

---

**Final Grant Closeout Report  
1000 Block of South 4<sup>th</sup> Street  
1000, 1002, 1004, 1006, 1008, and 1010 – 1012 South 4<sup>th</sup> Street  
Clinton, Iowa**

**Cooperative Agreement Number: 4B96705601**

**Prepared for:**

**City of Clinton  
611 South 3<sup>rd</sup> Street  
Clinton, Iowa 52733**

**Prepared by:**



**16200 Foster Street  
Overland Park, Kansas 66221  
Project Number: 3563**

**August 14, 2024**

**Final Grant Closeout Report  
1000 Block of South 4<sup>th</sup> Street  
Clinton, Iowa**

**Cooperative Agreement Number: 4B96705601**

**Date Submitted: August 14, 2024**

**Prepared for:  
City of Clinton  
611 South 3<sup>rd</sup> Street  
Clinton, Iowa 52733**

**Submitted to:  
Jennifer Morris  
US EPA Region 7  
Brownsfield Program  
11201 Renner Boulevard  
Lenexa, Kansas 66219**

**Prepared by:**

A handwritten signature in black ink, reading "Tyler I. Sundell".

---

Tyler Sundell, R.G.  
Environmental Geologist

**Reviewed by:**

A handwritten signature in blue ink, reading "John Paul Knightly".

---

John Paul Knightly, CGP  
Senior Project Manager

## **Contents**

### **Executive Summary**

#### **Task 1: Cooperative Agreement Oversight**

Obtain Professional Engineering Services  
Reporting  
Request for Reimbursements or Advances  
Prepare Community Relations Plan  
Prepare Analysis of Brownfields Cleanup Alternatives (ABCA)

#### **Task 2: Community Engagement**

Contacts and Information Repository  
Establish Information repository  
Site Location and Description  
Site History  
Environmental Condition  
Public Meetings  
Implement 30-Day Public Comment Period on ABCA  
Site Remediation Process  
Community Profile & Involvement  
Project Schedule

#### **Task 3: Clean-up Plan**

Historic Preservation  
Project Kickoff Meeting  
Prepare Site Specific Quality Assurance Project Plan and Health & Safety Plan  
Prepare Demolition Plan  
Project Bidding / Contractor Selection  
Project Status Meetings  
Prepare Decision Document

#### **Task 4: Abatement Activities**

Oversight of Cleanup Activities  
Davis-Bacon Documentation  
Abatement Activities  
Cleanup Documentation  
Cleanup RACM Demolition Report

## EXECUTIVE SUMMARY

The Site consisted of five 2 and 3-story brick buildings constructed sometime prior to 1898 through 1917. The structures were used for retail purposes on the first floor and residential apartments on the second and third floors. On August 11, 2023, the building located at 1006 – 1008 South 4<sup>th</sup> Street partially collapsed. The buildings were vacant at the time of the collapse and had been for up to a decade prior. They were in disrepair, having been occupied by squatters for years, and were structurally unsafe with sagging roofs and unstable floors. The City of Clinton (City) secured the buildings by boarding windows and doors.

The buildings addressed as 1000, 1002, 1004, and 1006 - 1008 South 4<sup>th</sup> Street comprise the North Building Block. The buildings were connected and shared common walls. The building addressed as 1010 - 1012 South 4<sup>th</sup> Street comprises the South Building Block. This building is severely deteriorated and was deemed unsafe to enter and structurally unsound. Separating the Building Block is an alleyway.

Based on the age of the buildings, it was assumed asbestos containing materials (ACM) was present. An ACM inspection was conducted on the building located at 1010 – 1012 South 4<sup>th</sup> Street in 2022 that identified roofing materials, floor tile, and linoleum as ACM. The south and southwest portions of the second and third floors were not able to be inspected due to severe deterioration of the structure. Due to the state of the North Building, an ACM inspection was not conducted.

Site clearance activities began in the Fall of 2023 when the structures located at 1006 and 1008 South 4<sup>th</sup> Street partially collapsed while the structures located at 1000, 1002, and 1004 South 4<sup>th</sup> Street were compromised. The structures were demolished to street level to minimize potential harm to the public and minimize impact to surrounding properties and streets. The site was covered with plastic tarps and monitored for asbestos until the project cleanup was initiated.

Final cleanup of the site was conducted in Spring 2024 and completed on April 23<sup>rd</sup>. Cleanup activities consisted of removal and disposal of the building materials as regulated asbestos containing material (RACM) at a permitted solid waste disposal facility. Following removal of the building materials, the site was backfilled with clean soil, compacted, and seeded.

## **Task 1: Cooperative Agreement Oversight**

### **- Obtain Professional Engineering Services**

Prior to the City being awarded cleanup grant funds, a qualified environmental engineering firm had been procured by the City for assessment and cleanup activities occurring at the property. The City contracted with the qualified engineering firm August 22, 2023.

### **- Reporting**

Quarterly reports were filed with the U.S.EPA as required. Three quarterly reports were submitted to the U.S. EPA. The property profile was updated regularly on the ACRES database throughout the Cooperative Agreement performance period. Reports were submitted in October 2023, December 2023, and April 2024. Quarter four report was not submitted as the grant was closed out.

### **- Requests for Reimbursements or Advances**

Requests for Reimbursements totaling \$500,000.00 were submitted on the following dates: March 28, April 25, June 28, July 1, and July 29, 2024.

### **- Prepare Community Relations Plan**

The final Community Relations Plan was released on September 18, 2023.

### **- Prepare Analysis of Brownfields Cleanup Alternatives (ABCA)**

The ABCA was finalized on December 11, 2023.

## Task 2: Community Engagement

### - **Contacts and Information Repository**

The Contacts for the 1000 South 4<sup>th</sup> Street Block Demolition included:

Tammy Johnson, Community Development Director of City of Clinton  
Jennifer Morris Project Manager of EPA Region 7  
Dawn Danielson Brownfields RLF program of ECIA  
Tyler Sundell Project Manager of Blackstone Environmental

The information repository for this project including the environmental assessments and Analysis of Brownfields Cleanup Alternatives is located electronically at:

<https://www.cityofclintoniowa.gov/359/Brownfield-Grants-for-the-1000-Block-of->

### - **Establish Information Repository**

An information Repository was established in November 2022 and was available on the City of Clinton's website. The repository was updated throughout the project duration.

### - **Site Location and Description**

1000 South 4<sup>th</sup> Street Block is located on the corner of South 4<sup>th</sup> Street and 11<sup>th</sup> Ave South in downtown Clinton and consists of five 2- and 3-story buildings. The Site, consists of approximately 0.4 acres of land identified as City Assessor Parcel #s: 8059700000, 8059730000, 8059740000, 8059750000, and 8059620000 and addressed as 1000, 1002, 1004, 1006-1008, and 1010-1012 South 4<sup>th</sup> Street, Clinton, Iowa. The buildings addressed as 1000, 1002, 1004, and 1006-1008 South 4<sup>th</sup> Street are connected and share walls, comprising the North Building Block. The building located at 1010-1012 South 4<sup>th</sup> Street comprise the South Building Block. The total square footage of the buildings is approximately 37,681 square feet.

### - **Site History**

The 1000 South 4<sup>th</sup> Street block was developed between 1898 and circa 1917. The structures served the community as commercial storefronts and apartments. The buildings had not been properly cared for the last decade or more and were beginning to collapse upon themselves, becoming a danger to the community. Therefore, the City applied for an EPA Brownfields Cleanup grant in 2022 to fund a cleanup / Regulated Asbestos Containing Material (RACM) demolition of the structures. The City was selected to receive a \$500,000 grant to assist with the project and also obtained additional financing from ECIA's RLF program to cover some of the project cost.

### - **Environmental Condition**

Collectively the structures of the 1000 Block of South 4<sup>th</sup> Street were dilapidated and posed a public safety and health risk. On September 23<sup>rd</sup>, 2022, Willett Hofmann & Associates, Inc. prepared letter reports that indicated the buildings were in severe disrepair, beyond

the point of repair and were unsafe to enter for remediation. Trash and debris including furniture, appliances, miscellaneous building material, and tires were scattered throughout the buildings. As such the buildings needed to be demolished as a RACM demolition to safely dispose of hazardous materials.

- **Public Meeting**

A public meeting was held on October 11, 2023. The meeting was held to review the ABCA and solicit feedback from the community.

- **Implement 30-Day Public Comment Period on ABCA**

The 30-day public comment period began on October 11, 2023 and ended on November 11, 2023. No comments regarding the ABCA or recommended cleanup alternatives were received before the close of the public comment period.

- **Site Remediation Process**

The remediation plan for 1000 S 4<sup>th</sup> St Block included completing a RACM demolition of the structures. Building materials would be handled as RACM and disposed of properly. Material would be removed properly and the work overseen by a certified professional in accordance with IDNR requirements and the requirements of the EPA Brownfields Clean up Grant, the ECIA Brownfields Coalition Revolving Loan Fund, and in agreement with the Loan Agreement between ECIA and the City. The City of Clinton procured a qualified environmental professional (QEP) to assist and oversee the cleanup project. Blackstone was selected to be the QEP for this project. A Quality Assurance Project Plan (QAPP) and health and safety plan (HASP) was developed by the QEP dated October 16, 2023, and revised December 11, 2023. A Cleanup/Demolition Plan – Asbestos Abatement Response was also developed by the QEP dated October 5<sup>th</sup>, 2023.

On August 11<sup>th</sup>, 2023, the 1006 and 1008 S 4<sup>th</sup> St buildings partially collapsed. The buildings were recommended to be fully collapsed on August 15. The north block of 1000 S 4<sup>th</sup> St were collapsed between August 28 and 31 and then covered by a tarp. Removal of RACM debris and RACM demolition began on March 25, 2024 and were completed on April 26, 2024. The excavated building footprint was backfilled by clean soil, returned to original grade, and seeded.

- **Community Profile & Involvement**

The Community Profile and Involvement were described in the Community Relation Plan submitted by City of Clinton on September 18, 2023. The community public meeting for feedback on the 1000 S 4<sup>th</sup> St Block site was held January 12, 2023.

- **Project Schedule**

Table below outlines the timeline for 1000 Block of South 4<sup>th</sup> St Cleanup project.

<b>Task</b>	<b>Description</b>	<b>Start Date</b>	<b>End Date</b>
1	Prepare/Submit SHPO to Iowa Historic Preservation Office	September 2023	September 2023
2	Community Relations Plan (CRP) draft, comment period, final	September 2023	October 2023
3	Draft of Remediation Plan	September 2023	November 2023
4	Draft QAPP	September 2023	November 2023
5	Draft Site-Specific Assurance Quality Plan	September 2023	November 2023
6	Bid package preparation, bid request, contractor selection	October 2023	November 2023
7	Public Meeting	September 2023	October 2023
8	Public Notice of draft Cleanup Plan, ABCA for review and available for public comment	September 2023	November 2023
9	Submit Cleanup Plan, ABCA, CRP, QAPP to EPA for review/approval	September 2023	November 2023
10	Cleanup Implementation	November 2023	April 2024
11	RACM Demolition Closeout Report Completed	April 2024	August 2024
12	Grant Closeout Report Completed	April 2024	Summer 2024



### **Task 3: Abatement Design and Procurement**

- **Historic Preservation**

The City of Clinton received concurrence with the Iowa State Historic Preservation Office (SHPO) and EPA for the demolition of the building in November 2023.

- **Project Kickoff Meeting**

A project kickoff meeting was held in September 2023 between EPA and QEP. A demolition kickoff meeting was held February 23, 2024 including representatives of the City of Clinton, ECIA, Iowa DNR, U.S. EPA Region 7, DW Zinser and Blackstone Environmental.

- **Prepare Site Specific Quality Assurance Project Plan and Health and Safety Plan**

A site specific QAPP was developed by Blackstone dated October 16, 2023. The QAPP was approved by the U.S. EPA on November 22, 2023. A site-specific health and safety plan was developed by the contractors Lawson Rigging on the initial demolition and DW Zinser on the final cleanup. A site health and safety meeting was held by Blackstone at the start of the project on March 25, 2024.

- **Prepare Demolition Plan**

The site demolition plan was developed by Blackstone dated December 11, 2023.

- **Project Bidding/Contractor Selection**

Bid documents were prepared by the City of Clinton Engineering department. The project was out for bid on October 25, 2023 and closed November 30, 2023. The awarded bidder backed out of the bid and the project went out for bid again on December 13, 2023. Bids were closed for the second posting on January 16, 2024 and the contract was awarded to DW Zinser.

- **Project Status Meetings**

Project status meetings were held weekly during the duration of the project with Blackstone and DW Zinser. Bi-weekly meetings were held during the duration of the project with The City, ECIA, Blackstone, and Impact 7G.

- **Prepare Decision Document**

No comments were received from the community during the public comment period from October 11 to November 11, 2023. The ABCA was finalized and approved following the public comment period on December 11, 2023.

## **Task 4: Cleanup Activities**

### **- Oversight of Cleanup Activities**

Blackstone and Iowa Environmental provided oversight of the cleanup activities. Blackstone and Iowa Environmental provided dedicated staff for continuous on-site monitoring when DW Zinser was performing removal activities.

### **- Davis-Bacon Documentation**

Required postings were reviewed with DW Zinser during the project kickoff meeting. Davis-Bacon Wage rates, certified payrolls, statement of compliance and employee interview forms were also reviewed. Certified payroll reports and statements of compliance were submitted by DW Zinser on a regular basis during the project. The City of Clinton and ECIA conducted employee interviews during the project. Davis-Bacon interviews were performed on 9/18/23, 3/27/24, 4/4/24, and 4/8/24.

### **- Air Monitoring**

Air monitoring activities were overseen by Blackstone and its subcontractor Iowa Environmental. Blackstone and Iowa Environmental provided dedicated staff for continuous on-site monitoring when DW Zinser was performing removal activities. Results from air monitoring activities were included in the RACM Building Demolition Closeout Report dated August 1, 2024 by Blackstone.

### **- Modifications to the Workplan**

Tires were discovered throughout 1000 to 1008 S 4<sup>th</sup> St. Total amount of tires uncovered during debris removal was estimated to be between 100 and 200 total tires and reported as 6.95 tons on the waste manifest. As the tires were out of scope and permitted landfills would not accept the tires as RACM, they were covered by the City of Clinton's contract with DW Zinser. No grant or RLF funds were leveraged during the disposal of the tires.

### **- Schedule**

The original scheduled three weeks for demolition and clean up was exceeded by one week. This was in part due to weather delaying fill material work of the Phase I excavated pit, mechanical issues during Phase II demolition of structures, and approval issues of RACM debris at landfills. Phase I of debris removal began on March 26, 2024 at the 1000 South 4<sup>th</sup> Street Location and proceeded south to 1008 South 4<sup>th</sup> Street. Phase I of debris removal was completed April 11, 2024. Phase II of demolition included demolition of the structure located on 1010 and 1012 South 4<sup>th</sup> Street and debris excavation. Phase II was started on April 10, 2024 and was completed on April 22, 2024.

### **- Abatement Activities**

Final building debris removal included: 1000, 1002, 1004, 1006, and 1008 South 4<sup>th</sup> Street.

Final building demolition and debris removal included 1010 and 1012 South 4<sup>th</sup> Street

Demolition was completed by DW Zinser and oversight provided by Blackstone from March 25, 2024 through April 26, 2024.

- **Cleanup Documentation**

DW Zinser provided Blackstone with a demolition closeout package that included the following:

- Project Notifications
- Training Records
- Licenses
- Disposal Manifests for RACM debris and tire disposal
- Daily sign-in sheets

Blackstone provided the following:

- Certificate of Completion
- Clearance Letter
- Field CQA Documentation
- Photos during demolition
- Signed HASP
- Iowa Environmental Services provided Blackstone with air monitoring results.

- **Cleanup Complete Documentation**

Blackstone provided the RACM Demolition Closeout Report dated August 1, 2024 to the City of Clinton, ECIA and U.S. EPA Region 7 on August 5, 2024.

## Project Funds Expended

Total Budget

	<b>Total Costs Incurred</b>
<b>DW Zinser</b>	\$409,426.65
<b>Blackstone Environmental</b>	\$90,573.35
<b>Total</b>	\$500,000.00

## Property-Specific Information

	1000 Block of South 4 <sup>th</sup> Street – City of Clinton Assessor Parcel Number 8059700000
<b>ACRES Property ID</b>	258523
<b>Hazardous Substance Funding Amount</b>	\$500,000
<b>QEP Services Procured</b>	September 12 <sup>th</sup> , 2023
<b>Community Relations Plan Finalized</b>	September 18, 2023
<b>Information Repository Established</b>	October 8, 2022
<b>30-Day Comment Period Begins</b>	October 11, 2023
<b>Public Meeting Date</b>	October 11, 2023
<b>Comment Period Ends</b>	November 11, 2023
<b>ABCA Finalized</b>	December 11, 2023
<b>Approved QAPP Date</b>	November 22, 2023
<b>Cleanup Start Date</b>	March 24, 2024
<b>Cleanup Completion Date</b>	April 26, 2024
<b>Date of NFA Letter from State or Equivalent</b>	August 1, 2024