mr. Postell served as Montrose's project manager for our On-Call Environmental Services contract with the TDOT that involved 150 individual projects with a total contract value of approximately \$1,000,000.

For this project, Mr. Postell will serve as the Project Manager and be the primary point of contact for the City of Crossville. He will be responsible for the development and implementation of the Brownfield identification process, including interaction with the City of Crossville, individual county representatives, and TDOR. Mr. Postell will be responsible for the overall management and supervision of Montrose staff responsible for the implementation of this project.

3.2 Technical Manager – Mark Hobbs, P.G., Senior Geologist.

Mr. Hobbs is a registered professional geologist with over 40 years of experience managing and performing geological, hydrogeological, and environmental projects. He has managed and performed numerous site assessments, investigations and remediations with primary emphasis



on hazardous waste permitting, investigation, and corrective action. He has extensive knowledge and experience working with projects regulated by the RCRA, and CERCLA in numerous states and different federal environmental regulatory regions. He has been responsible for management and hands-on involvement in numerous large-scale investigation and remedial action studies, permitting, geologic and hydrogeologic characterization studies, contaminant assessment investigations, and aquifer testing programs for private industrial facilities and government agencies. Mr. Hobbs will serve as the primary Technical Manager for this project. He will assist the Project Manager in the development and implementation of the Brownfield identification program.

3.3 Senior Principal Environmental Professional - Chris Gdak

Mr. Gdak has a background in civil/environmental engineering and over 22 years of environmental consulting experience throughout the United States. In his role as Brownfields and Community Revitalization Practice Leader, Chris focuses on assisting communities in building successful programs to achieve their revitalization goals. From developing funding strategies and preparing grant applications, to managing conventional and advanced site investigation and remediation activities and supporting site development, Chris provides his clients with a full suite of solutions tailored to meet the needs of each project.

Mr. Gdak has assisted communities in over 30 states across the country and has enjoyed learning about each community's needs and opportunities, developing relationships with local stakeholders, and contributing to their priority restoration and revitalization efforts. His experience includes planning, oversight and performance of field activities for Phase I/II ESAs, remediation, construction and demolition activities, as well as data collection, management and analysis, and preparation and review of technical work plans and reports. Chris possesses niche expertise and experience in securing and implementing EPA and State Brownfield Grants in all 10 EPA Regions.

His expertise includes: funding strategies; grant applications; community outreach/stakeholder engagement; Brownfield inventory/site prioritization; Phase I/II ESAs; cleanup/reuse planning; municipal engineering plans/design; infrastructure evaluations; and remediation, demolition, and construction management.

3.4 Principal Geoscientist, Knoxville Office - Jacob Gruzalski

Mr. Gruzalski has over 20 years of experience in the environmental field with expertise in environmental sampling (program design and sample collection), Quality Assurance/Quality Control, Health and Safety, and oversight of remediation design and implementation. He has extensive experience in performing oversight of remediation subcontractors to ensure compliance with project health and safety requirements, project engineering technical specifications, project material testing requirements and project environmental compliance requirements. These duties were performed on an OSHA Voluntary Protection Program site as an Environmental and Safety Supervisor. Mr. Gruzalski is located in Montrose's Knoxville Office, and he will be responsible for managing personnel from that office if their assistance is necessary.

3.5 Key Montrose Staff

Montrose's Nashville Office is staffed with 10 professionals and one support personnel, including engineers, geologists, environmental scientists, and regulatory specialists who will be available for this project. Our senior leadership averages over 30 years of experience of which 25 years are with Montrose's Nashville Office. Our key technical staff that may be used during this project include the following professionals:



Name / Title	Professional Registrations
Jeff Postell, Senior Engineer	Professional Engineer – TN, AL, CA, GA, NV, LA, KY, SC
Mark Hobbs, Principal Geologist	Professional Geologist – TN
Nancy Sullivan, Principal Engineer	Professional Engineer – TN, AL, GA, FL, KY
David Espy, Environmental Scientist	Asbestos Inspector – TN, AL, AR
Mason Meyers, Environmental Scientist	Geologist-In-Training
Jaclyn Nix, Environmental Scientist	Geologist-In-Training
Joey Roberts, GIS Specialist	
Chris Gdak, Senior Principal Brownfields and Community Revitalization Practice Leader	
Jacob Gruzalski, Principal Geoscientist	

4.0 Specialized Technical Project Experience

Montrose personnel have extensive project experience relevant to the tasks that may be required on this contract. In the following sections we provide project descriptions to demonstrate Montrose's ability to perform the tasks associated with these documents. Mr. Postell and Mr. Hobbs have personally either managed or participated in most of the projects described in the sections below.

4.1 Brownfield Inventories

Montrose has GIS and CADD experts and Brownfield inventory specialists who have and are currently assisting Brownfield grant recipients with developing GIS-based Brownfield inventories. These inventories help identify potential redevelopment opportunities and priorities, utilizing a combination of property characteristics (including size/location/zoning/improvements), site history, existing conditions, environmental conditions, real estate listings, and unique features.

Our recent national Brownfield inventory experience includes work completed on an existing municipal inventory, and a multi-county collaborative project which included GIS analyses for thousands of parcels, windshield surveys, incorporation of environmental listings from federal, state, and local databases.

Montrose's Nashville Office is currently completing Brownfield Inventories for Franklin County and Williamson County for recently awarded BRAG inventory grants. The Franklin County project includes the identification of potential Brownfield properties within six targeted communities. The Williamson County project includes the identification of sites along four communities in a rapidly developing area. The purpose of these Brownfield identification inventories is to create a list of potential Brownfield sites that can be used to:

- identify potential Brownfield properties that may be eligible for future investigation or remediation grants,



- assist county personnel with future community planning and stewardship activities, and
- provide useful information for future redevelopment.

The Brownfield identification process for these two projects is similar to the process proposed for the City of Crossville scope of work. We will begin with an initial desktop review of potential properties. The review will include interviewing county officials, reviewing TDEC dataviewers and online maps, reviewing USEPA websites, conducting a GoogleEarth search of commercial or industrial properties, and working with county personnel to identify properties of particular interest.

Once the preliminary desktop review is completed, the collected information is tabulated and mapped into a preliminary list of identified Brownfield properties. A windshield review will then be conducted for all of the properties identified in this preliminary Brownfield list. The purpose of the windshield review is to verify that the properties are Brownfields sites and to identify other possible Brownfield sites, specifically vacant and abandoned properties, that were not originally discovered. Appropriate county officials will also be interviewed to obtain additional information concerning the sites.

Upon completion of the reviews, a BRAG Property Identification Report will be prepared. The report will include a description of methodology of the inventory, a list of potential Brownfield sites, a map showing the locations of the identified Brownfields. The final Brownfield Identification Inventory Report submitted to the county will include the information required by the BRAG.

In addition to these ongoing local examples, Montrose staff have contributed to over 50 brownfield inventories funding by EPA and various state brownfield grants. Each inventory is tailored to meet the needs of each client, community and target area, ranging from targeted research on a specific list of potential priority brownfields, to comprehensive city-wide, county-wide and regional inventories involving over 100,000 tax parcels.

4.2 Phase I Environmental Site Assessments (ESAs)

Montrose routinely performs Phase I ESAs in accordance with USEPA's All Appropriate Inquires Rule and ASTM Standard E1527-21: Standard Practices for Environmental Site Assessment: Phase I Environmental Site Assessment Process. Montrose's Nashville Office has completed several hundred Phase I ESAs for a variety of sites and clients in over 25 states. These facilities have included: hospitals; medical office buildings; undeveloped farmland and forests (up to 3,200 acres); industrial properties; gasoline service stations; dry cleaners; shopping centers; office buildings; automobile dealerships; automobile repair shops; car wash facilities; manufacturing facilities; hazardous waste treatment facilities; landfills; schools; and warehouses. Our clients have included large law firms, corporations, banks, the TDOT, the Tennessee Department of General Services, other engineering firms, and individual prospective property owners. We have the experience to conduct Phase I ESAs for a variety of diverse sites and to identify potential recognized environmental conditions. Several recent examples of notable Phase I ESAs are provided below:

Montrose completed Phase I ESAs for Franklin County, Cumberland County and Clay County for recently awarded BRAG assessment/investigation grants. The Franklin County projects include a former gasoline service station and a former 93-acre landfill property. The Cumberland County Highway Department's maintenance yard and the Clay County School Board property were also assessed. These assessments have led to the discovery of impacts that require Phase



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II Environmental Site Assessments which are also being conducted with funding from the BRAG assessment/investigation grants.

Montrose completed a Phase I Environmental Site Assessment for a 7.36-mile segment of SR-32 in Cocke County for the TDOT. The site included the road, right-of-way, and potential right-of-way for a future segment of SR-32. Portions of the site aligned with the existing SR-32, while other portions were undeveloped areas of the proposed roadway re-alignment. The area included part of 310 individual residential, commercial, and industrial properties along SR-32 including a solid waste convenience center, several former UST sites, a high school, and several former manufacturing facilities. Montrose discovered several recognized environmental conditions including two 1970s-era gasoline service stations with inactive tanks that had not been closed, a site with an incomplete UST closure that was not approved by TDUST, and a permitted UST system that was no longer used but had not been closed. This Phase I ESA was completed under budget and two months ahead of schedule. Montrose was responsible for identifying and prioritizing recognized environmental conditions that would likely impact road construction and require a Phase II ESA or remediation.

Montrose completed a Phase I Environmental Site Assessment for the TDOT on an approximately one-mile segment of SR-347 in Kingsport, Sullivan County. The site totaled approximately 24 acres and included part of 49 individual residential, commercial, and industrial properties along SR-347, a two-lane road designated for improvements. Some of the commercial properties along the roadway that had the potential to impact construction included a gasoline service station with a UST system and several manufacturing facilities. Montrose completed this project two months ahead of schedule and under budget. Montrose was responsible for identifying and prioritizing recognized environmental conditions that would likely impact road construction and require a Phase II ESA or remediation.

Montrose has performed multiple Phase I ESAs for the Tennessee Department of General Services at a variety of residential, agricultural, and undeveloped sites in multiple locations including Clarksville, Cookeville, Overton County, Robertson County, Jackson County, and Coffee County.

4.3 Phase II Environmental Site Assessment

The BRAG grants may include an assessment/investigation grant that allow for the environmental investigation of potential Brownfield properties. Montrose's experience and expertise in these areas, including projects within the TDOR BRAG grant program, is helpful in implementing the identification project.

Montrose has extensive experience conducting Phase II ESAs in compliance with ASTM Standard Guide 1903, ensuring that potential environmental contamination identified in the Phase I process is properly investigated. Phase II ESAs involve the collection and analysis of environmental samples (i.e., soil, water, and air) using standard methodologies to assure that quality data are obtained and managed. Montrose routinely performs Phase II ESAs for Brownfield sites that are within TDOR Voluntary Cleanup Program. These investigations have gathered sufficient data to design corrective action plans such as Soil Management Plans and Vapor Mitigation Plans and obtain "No Further Action Letters" from the Division of Remediation. Additionally, Montrose is a Tennessee accredited asbestos firm and has conducted numerous asbestos and lead-based paint surveys across the State. Below and in the project reference section are a few recent examples of our Phase II experience:



Montrose is currently working with Franklin County, Cumberland County and Clay County to complete Phase II ESAs for recently awarded BRAG assessment/investigation grants. The Franklin County projects include the investigation of a former gasoline service station for potential soil, groundwater, and soil-gas contamination and the investigation of a former 93-acre landfill property. The Cumberland County Highway Department's maintenance yard will be investigated for soil, groundwater, and soil-gas impacts. The Clay County School Board property will be investigated for the presence of asbestos and lead-based paint, and impacts from fuel delivery systems.

Montrose performed a Phase I ESA of a street corridor prior to extension of a public right-of-way for Metro Nashville Public Works. The work involved multiple properties in a former industrial area that included multiple potential contaminant sources, including USTs, a former coal gasification plant, a former gasoline service station, an automobile repair business, and a coal storage yard. Numerous recognized environmental conditions were discovered. A Phase II ESA was performed by Montrose that involved multiple soil borings for collection, screening, and analysis of soil samples for likely contaminants. Based on the results of the soil investigation, it was determined that groundwater had not been impacted and that a costly groundwater investigation was not required. The investigation included lead-based paint and asbestos surveys which identified several materials that required removal.

Montrose performed a Phase I ESA and a Phase II ESA for a potential purchaser of a 4.7-acre former industrial and commercial area in the Germantown area of Nashville. The Phase II ESA was conducted in phases, which included extensive soil, groundwater, and soil vapor investigations. The investigations discovered that the site had organic and metals contamination in the soil, groundwater, and soil-gas. This site was later entered into a Brownfield Agreement with TDEC. Montrose developed a Soil Management Plan and a Vapor Mitigation Plan for the site. The owners developed the property into a \$70,000,000 residential and commercial complex.

A Phase I ESA and a Phase II ESA was conducted by Montrose on a 1.9-acre industrial property in the Germantown area of Nashville that was home to a former used oil blender. The site soil, groundwater, soil-gas, and sub-slab gas were investigated and semi-volatile organic compounds (SVOC), volatile organic compounds (VOC), polychlorinated biphenyls (PCBs), and metal-impacts were identified at the Site. Montrose negotiated with the TDOR for a Brownfield Agreement, then developed the Soil Management Plan and the Vapor Mitigation Plan to address the contamination present at the site. Contaminated soil was excavated and transported offsite for disposal as a special waste. The buildings at the site were constructed with a passive vapor mitigation system. Once constructed, Montrose performed verification sub-slab soil gas sampling.

Montrose performed a Phase I ESA and a Phase II ESA for a potential purchaser for a 25-acre parcel in Old Hickory, Tennessee. The site was located within the former DuPont chemical manufacturing facility that began operations in 1918. The investigation included a Phase I and Phase II ESA including soil and soil-gas sampling. Sample results confirmed that the site had been impacted with SVOCs, VOCs, and some metals. A Brownfield Agreement was obtained from TDOR. Montrose developed a Soil Management Plan and a Soil Vapor Mitigation Plan that was implemented during redevelopment of the site.

The TDOT tasked Montrose with completing a Phase II Environmental Site Assessment for five parcels located along a segment of SR-28 in Cumberland County. Montrose developed an investigation work plan that included the collection of subsurface soil samples and groundwater



samples, which was reviewed and approved by TDOT. Montrose represented TDOT in obtaining permission from the property owners to conduct the investigation. Montrose utilized a private utility location company with ground penetrating radar to determine if underground structures associated with the former UST system were present. The field sampling activities were conducted in accordance with USEPA procedures. A Geoprobe direct-push drilling rig was used to advance sampling sleeves into the subsurface. Recovered soil was logged and field screened by a Montrose geologist. Soil samples were collected and analyzed for VOCs, metals, and polynuclear aromatic hydrocarbons (PAHs). No further action was required based on the majority of the soil analytical results; however, at one location, a small amount of soil had to be managed by either disposal in a Class I landfill or being used as fill beneath the proposed roadbed. Temporary groundwater monitoring wells were established on the five parcels. Groundwater from these temporary wells was sampled and analyzed for dissolved metals, VOCs, and PAHs. Several PAHs and one VOC were detected at low concentrations slightly above the regional screening levels.

Montrose was one of the contractors awarded the 2018 TDOT Hazardous Material Contract. As part of this contract, Montrose was responsible for completing asbestos containing material (ACM) surveys of structures located on the right-of-way of highways throughout Tennessee. The total budget for these projects was approximately \$100,000. Montrose personnel conducted ACM surveys for over 18 structures in four counties. The structures included houses, sheds, mobile homes, and commercial buildings. Montrose identified and sampled hundreds of building components that were potentially ACM; including drywall, joint compound, floor tile, mastic, insulation, roofing shingles, siding, ceiling components, window glaze, HVAC ducts, and grout.

4.4 Remediation

After the identification and investigation of Brownfield sites, often contamination is discovered, and remediation is necessary. Although remediation is outside the BRAG identification grant scope of work; experience with planning and performing environmental remediation is an important element to consider during the identification scope. Montrose's remediation experience and expertise, including projects within the TDOR BRAG grant program and TDOR's voluntary cleanup program is helpful in implementing the identification project.

Montrose personnel were responsible for the investigation, remedial design, and post-remediation monitoring for a Brownfield project in Nashville. The former industrial area was redeveloped for mixed residential and commercial use. The Site soil, groundwater, soil-gas, and sub-slab gas were investigated and SVOCs, VOCs, and metal-impacts were identified at the site. Montrose personnel negotiated the Brownfields Agreement with TDOR, developed the soil management plan, and the vapor mitigation plan. Contaminated soil was excavated and transported offsite for disposal as a special waste. The buildings at the site were constructed with a passive vapor mitigation system. Once constructed, Montrose performed the post-construction soil gas monitoring.

Montrose was the prime contractor for environmental services related to the investigation and remediation of a prominent property located in downtown Nashville. The 0.49-acre site contained two separate gasoline service stations that operated in the 1930s and 1950s. The work involved the investigation, remedial design, remedial oversight, environmental sampling, and remediation of the Site. A total of 12 USTs were identified at the site. A mini-excavator was used to remove concrete and soil overburden from the USTs. Any liquid remaining in the tanks was pumped to a vac-truck and transported offsite for treatment and disposal. The empty tanks were then lifted from



the excavation and allowed to vent. The tanks were then crushed and placed in a roll-off box for recycling. Soil samples were collected from the tank pits and analyzed for BTEX constituents and naphthalene. Once the sampling was completed and the soil found to be clean, the excavated soil and concrete was pushed back into the tank pits and compacted. A total of 11 of the USTs were removed from the ground. One UST, a 300-gallon tank, was closed-in-place instead of being removed from the ground, due to the presence of structural columns adjacent to the tank. The site was accepted into the TDEC's voluntary cleanup program, and no further action was required. The work was completed on time, under budget, and without damage to the structural framing system.

Montrose was awarded a TDOT Hazardous Material Contract. As part of this contract, Montrose was responsible for the oversight of asbestos containing material (ACM) abatement and household hazardous material removal for identified materials in structures located along the right-of-way of highways. Montrose personnel conducted ACM surveys for over 18 structures in four counties in three TDOT regions. The structures included houses, sheds, mobile homes, and commercial buildings. The overall budget for all of these projects was less than \$150,000. Montrose personnel identified and sampled hundreds of building components that were potentially ACM; including drywall, floor tile, insulation, roofing shingles, siding, mastic, ceiling components, mastic, window glaze, HVAC ducts, and grout. Abatement of ACM was conducted by licensed and certified asbestos abatement firms with employees who were properly trained. The ACM was properly removed using wet methods and then bagged and labelled as ACM. Appropriate health and safety procedures were used, including proper personal protective equipment usage and the use of negative air machines with HEPA filters. As part of this work, the team removed the previously identified environmental concerns, such as building materials (mercury thermostats, fluorescent lightbulbs, ballasts), containers of hazardous materials (paint, oil, fuel, antifreeze solvents, ammonia, bleach, insecticides, etc.); hypodermic needles; and large containers (55-gallon drums and aboveground storage tanks) of unknown liquids. Prior to removal from the site, wastes were properly characterized, profiled, and manifested. Wastes were then properly labelled and transported to appropriately permitted recycling, treatment, or disposal facilities.

4.5 Grant Writing Services

Mr. Chris Gdak, Montrose's Brownfields and Community Revitalization Practice Team Leader, and Senior Grants Specialist, Andrea Pedersen, are supported by over 120 multidisciplinary staff comprised of engineers, scientists, remediation, and funding specialists located throughout our Mid-Atlantic/Southeast Region. This includes our lead office in Nashville, which has been providing turnkey Brownfield services since the program's inception. When our Brownfields team begins a project, we focus our delivery on realizing the client's goals and tailoring our strategy to exceed those expectations.

In EPA's fiscal year 2023 and 2024 Brownfield grant cycles, funding specialists from Montrose had a 100 percent success rate helping communities, community-based organizations and tribal organizations receive funding. In 2023 alone, our team celebrated perfect success rates in assisting with 25 for 25 EPA grants totaling approximately \$26M for communities across the United States. Our national team was also a perfect 13 for 13 nationwide for EPA's FY2024 competition with \$16.9M of total grant funding awarded. Senior Grants Specialist Andrea Pedersen and our Practice Leader Chris Gdak have secured over 50 EPA Brownfield grants on behalf of communities over the past decade. Their experience and expertise in obtaining Brownfield grants provides a potential gateway to future funding for Brownfield investigation and remediation funding from a Federal level.



5.0 Project Management

Montrose has extensive experience working in all areas of hazardous materials management and has provided many of these services to federal, state and local governmental agencies such as TVA, TDOT, TDEC, Tennessee Department of Finance and Administration, Franklin County, Metro Nashville and Davidson County, Rutherford County, Williamson County, White County, City of Murfreesboro/Rutherford County Solid Waste Advisory Council, City of Johnson City, City of Clarksville, Clay County, Hartsville/Trousdale County, Pickett County, Tipton County, Maury County, City of Jackson, and Shelby County. We have successfully completed numerous large-scale projects authorized under federal, state, or locally funded programs. Some of these projects involved working with the agency to obtain additional funding mechanisms, including grants administered through the TDEC.

We understand the importance of these grants to the selected county and the City of Crossville and the positive impacts they have on communities. As such we are committed to make completion of this project a priority to Montrose. We have assembled an excellent staff of professionals capable of completing the services identified in the RFQ in a timely, efficient, and high-quality manner. For the projected work, all of the specified tasks can be completed by Montrose's existing staff of experienced engineers, geologists, and environmental scientists. Montrose's personnel have a long history of successfully completed projects with similar tasks. Based on our current workload, we have the staff capable of providing all of the services identified in this Request for Statement of Qualifications.

6.0 Summary of Key Points

As demonstrated above, Montrose has the experience and technical ability to identify, investigate, and remediate a variety of Brownfield sites, specifically within the TDOR VOAP program and with the BRAG grant funding system. Montrose is excited by the opportunity to support the City of Crossville on this BRAG Brownfield identification project. We believe in the usefulness of the BRAG grant program in transforming underutilized brownfield sites into redeveloped areas that a community can be proud of. We look forward to the opportunity to work with the City of Crossville and the counties on this transformational process.

Specialized Experience or Technical Expertise

Developing an inventory of identified Brownfield sites is the first step in moving an unused or under-utilized Brownfield site into a productive property within the greater community. After this initial identification step, the next steps involve the investigation, remediation, and redevelopment of these sites. There are Federal and State grants available to assist with the funding of these steps. Montrose has a proven track record of obtaining EPA Brownfield grants for numerous communities across the United States for investigation, remediation and redevelopment. Likewise, Montrose has assisted communities to receive TDEC BRAG grants for identification, investigation, and remediation of Brownfield sites.

- Montrose's National Brownfields Team has the experience and expertise in obtaining Brownfield grants which provides a potential gateway to future funding for Brownfield investigation and remediation funding from a Federal level.
- In 2023, the team celebrated perfect success rates in assisting with 25 for 25 EPA grants totaling approximately \$26M for communities across the United States.



- In 2024, the team was also a perfect 13 for 13 nationwide for EPA's competition with \$16.9M of total grant funding awarded.
- Montrose's Nashville Office assisted several counties obtain over \$750,000 in BRAG grants for identification, investigation, and remediation.

Past Work Performance

Montrose has a history of performing a variety of Brownfield identification, assessment, investigation, and remediation projects delivering high-quality products on time, efficiently, and within budget.

- Montrose staff have contributed to over 50 brownfield inventories funded by EPA and various state brownfield grants. Each inventory is tailored to meet the needs of each client, community and target area, ranging from targeted research on a specific list of potential priority brownfields, to comprehensive city-wide, county-wide and regional inventories involving over 100,000 tax parcels.
- Montrose has experience working with TDEC's newly implemented BRAG grant:
 - Montrose is currently working on over \$700,000 worth of BRAG grant contracts.
 - Montrose's Nashville office is currently working on two Brownfield Identification Projects (Franklin County and Williamson County) that are funded by the BRAG identification grant.
 - Montrose's Nashville office is currently working on four Brownfield Assessment/Investigation Projects (two projects in Franklin County, one project in Clay County, and one in Cumberland County) that are funded by the BRAG Assessment/Investigation grant.
 - Montrose's Nashville office is currently working on one Brownfield remediation project (Franklin County) that is funded by the BRAG remediation grant.
- Montrose's Nashville office has completed numerous investigation (soil, groundwater, soil-gas, sub-slab gas, asbestos, and lead-based paint) and remediation (soil, groundwater, soil-gas, asbestos abatement) projects within the TDOR's VOAP program, which is the TDEC regulatory authority for BRAG projects that move into the investigation and remediation phases.

Capacity of Montrose

Montrose has the personnel and experience to complete this Brownfield project before the end of 2025.

- The Montrose Nashville office is sufficiently staffed to complete the entire scope of work within the required time frame.
- Additional experienced personnel from Montrose's Knoxville office can also be utilized if additional field personnel are necessary.
- Additional experienced personnel from Montrose's National Brownfield Team can also be utilized if additional assistance is necessary.



Familiarity with Issues Relevant to the Project

Montrose has the experience and understanding to address the challenges associated with the identification, investigation, planning, and remediation associated with Brownfield redevelopment.

- Montrose is currently managing \$700,000 worth of BRAG grant-funded projects, including identification grants, investigation/assessment grants, and remediation grants. We know the TDEC BRAG personnel and understand the process.
- The Montrose Nashville office has performed hundreds of Phase I ESAs throughout Tennessee. We understand the process of identifying recognized environmental conditions; evaluating relative environmental risk based on the intended use of the property; proposing appropriate cost-efficient investigation measures; and designing effective remediation plans for implementation.
- Montrose has completed numerous environmental investigation and remediation projects within the framework of TDOR's VOAP program. We have a history of successfully navigating the VOAP program to achieve no further action letters for our clients. We know the TDOR VOAP personnel and understand their expectations.
- Montrose has worked with city and county governments throughout South Central Tennessee and understands the importance to the communities in investing in the redevelopment of these underused commercial and industrial properties.
- Since the late 1990s, we have performed numerous environmental assessments and/or investigations within each of the eleven counties included in this project. We understand the geology, hydrogeology, and challenges of these areas.
- With offices in Nashville and Knoxville, Montrose is able to efficiently serve the counties.

Familiarity with Local Conditions

Montrose's Nashville office has performed Phase I and/or Phase II environmental site assessments for properties in Cumberland County, include the Cumberland County Highway Department garage (through BRAG grant funding), the TDOT county garage, and the Cumberland Medical Center. We currently assist the Cumberland County Solid Waste Department with engineering and environmental monitoring services.



Ms. Reagan
April 18, 2025
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We appreciate the opportunity to provide the City of Crossville with this proposal. We look forward to working with you and the individual counties to maximize the usefulness of the BRAG identification grant funding for these communities. If you have any questions or require any additional information, please contact Jeff Postell at 615-889-6888, or by email at jepostell@Montrose-env.com.

Sincerely,

Montrose Environmental Solutions, Inc.

Jeff Postell, P.E.
Senior Engineer

Attachments: Attachment 1 – Resumes
 Attachment 2 – Project Descriptions and References