

1. Project Area Description and Plans for Revitalization

a. Target Area and Brownfields, i. Overview of Brownfield Challenges and Description of Target Area [5 pts]

The Oregon State University Cascades Campus (OSU-C) requests \$4,000,000 for a U.S. Environmental Protection Agency (EPA) Brownfields Cleanup grant to remediate a 5.7-acre area (Cell 2) of the former Deschutes County Landfill in the City of Bend, that occupies tax lot 1812060000111 at 1500 SW Chandler Avenue Bend, OR 97702 (the Site). This Site is different from the area that was remediated with the help of a previous EPA brownfield grant during the FY23 grant cycle

The Site is in census tract 0014.01 (CT 14.01) in Deschutes County, Oregon. The Target Area is within the City of Bend, in census tracts 0014.01, 0014.02, and 0015.02. It is specifically made up of the Central Westside Opportunity Area (CWOA) and the adjacent east downtown core of Bend. The CWOA, a 1.8-square-mile area identified in the City of Bend's 2016 Central Westside Plan, comprises a high proportion of previously developed but now vacant or underutilized land with existing infrastructure close to businesses, neighborhoods, and amenities. Zoning uses in the CWOA include Medium and High Density Residential, Main Street, Mixed Use, and University Owned Property. The City of Bend has prioritized this area for infill and livability enhancements. The site is defined by the former landfill, which is located within the CWOA and is upwind of Bend's downtown core, where low-income and minority residents are disproportionately represented; these areas are most likely to be impacted by any disparate effects of impacted by the landfill. Target Area brownfield challenges associated with the landfill include odors and concerns over air quality including volatile contaminants and methane. The landfill also poses a safety hazard--Innovation District 1 (IDR1) is impacted by elevated temperatures from breakdown of the buried waste ("pyrolysis"), and sinkholes formed by shifting waste. In 1991, a teenager fell into a sinkhole in IDR1, suffering third degree burns. In 2009, a county employee was injured when a sinkhole formed during landfill gas monitoring. If left unaddressed, the brownfield has the potential to cause long-term human health effects and environmental issues, as well as injuries and safety concerns.

ii. Description of the Proposed Brownfield Site [10 pts]

The Deschutes County landfill is comprised of approximately 72 acres and has been inactive for almost 30 years. The landfill was operational from 1972 to 1996 and primarily accepted demolition debris, including wood, sawdust, and boiler ash from timber mills. Unauthorized dumping of materials such as municipal waste and oil was reported during periods of unsupervised operation, increasing the contamination that is present today.

The site consists of one waste cell (Cell 2) in Area 2. Cell 2 is in the south-center portion of the Site (southeast portion of tax parcel 1812060000111) and covers about 5.7 acres; it contains a mix of demolition debris and timber waste. The cell was originally closed in 1997, and approximately 1.4 acres were remediated by OSU-C in 2020.

Environmental assessments revealed the presence of contaminants, including methane and volatile organic compounds (VOCs) such as ethylbenzene and naphthalene. The bottom of waste is more than 150 ft above groundwater, so waterborne migration of contaminants is not a concern, but the concentration of these contaminants exceeds Oregon Department of Environmental Quality (DEQ) standards for vapor intrusion, effectively preventing building construction on the site until the waste is removed. Cell 2 is unlined, so vapors can potentially migrate into surrounding soil. This potential and Cell 2's location in the center of campus impacts development and health risk for a much larger area of approximately 30 acres.

The site is currently enclosed within a chain-link fence, and long-term monitoring of methane, soil vapors, and subsurface temperatures is ongoing in the landfill to ensure safety and compliance with environmental regulations. Without further cleanup efforts, the contamination in Area 2 prevents redevelopment, and requires ongoing management of the potential health risk. The continued focus on cleanup and monitoring will help ensure that the site can be safely redeveloped for educational and community purposes.

b. Revitalization of the Target Area, i. Reuse Strategy and Alignment with Revitalization Plans [10 pts]

The Phase 2 remediation project would create unencumbered property for future development of a SHARC (Student Health and Rec Center), an academic building, a resident hall, and a resident/dining facility.

The reuse plan aligns with local and regional land use and revitalization plans and priorities:

The 2018 OSU-Cascades (OSU-C) Long Range Development Plan (LRDP) focuses on reclaiming the landfill for the Innovation District. In preparing the LRDP, OSU incorporated the Bend Central Westside Plan, aligning with City and community goals for mixed land use and connectivity. A comprehensive community engagement campaign gathered input from a wide range of stakeholders, including OSU-C and local advisory groups. Since 2015, over 200 community volunteers have contributed to the planning process. The City approved the plan in 2018 and adopted development standards to support it.

OSU-C Innovation Hub Planning: OSU-C is currently leading the Innovation Hub planning effort, funded by a grant from Business Oregon. More than 40 companies, nonprofits, and government agencies are collaborating on a business plan to address infrastructure and service needs for the Innovation District's first phase. The planning process actively involves Black, Latinx, Indigenous, tribal, and rural community leaders to ensure diversity, equity, and inclusion are integral to the project.

The 2016 Bend Central Westside Plan aims to repurpose former industrial and underutilized land, including the landfill, with investments in new mixed-use developments like the expanded OSU-C campus. Community engagement efforts informed a Community Values Report, which guides the plan’s priorities and strategies.

The 2020 Central Oregon Economic Development Strategy (CEDS), developed by the Central Oregon Intergovernmental Council (COIC), highlights the Innovation District as a solution to the region’s critical challenges: housing affordability and workforce readiness. The CEDS outlines goals to address these issues, developed through community engagement, including focus groups on Emerging Workforce and Housing Affordability.

ii. Outcomes and Benefits of Reuse Strategy [10 pts]

Campus Expansion:

The reuse plan for Area 2 will contribute to the ongoing expansion of the OSU-C campus and support the broader Innovation District goals. The project aligns with long-term plans to grow the campus footprint, attracting new students and staff. The remediation will support future development opportunities like a student success center, academic buildings, and potential passive uses like a **soccer field, parking**, and other **recreational facilities**, which remain critical to the campus’s expansion and student life.

Innovation District:

This project will continue to bolster the overall economic development of the Innovation District. Remediation of the Site will enhance the site’s capacity to support new academic and recreational facilities, directly benefiting the student population and fostering future incubators for businesses in high-tech, biotech, and other industries. As before, these developments will support economic growth in Deschutes County and contribute to the projected outcomes, such as job creation and increased economic activity.

Affordable Housing:

While the primary focus of this project is not housing, the broader campus expansion efforts, supported by remediating areas like the Site, will indirectly contribute to easing housing pressures. An expanded campus brings potential for workforce housing and affordable housing for students, faculty, and staff, which aligns with Bend’s broader regional growth needs.

Underserved Students:

OSU-C remains committed to supporting historically underserved communities. The continued expansion of the campus, supported by cleanup projects like this one, will allow programs like TRIO to serve a growing number of low-income, first-generation, and minority students. Ensuring space for these developments helps provide equitable access to education and job training.

Sustainability and Renewable Energy:

The reuse plan for the Site is consistent with OSU-Cascades’ LRDP, which prioritizes sustainability. Future development will focus on sustainable energy solutions, such as leveraging the geothermal energy exchange system already in place. The planned infrastructure for the site will align with the broader campus's triple net-zero goals, ensuring that Site redevelopment incorporates renewable energy, energy efficiency, and water conservation efforts.

Connectivity and Recreation:

The Site will also support improved campus connectivity through multi-use paths and recreational areas that benefit both students and the surrounding community. Passive development such as sports fields or green space will enhance the livability of the campus and link it to existing infrastructure, including bike lanes, sidewalks, and nearby recreation areas like the Deschutes River.

c. Strategy for Leveraging Resources [20 pts]

i.–iii. Resources Needed for Site Characterization/Remediation/Reuse (1.c.i through 1.c.iii) [5 pts each]

Table 1. Potential Additional Resources for Renovation and Reuse

Name of Resource	Purpose	Resource Secured or Unsecured?	Additional Details or Information
Business Oregon	1.c.ii – Remediation	Unsecured	OSU is eligible for funding from the OR Business Development Department (Business Oregon)

Table 1. Potential Additional Resources for Renovation and Reuse

Name of Resource	Purpose	Resource Secured or Unsecured?	Additional Details or Information
Brownfield Loans			Brownfield Program for remediation of Cell 2. OSU has been discussing Cell 2 project needs with Business Oregon, and the agency is highly supportive of the cleanup and reuse plan. The amount of funding Business Oregon will provide is yet to be finalized, but OSU anticipates Business Oregon will award remediation funding of at least \$1M in spring 2025.
State of Oregon Grant	1.c.ii – Remediation, 1.c.iii Reuse and Infrastructure		
OSU Debt	1.c.ii – Remediation, 1.c.iii Reuse	Secured	OSU will authorize revenue bonds to finance the portion of the cleanup not covered by the sources listed above and the EPA Brownfield Grant. Bond revenue can be used for both cleanup and reuse costs. Documentation of OSU’s bonding capacity is attached to this grant application.

iv. Use of Existing Infrastructure [5 pts]

The proposed remediation will leverage existing infrastructure, including access roads, fencing, monitoring wells, and waste containment systems. As part of the remediation, waste will be exhumed, and the soil will be processed and recycled on-site for reuse. This process will allow for the remainder of the treated soil to be placed in Cell 3, which is designated for fill and will support the planned future development. The passive development plan ensures minimal environmental impact by recycling all material on-site, with no soil importation necessary. The current systems have been evaluated and deemed sufficient to support the waste exhumation and soil recycling processes.

2. Community Need and Community Engagement

a. Community Need, i. The Community’s Need for Funding [5 pts]

This grant will directly address the needs of Central Oregon's rural, low-income, and historically underserved populations by advancing a comprehensive reuse plan. This plan will expand access to higher education, promote workforce development, and stimulate the creation of living-wage jobs and diverse business opportunities.

As the only four-year university within a 130-mile radius, OSU-C plays a crucial role in serving the entire Central Oregon region. Central Oregon is predominantly rural and continues to recover from the economic downturn caused by the decline of the timber industry, which once served as the backbone of its economy. The region's transition toward a more diversified economy requires a strong educational infrastructure to equip residents with the skills needed for emerging industries. The expansion of OSU-C will provide local students, many of whom are first-generation college students (22%), Pell Grant eligible (30%), or students of color (22%), with access to higher education and job training in fields that are in high demand, contributing to a more sustainable regional economy.¹

Table 2. Economic Distress Data

Indicator	Target Area			Bend and Central Oregon Region			
	CT 14.01	CT 14.02	CT 15.02	Bend	Deschutes County	Jefferson County	Crook County
2020 Population	6,253	1,259	2,580	97,032	191,749	24,048	23,733
2022 Median Household Income*	\$113,841	\$106,683	\$96,875	\$82,671	\$82,042	\$69,345	\$74,969
2022 Unemployment Rate*	7.2%	0.9%	4.8%	3.8%	5.2%	7.0%	4.1%

¹ <https://osucascades.edu/sites/osucascades.edu/files/2024-04/24-OSU-factsheet.pdf>

2022 % Below Poverty Level*	5.7%	7.7%	8.3%	9.5%	9.1%	12.7%	7.9%
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Source: [U.S. Census Bureau](#) 2022 ACS 5-Year Estimates

Economic distress remains a pressing concern in Central Oregon, particularly in the Target Area. Despite higher median household incomes in Census Tracts 14.01 (\$113,841), 14.02 (\$106,683), and 15.02 (\$96,875) compared to the regional average, disparities persist. Specifically, the unemployment rate in CT 14.01 stands at 7.2%, which is higher than both Bend's rate of 3.8% and the broader Deschutes County rate of 5.2%, indicating a localized economic struggle. While CT 14.02 has a lower unemployment rate of 0.9%, CT 15.02 still faces a 4.8% unemployment rate, which is higher than in Bend. Moreover, the poverty levels in these areas—5.7% in CT 14.01, 7.7% in CT 14.02, and 8.3% in CT 15.02—highlight other economic vulnerabilities.

The combination of higher unemployment and poverty levels places an economic strain on the region, particularly in the Target Area. These factors limit the disposable income available for residents, affecting their ability to cover essential costs like housing. Additionally, the high cost of living, particularly in Bend, further exacerbates economic challenges, making it difficult for families and individuals to thrive. The financial strain also impacts the local economy's ability to attract and retain diverse employers, contributing to ongoing economic disparities and underemployment in certain areas. The low population density, combined with these economic burdens, limits the tax revenue and funding needed for brownfield cleanups and site redevelopment, which makes federal assistance through grants like this one crucial for revitalizing the area.

The [Climate and Economic Justice Screening Tool \(CEJST\)](#) shows that this community is almost at or above the 90th percentile in the state and in the nation for disadvantages such as low life expectancy, high housing burden costs, under-ground storage tanks, and lack of indoor plumbing (Table 3). These socioeconomic and health factors demonstrate that the community in the Target Area is struggling. The high housing cost burden means that many residents may be struggling to afford safe and stable housing, likely limiting their ability to invest in other essential needs that would bolster their quality of living as well as the local economy. The lack of indoor plumbing suggests substandard housing conditions, which can lead to poor health outcomes and further strain residents' resources. Proximity to underground storage tanks raises concerns about potential exposure to hazardous materials, contributing to long-term health risks and exacerbating the community's environmental challenges. These existing burdens compound the effects of living near a contaminated site, making the need for cleanup even more essential.

Table 3. CEJST Disadvantaged Community Indicators for the Target Area	Target Area CT 15.02
Lower-than-average life expectancy	87
Housing cost burdened (spending more than 30% of income on housing while making less than 90% of area median family income)	82
Homes lacking indoor kitchens or plumbing	87
Proximity to underground storage tanks and/or releases from USTs	90

Notes

Shading means Target Area percentile is above 80%. UST = underground storage tank.

Source: Council on Environmental Quality [Climate and Economic Justice Screening Tool](#).

ii. Threats to Sensitive Populations, (1) Health or Welfare of Sensitive Populations [5 pts] and (2) Greater Than Normal Incidence of Disease and Adverse Health Conditions [5 pts]

As shown in Tables 2 and 3, 8.3% of residents in Census Tract 15.02 live below the poverty level and face multiple socioeconomic burdens and environmental risks, including high housing cost burdens (82nd percentile), lack of indoor plumbing (87th percentile), and proximity to underground storage tanks (90th percentile). These factors contribute to lower-than-average life expectancy, ranking in the 87th percentile, indicating significant health disparities compared to most other areas in the region.

Table 4. Sensitive Population Health Risk Factors in the Target Area				
Health Measure in Adults ≥ 18	Target Area			
	14.01	14.02	15.02	U.S.
Asthma	10%	10%	11%	7.7%
Cancer	10%	9.0%	7.2%	9.0%
Heart disease	6.2%	11.3%	4.7%	8.4%

Chronic obstructive pulmonary disease	5.1%	4.1%	4.6%	9.0%
Diabetes	9.2%	7.7%	7.4%	13.5%
Obesity	25.6%	25.8%	27.4%	37.6%
Stroke	2.8%	2.3%	2.3%	4.3%
Depression	22.4%	23.3%	25.9%	23.2%

Sources: Sensitive population data are from U.S. Environmental Protection Agency [Environmental Justice Screening and Mapping Tool](#) Community Report for Tract 41039004200. Health measure data are from Centers for Disease Control and Prevention PLACES 2021 data set for [CT 42 \(the Target Area\)](#), model-based estimates generated using Behavioral Risk Factor Surveillance System 2021 or 2020, Census 2010 population counts or census county population estimates of 2021 or 2020, and American Community Survey (ACS) 2015-2019 or ACS 2016-2020, ACS 2017-2021. U.S. data are from the CDC [National Center for Health Statistics](#).

The [Centers for Disease Control \(CDC\)](#) has found that residents in the Target Area experience higher rates of asthma (11% in CT 15.02), heart disease (11.3% in CT 14.02), depression (25.9% in CT 15.02), and cancer (10% in CT 14.01 and 7.2% in CT 15.02) compared to national averages. It's very possible that these health issues could be linked to long-term exposure from environmental contaminants in the Deschutes County landfill, which has elevated levels of methane and volatile organic compounds (VOCs) like ethylbenzene and naphthalene—which are both known carcinogens and are currently exceeding regulatory standards. Additionally, while obesity rates are slightly below national levels, the combined environmental and socioeconomic stressors exacerbate the community's vulnerability (Table 4).

(3) Environmental Justice, a. Identification of Environmental Justice Issues [5 pts]

EPA's Environmental Justice Screening and Mapping Tool (EJScreen) data show that Target Area residents have a 96% greater risk of exposure to particulate matter (PM 2.5) compared to their counterparts across the U.S. (Table 5). Target Area EJScreen values are at or above the 80th percentile for the state in 6 EJ indexes, including risks from nitrogen dioxide (74th percentile) and lead paint (79th percentile). Three values are above the state's 90th percentile.

These exposures can have serious health impacts on those who experience them. According to the CDC, exposure to PM 2.5 can be associated with respiratory and cardiovascular problems, including asthma, bronchitis, and heart attacks, and can even lead to strokes premature death.² Similarly, nitrogen dioxide exposure can aggravate asthma and respiratory diseases.³ UST releases can contain harmful chemicals, including benzene, which is linked to cancer and long-term damage to the liver and kidneys when leaked into groundwater—which is potentially related to the higher rates of cancer in the community.⁴ Finally, lead paint exposure poses significant health risks, particularly to children. Lead poisoning can cause developmental issues and learning challenges, while in adults, it has been associated with hypertension, kidney damage, and reproductive issues.⁵ These environmental hazards will likely exacerbate existing health problems in the community, further underscoring the need to reduce exposure and improve overall public health outcomes.

Table 5. Identifying Sensitive Populations in the Target Area—EJ Screen Data (US Percentiles)	Percentile in	
	State	U.S.
Particulate Matter 2.5	60	96
Ozone	90	33
Nitrogen Dioxide	91	74
Traffic Proximity	60	57
Lead Paint	79	71
Underground Storage Tanks	86	87
Wildfire Risk	83	82
Low Income	40	41

Notes

HI = hazard index.

² <https://www.epa.gov/pm-pollution/particulate-matter-pm-basics>

³ <https://www.epa.gov/no2-pollution/basic-information-about-no2>

⁴ <https://www.epa.gov/ust>

⁵ https://www.cdc.gov/lead-prevention/prevention/?CDC_AAref_Val=https://www.cdc.gov/nceh/lead/prevention/default.htm

Table 5. Identifying Sensitive Populations in the Target Area—EJ Screen Data (US Percentiles)

RMP Facility = a facility that has submitted a risk management plan to the U.S. Environmental Protection Agency. Shading indicates that the Target Area ranks in the 80th percentile or above for index values and above the U.S. percentage for indicators. Source: [Environmental Justice Screening and Mapping Tool](#).

b. Advancing Environmental Justice [5 pts]

This project will play an important role in advancing environmental justice for vulnerable populations surrounding the site. Residents in the Target Area, which include low-income and minority communities, are disproportionately exposed to environmental hazards. While the landfill is fenced, it cannot preclude the occasional trespasser who may be exposed to contaminants in the waste materials. Additionally, these communities already face heightened rates of respiratory and cardiovascular

issues, which have the potential to be worsened by vapors and odors that originate in the landfill.

The remediation plan aims to reduce the exposure to these environmental hazards, addressing risks posed by the landfill, including dangerous vapors and risks from pyrolysis and sinkholes. In addition to improving environmental health, the project will provide significant economic benefits. The development of new educational facilities, a student success center, and passive space will bring new educational and job opportunities to the region, particularly for first-generation students, low-income families, and historically underserved populations. By equipping the local community with access to higher education and better-paying jobs, this project will enhance economic mobility, reduce inequalities, and improve overall livability in Central Oregon.

b. Community Engagement, i.–ii. Project Involvement [5 pts] and Project Roles [5 pts] (2.b.i through ii)

Table 6. Project Involvement and Project Roles

Organization/Entity/Group Name	Point of Contact	Specific Project Role or Assistance Provided
Local Neighborhood Associations	Referenced below	The neighborhood associations below represent the communities where the landfill is located (Century West) and the nearest downwind communities. Representatives of these neighborhood associations will attend meetings to stay informed about the project and provide input on the cleanup process and reuse plans. They will also help communicate project news to residents using established networks and tools such as websites, community meetings, and newsletters.
Century West Neighborhood Contact	Nathan Moses M.Nathan.Moses@gmail.com	Referenced above
Southern Crossing Neighborhood	Karen Bergsvik chair@bendscna.org	Referenced above
Old Bend Neighborhood	Chris Freiss chair@oldbend.org	Referenced above
River West Neighborhood	Stephanie Higgins riverwestneighborhoodbend@gmail.com	Referenced above
Innovation Hub Steering Committee	Rebecca Robinson rebecca.robinson@oregonstate.edu	This committee is advising OSU on an Innovation Hub business plan and financial strategy and will attend meetings and stay up to date on the remediation project and share news of project progress with the community. The committee includes representatives from the Latino Community Association (LCA) and the Warm Springs Tribe Community Action (WSCA) team, who will participate in community engagement and provide input to help ensure issues of diversity, equity and inclusivity are embedded in the cleanup and redevelopment plans and processes.
Innovation District Steering Committee	Rod Ray rod@canyonmountainconsulting.com	The Innovation District Steering Committee (IDSC) is comprised of OSU and local industry/community leaders. IDSC will attend meetings to stay informed on

Table 6. Project Involvement and Project Roles

Organization/Entity/ Group Name	Point of Contact	Specific Project Role or Assistance Provided
City of Bend	Eric King communications@bendoregon.gov	the project, provide input on the cleanup and reuse plans, and use established networks to communicate project news and progress. The City has been actively engaged in the landfill reuse planning and will continue to partner in designing the campus to align with City economic initiatives and planning/development requirements.
Deschutes County Health Department	Jeff Freund jeff.freund@deschutes.org	OSU and the DEQ will work with the Deschutes County Health Department as needed for support in monitoring cleanup efforts and outcomes that benefit and protect community health.

iii. Incorporating Community Input [5 pts]

Community engagement has been a key element of OSU-Cascades' planning for the remediation and redevelopment. Public involvement has been ongoing since 2019, including milestone meetings such as the May 2024 Innovation District Expansion Open House and the November 2022 EPA Proposal Public Webinar. An ABCA was created and shared during the November 2022 public meeting. The discussion included concerns about air quality, neighborhood safety, and health impacts, with presenters addressing questions about vapor intrusion and methane mitigation. The meeting materials, including a video recording and translated Spanish versions, are available on the project's website: <https://osucascades.edu/campus-expansion/public-engagement>.

The most recent public meeting was on October 24, 2024. A draft of this application and the ABCA were made available to the public 14 days prior. Announcements for these meetings are posted on the OSU-C website, shared via social media, and published in local newspapers. Recordings of the meetings are available online. OSU-C will continue to provide updates at community forums such as the Bend City Council and Chamber of Commerce meetings. Additionally, fact sheets, newsletters, and outreach materials will be distributed to keep the public informed, with translations provided for Spanish-speaking residents. OSU-C remains committed to inclusive community engagement, ensuring accessibility for diverse populations, including those with limited English proficiency or mobility issues. Community input will be reviewed, and adjustments to the cleanup plan will be made as necessary, with feedback summarized in quarterly reports to the EPA.

3. Task Descriptions, Cost Estimates, and Measuring Progress

a. Proposed Cleanup Plan [10 pts]

As further described below, this grant application is associated with excavation of remaining landfill waste in Cell 2, in preparation for waste screening to produce soil suitable for placement during site development. OSU-C worked with remediation professionals, including experts in pyrolysis and landfill cleanup, and the DEQ to develop cleanup plans for 1) the first phase of waste excavation, processing and site development in Area 2, and 2) the second phase of remediation and redevelopment, which took place in what is called the Innovation District. These projects were highly successful, providing "proof of concept", with many lessons learned that will be invaluable for the planned work in Cell 2.

The remaining waste in Cell 2 will be excavated and stockpiled in preparation for processing. The waste will then be screened to remove large woody debris, tires, and other materials unsuitable for replacement in other areas of the redevelopment property. Samples will be collected from the reclaimed soil stockpile for laboratory analysis prior to placement. The analytical program will largely be based on the successful approach used in the prior phases of work and finalized in an updated Cleanup Plan prepared in coordination with the DEQ. As was the case previously, it is expected to include metals, polychlorinated biphenyls (PCBs), volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and polycyclic aromatic hydrocarbons (PAHs). Screened material deemed unacceptable for reuse (large woody debris, etc.) will be placed in the northwestern section of the landfill, Cell 3, an area planned for future use as OSU-C athletic fields, parking lots, and open spaces. Based on prior work, it is not anticipated that a significant volume of material will be deemed unacceptable for either placement as part of redevelopment or as non-usable waste placed in Cell 3; however, if encountered, it will be disposed of at a licensed off-site landfill.

b. Description of Task, Activities, and Outputs

i-iv. Project Implementation [10 pts], Anticipated Project Schedule [5 pts], Task/Activity Lead [5 pts], Outputs [5 pts] (3.b.i - 3.b.iv)

Table 7. Tasks and Activities

Task 1 – Project Management

Implementation: EPA grant funded activities: None

Non-EPA grant funded activities:

The Applicant and the qualified environmental professional (QEP) will be responsible for overall project management and execution, with oversight and input from EPA and DEQ. The Applicant will manage project tasks, monitor schedule and budget, report on project activities to stakeholders, and procure and oversee the QEP, which will support reporting and developing a final closeout report documenting all project activities. The Applicant and QEP will meet with DEQ quarterly. OSU will contribute internal funding for personnel, fringe, and travel costs for grant management including procuring a QEP. Internal OSU funding will be used for personnel/fringe and QEP fees for grant oversight; quarterly reporting; annual disadvantaged business enterprise and financial reporting; entries in the EPA Assessment, Cleanup and Redevelopment Exchange System (ACRES) database; grant closeout reporting; and OSU travel/attendance at brownfield conferences/workshops.

Anticipated Project Schedule: QEP procurement will take place after the notice of grant award; quarterly reports will be submitted 30 days after quarter ends; annual reports/forms will be completed by October 30 of each year; ACRES entries will be made as milestones occur and closeout reporting when cleanup is complete; attendance will be at National Brownfield Conference in August 2025 and a second conference/workshop will be attended during the grant term.

Task/Activity Lead: Applicant and QEP project managers.

Outputs: QEP contract; quarterly reports with budget and schedule status; annual reports and forms; ACRES reporting; final closeout reporting; attendance at 2 conferences/workshops; quarterly meetings with DEQ.

Task 2 – Community Engagement and Outreach

Implementation: EPA grant funded activities: None

Non-EPA grant funded activities: OSU will contribute internal funding for personnel/fringe and QEP fees for: planning/facilitating at least three public meetings; preparing outreach materials (public involvement plan, fact sheets, press releases, website/social media updates, site signage, etc.); solicitations of and responses to community input. OSU will collaborate closely with area residents, project partners, and other stakeholders throughout the cleanup planning and remedial action; The QEP will support the City with facilitating community meetings, drafting articles and press releases, and assisting with outreach to neighbors in the community, including finding interpretation and translation for meetings.

Anticipated Project Schedule: Public meetings: after grant award, when ABCA is final/during cleanup, after cleanup is complete; outreach materials made available before and during cleanup; input gathered at community events and when provided directly to OSU via email, social media, electronic survey, or other method.

Task/Activity Lead: City and QEP project managers; assist: project partners.

Outputs: Public involvement plan (PIP); at least three community meetings held and notes/attendance/presentation materials developed; project updates on OSU website; website and online information archive; other outreach as needed.

Task 3 – Remedial Design and Cleanup Planning

Implementation: EPA grant funded activities: None

Non-EPA grant funded activities: OSU will contribute internal funding for personnel/fringe and QEP fees for finalizing the ABCA including review and approval by Oregon DEQ; holding the ABCA 30-day public review and comment period; permitting; completing design documents; preparing bid documents for cleanup contractors; and bidding process support, including contractor selection in compliance with state regulations and 2 Code of Federal Regulations 200.317.326. Prepare and obtain EPA/DEQ approval of sampling and analysis plan (SAP)/quality assurance project plan (QAPP) with cleanup-related sampling protocols and quality assurance/quality controls; Health and Safety Plan (HASP); National Historic Preservation Act (NHPA) and Endangered Species Act clearances;

Anticipated Project Schedule: Activities listed above completed within 120 days after grant award.

Table 7. Tasks and Activities

Task/Activity Lead: OSU; assist: QEP, EPA, and DEQ project managers.

Outputs: ABCA; SAP/QAPP; HASP; NHPA and Endangered Species Act documentation; Cleanup Contractor contracting documents; permits.

Task 4 – Remedial Action Implementation

Implementation: EPA grant funded activities: Cleanup: excavate 347,826 cubic yards of waste material.

Non-EPA grant funded activities: OSU will contribute internal funding for personnel/fringe and QEP fees for excavate and stockpile Cell 2 soil cover; excavate and process the remainder of the Cell 2 waste (the Cell 2 waste volume exceeds the amount funded by this grant request); laboratory analysis of soil for characterization; place and compact recovered soil; place and cap non-usable soil and waste in Cell 3; health and safety monitoring; air monitoring. Contractor cleanup activities are estimated to include excavation and off-site disposal of approximately **X cubic yards of Y-impacted soil**; with backfilling, grass seeding, and vegetation planting to restore park conditions. The Applicant will work with DEQ to ensure the cleanup meets state regulations.

Anticipated Project Schedule: Cleanup completed within 2 years after grant award, Cleanup Report draft submitted within 90 days of cleanup completion, Cleanup Report final submitted within 90 days of receiving comments.

Task/Activity Lead: OSU; assist: construction contractor, QEP, and DEQ and EPA project managers.

Outputs: Draft and final Cleanup Reports.

c. Cost Estimates [15 pts]

The Applicant will lead each task, directing consultants to assist as needed. There are no Personnel or Fringe Benefits costs associated with this grant.

Table 8. Project Budget	Project Tasks				Total
	1. Project Management	2. Community Engagement and Outreach	3. Remedial Design and Cleanup Planning	4. Remedial Action Implementation	
Direct Costs					
Personnel	\$0	\$0	\$0	\$0	\$0
Fringe Benefits	\$0	\$0	\$0	\$0	\$0
Travel	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0
Contractual	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$0	\$4,000,000	\$4,000,000
Other	\$0	\$0	\$0	\$0	\$0
Total Direct Costs	\$0	\$0	\$0	\$4,000,000	\$4,000,000
Total Indirect Costs	\$0	\$0	\$0	\$0	\$0
Total Budget	\$0	\$0	\$0	\$4,000,000	\$4,000,000

Table 9. Development of Cost Estimates

Task	Cost Basis and Assumptions
4. Remedial Action Implementation	<u>Construction: \$4,000,000</u> <ul style="list-style-type: none"> Waste excavation = \$ 4,000,000 (347,826 cubic yards @ \$11.50/cubic yard)

Note

Only Task 4 is included in this development of cost estimate as the other tasks have no EPA grant-funded activities.

d. Plan to Measure and Evaluate Environmental Progress and Results [5 pts]

When preparing the project work plan, OSU-C will develop a detailed schedule of key project milestones such as SAP/QAPP completion, scheduling and holding outreach events, and beginning remediation work. At least monthly, OSU-C will track and evaluate progress in achieving outputs and milestones against the work plan schedule, in addition to communicating with the QEP and cleanup contractor. OSU-C will increase monitoring and communication during the active cleanup phase and act promptly to address any unanticipated changes during this critical period. OSU-C will monitor the project budget concurrently with tracking the schedule, and update on at least a monthly basis. OSU-C will document project outputs, outcomes, and results in the quarterly progress reports to EPA and in EPA's ACRES database. Anticipated outputs are described in Section 3b.

Anticipated outcomes from cleanup and development that OSU-C will track include:

- Volume of waste excavated and removed to allow for redevelopment in the Cell 2 footprint
- Volume of soil recovered and recycled/reused
- Area of land prepared for reuse
- # of direct and indirect jobs created
- New educational programs housed
- Funding/investment leveraged

4. Programmatic Capability and Past Performance

a. Programmatic Capability [15 pts], i. Organizational Structure [5 pts], ii. Description of Key Staff [5 pts]

The EPA grant will be managed by a team of OSU staff that includes seasoned experts in construction management, facilities planning and development, and financial/grant management (including EPA cleanup grant), all with in-depth experience managing complex environmental and construction projects. The team will be led by **Jarrold Penttila, OSU-C Construction Project Manager**. Jarrod oversees all campus capital development and construction. He has been managing the IDR1 assessment and cleanup planning for six years, including consultant procurement and oversight, community engagement, and EPA/Business Oregon grant management. Jarrod has managed complex construction projects with budgets totaling over \$1B and multiple general contractors. To ensure that the cleanup project stays on schedule, Jarrod will procure a QEP experienced with EPA brownfield grants and cleanup contractors in compliance with EPA requirements such as the Davis-Bacon Act. **Steve Pitman, PE, OSU-C Interim Chief Operations Officer**, serves as the principal in charge for all phases of the IDR1 project, providing high-level oversight and QA/QC. A licensed Civil Engineer, Steve has over 20 years of construction and facilities management experience, including construction projects on higher education campuses and experience with two landfill-related projects. **Terri Libert, MBA, OSU-C Fiscal Coordinator**, will report to Jarrod and will be responsible for managing the EPA Brownfield Grant project budget, tracking, drawdowns, forecasting expenses and costs, and ensuring compliance with EPA financial rules. Terri has over 20 years of experience in financial planning in higher education and corporate environments.

iii. Acquiring Additional Resources [5 pts]

OSU-C has established internal procedures and experience for retaining a QEP and cleanup contractor in compliance with 2 CFR 200.317 - 200.326. If necessary, additional contractors can be procured following these methods. OSU-C regularly procures contractors and consultants by widely advertising solicitations and evaluating proposals through a committee using established criteria. OSU advertises contractor services as needed on the OSU Bid website, in the Daily Journal of Commerce, and in the Engineering News Record.

b. Past Performance and Accomplishments

i/ii. Currently Has or Previously Received an EPA Brownfields Grant (1) Accomplishments [5 pts], (2) Compliance with Grant Requirements [10 pts]

In FY2023, OSU-C was awarded an EPA Brownfields Cleanup grant for a different site associated with the former Deschutes County Landfill (Cell 1). This \$2M grant was used to remediate an 8-acre site of the landfill in preparation for reuse of the IDR1 area which is a separate and distinct site from this FY2025 cleanup grant application (Cell 2). The FY2023 EPA cleanup grant was part of an overall \$12M project, which leveraged funding from multiple sources, including a Business Oregon Brownfield Loan, Oregon Legislature Grant, OSU Revenue Bond, and Deschutes County funding. The grant was successfully administered by OSU-C. OSU-C met EPA's sufficient progress threshold for this cleanup grant, spending down the grant amount and completing the project less than a year after the grant's cooperative agreement was finalized. OSU-C completed the grant work in compliance with all stipulations outlined in the cooperative agreement, including procuring a QEP, completing the required quarterly and annual reporting to EPA, listing project accomplishments in ACRES, preparing a PIP, complying with Davis-Bacon Act prevailing wage requirements and associated U.S.

Department of Labor regulations, and engaging with the community through public meetings and website updates. OSU-C met all project and reporting milestones and expended funds accordingly and completed the cleanup grant project ahead of schedule, following all EPA rules and regulations.

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