Statement of Qualifications

Brownfields Revitalization and Redevelopment Solutions
Cardno specializes in helping communities transform abandoned and underused areas into vibrant and productive properties that can improve public health, the environment, and their economic development potential. We work closely with communities across the full project lifecycle to identify, prioritize, and assess targeted sites, develop strategies, and ultimately achieve their redevelopment goals. Our dedicated staff of brownfield practitioners develop custom approaches to solve the challenges of securing funding, performing necessary assessments, overseeing remediation, and planning for the final redevelopment.

Our team of experienced specialists include:
> Certified Grant Writers
> Engineers
> Environmental Scientists
> Industrial Hygienists
> Risk Assessors and Toxicologists
> Geologists
> Surveyors
> Subsurface Utility Engineers
> Planners
> Real Estate Professionals
> Landscape Architects
> Economists

With Cardno’s diverse range of in-house services, you gain a single point of contact for integrated engineering, infrastructure, environmental, scientific consulting, and field services for both above and below ground challenges. Our teams have supported communities along their path to achieving their vision of redeveloping impaired properties into various uses, including commercial, retail, mixed-income residential housing, healthcare facilities, parks and recreational facilities, and schools.

Proven Track Record of Funding Success
Throughout the years, we’ve helped our clients receive over $135 million in federal and state grants and incentives for redevelopment projects. To further help get your project off the ground, Cardno will assist you in identifying specialized grants and incentives to leverage brownfields funding sources, such as state and local tax credits or rebates, Community Development Block Grants (CDBG), TIGER discretionary funds, REAP renewable energy, Sustainable Communities, Recreational Trails, and multi-modal transportation.

Brownfields
Abandoned and/or underutilized textile mills, gas stations, dry cleaners, factories, warehouses, and other sites represent types of blighted areas that negatively impact communities across the country. The redevelopment of these idle brownfield properties can provide a range of public and private benefits, including:
> Economic growth
> Increase in real estate values
> Private capital investment
> Job creation and retention
> Improvements to the environmental and public health
> Community amenities and more
The U.S. Environmental Protection Agency (EPA) provides a range of funding programs for local governments and non-profit groups to encourage the assessment, cleanup, and redevelopment of brownfields in America’s communities.

We can help you take the next steps by:
> Assisting with grant application development and writing
> Addressing the technical and programmatic aspects of brownfields site assessments
> Overcoming challenges associated with planning, remediation, and supporting services
> Developing a visioning plan and a strategy for redevelopment

**Specialized Services**
> RE-Powering America’s Lands Initiative
  – Renewable Energy
> USTfields (cleanup)
> Healthfields (redevelopment)
> Technical and Programmatic Assistance to Brownfields Grantees
> All Appropriate Inquiry (AAI) Standard
> Quality Assurance/Quality Control Program
> Economic Feasibility

**Lifecycle**
Cardno is an integrated environmental, infrastructure, and scientific consulting firm with resources around the country and the world. As a result, we are able to provide you with the exact level of service you need at any time – whether that means a single specialty service, or integrated service across the full project lifecycle. Our goal is to increase operational efficiencies and streamline project delivery for our clients.
Cardno partners with local governments and community organizations to solve challenging brownfields problems. As one of the most experienced and largest comprehensive providers of brownfield services in the country, our expertise and support begins with working with communities to write winning EPA and state grant applications and apply for other financial incentives. After funding is received, our knowledge of technical and program implementation will streamline the achievement of your revitalization.

We have experience in:
> EPA Brownfield Assessment Grants
> EPA Brownfield Coalition Assessment Grants
> EPA Brownfield Cleanup Grants
> EPA Brownfield Cleanup Revolving Loan Funds
> Community Development Block Grants (CDBG)
> TIGER discretionary – U.S. DOT
> State Clean Water Revolving Loan Fund Grants
> REAP renewable energy – USDA
> Health center planning grants – U.S. DHHS (HRSA)
> Sustainable Communities – HUD, U.S. DOT, EPA
> Parks and Recreational Trails

Grants, incentives, and cooperative agreements are financial awards provided by federal and state government agencies and private sources to support the work required in various stages of brownfields redevelopment. Eligible entities must submit complex competitive applications to secure these much-sought-after funds.

We have successfully secured over $98M in EPA brownfield grants for more than 80 communities since 2003.

E-mail us at contact-us@cardno.com
Site Assessment and Remediation

Our expertise in remediation combined with site and civil engineering allows us to efficiently develop remediation strategies and evaluate reuse and redevelopment scenarios specific to conditions on your property. We provide easy to understand explanations of environmental issues, potential risks, and alternatives. Our goal is to help manage environmental conditions that could impact your project. Our project experience includes assessments and remediation of contaminated sites, and we are experienced in all aspects of cleanup standards and regulatory compliance.

We have experience in:

- Air quality studies
- Archaeological and cultural resource assessments
- Asbestos and lead screening
- Phase I & II Environmental Site Assessments
- Regulatory agency representation
- Risk management
- Subsurface Utility Engineering (SUE)
- Surveying
- Tank design, upgrades, and closures
- Utility coordination
- Vapor intrusion evaluations
- Wetland delineations

Ensuring the health of people and the environment

Many former industrial properties lie dormant or underutilized due to liability associated with real or perceived contamination. Brownfields programs support communities by assessing and assisting with the redevelopment and revitalization of these properties.

We are a leader in innovative technical approaches and the safe management of associated risks.

E-mail us at contact-us@cardno.com
Planning

Planning for a redevelopment project begins shortly after funding has been awarded. Our experienced team can provide a full range of services to help with planning and assessment to facilitate a strategic approach to tackling your project from start to finish. We assess reuse and development options to further enhance your project and lessen its impact on the environment.

From site identification, assessment, design, and permitting, we provide the planning services necessary to redevelop brownfield sites to meet your planned end use, including:

> Budgeting and scheduling
> Community outreach
> Conceptual site planning
> Feasibility and market studies
> Master planning
> Remedial planning
> Stormwater planning
> Subsurface utility impact evaluation
> Utility coordination and planning
> Zoning and land use

Navigating local challenges

A comprehensive planning exercise has many stages, from strategic visioning, public involvement meetings, to land use submittals requesting by-right approval or rezoning petitions. The rezoning process is often political and can be lengthy and challenging to navigate without the help of experienced professionals.

With our extensive brownfields and environmental experience, we bring a comprehensive yet streamlined approach to improve our clients’ project efficiency.

E-mail us at contact-us@cardno.com
Site Development

We provide clients with a comprehensive set of services for the acquisition, disposition, and redevelopment of brownfield sites. Cardno combines our experience with knowledge of site assessment and the latest redevelopment regulations to assist clients in their brownfields development efforts. From identifying existing environmental issues, to designing and supporting construction, and complete landscape design for the redeveloped property, we can help bring your project to completion.

We have experience in:

> Assemblage of properties
> Buyer or seller agent
> Construction support
> Infrastructure design
> Landscape architecture
> LEED certification
> Lifecycle cost analysis
> Low-impact design
> Permitting
> Reuse planning and conceptual site design
> Utilities design and engineering
> Water conservation

Transforming brownfields into viable properties

The redevelopment of brownfields provides many benefits to a community, including an increased tax base, the creation of new jobs, the utilization of existing infrastructure, and the removal of blight. The removal of contaminants in the area also helps to protect human and environmental health.

We have special expertise in transforming contaminated properties into properties that support community health & wellness.

E-mail us at contact-us@cardno.com
PROJECTS

Cardno works with communities throughout the lifecycle of their brownfields programs. These projects show the diversity of redevelopment efforts our team has supported for communities large and small.
Granite Crossing

From start to finish, Cardno provided integrated brownfield services for the redevelopment of an abandoned shopping center in Lithonia to a new mixed-income housing complex.

Initial involvement included assisting with an EPA RLF sub-grant application and conducting a Phase I ESA and site assessment, remediation using injection points, and final permitting. Environmental issues included asbestos abatement, petroleum contamination from a historic gasoline station, chlorinated solvent contamination from a former dry cleaning facility and topographical challenges. Planning and civil engineering services included:

> Survey
> Stormwater management
> Utilities locations
> Landscape and irrigation design

Redevelopment of this brownfield site into a mixed-income housing complex allowed the developer to qualify for the state of Georgia’s Low Income Housing Tax Credit program. Cardno also assisted in preparing the state tax credit application.

Lifecycle work performed:

- Grants
- Assessment & Remediation
- Planning
- Development
Wilson, North Carolina

Cardno partnered with the city to develop a sustainable brownfields program to revitalize sites near and within the downtown area.

Since 2010, Cardno has helped the city secure four EPA Brownfields Assessment grants, totaling $900,000, and an EPA Brownfields Cleanup Revolving Loan Fund (RLF) of $1 million. With the funding, over two dozen properties have been assessed for environmental contamination. Where contamination was found, Cardno developed cleanup plans and assisted potential developers with negotiating and obtaining brownfield agreements with the North Carolina Department of Environmental Quality (NCDEQ) to limit liability.

Cardno also assisted property owners with creating concepts and redevelopment plans; such as helping a local church explore transforming a former agricultural chemical site into a recreational and fellowship space for their congregation.

The city has successfully leveraged the EPA program funding to redevelop multiple brownfield sites into thriving properties:

> A former Western Auto building into a mixed-use commercial and residential space
> A former car dealership into a space to house the Wilson Community College’s Advanced Trades and Transportation program
> A former tobacco warehouse into a mixed-use development
> A former dry cleaner into a restaurant

The city will also leverage the revolving loan fund to remediate and renovate the historic downtown train depot.

Lifecycle work performed:

- Grants
- Assessment & Remediation
- Planning
- Development
Encore Redevelopment
Cardno provided grant support to secure $28 million from the US Housing and Urban Development (HUD) Neighborhood Stabilization Program 2. Incorporating sustainable design principles throughout nearly every element of Encore, a 28-acre master planned development, Cardno helped position it to be one of the first LEED-ND sites in Florida.

Mulberry Health Clinic
Working with the City of Mulberry, the Central Florida Health Center, the Central Florida Regional Planning Council (CFRPC), Cardno assisted with obtaining a Health Center Planning Grant, School Based Health Care Center Grant, and New Access Point Grant. Cardno also obtained an EPA Brownfields Assessment grant to further support this project and other redevelopment projects within the area of CFRPC.

Lifecycle work performed:
- Grants
- Assessment & Remediation
- Planning
- Development
City of Tallahassee
Since 2008, Cardno assisted the City of Tallahassee with obtaining $2 million in grant funding from assessment, cleanup, and revolving loan funds (RLF). In addition, Cardno provided assistance during an EPA Limited Program Review (audit), as well as overall EPA grant programmatic assistance.

Mitchell County Development Authority
Numerous brownfield sites were identified in Mitchell County, discouraging business owners from investing in opportunities for these properties. Cardno assisted the Mitchell County Development Authority in obtaining a $600,000 Coalition Assessment Grant to fund Phase I & II ESAs, tank removals, redevelopment concept plans, community outreach, and the education and development of quality assurance project plans.

Lifecycle work performed:
- Assessment & Remediation
- Planning
- Development
Treasure Coast Regional Planning Council
Cardno aided the Treasure Coast Regional Planning Council (TCRPC) in obtaining $2.5 million in grant funding and conducted assessment activities under TCRPC’s RLF Supplemental Grant. Cardno also conducted over 40 EPA funded brownfields assessments, including Phase I & II environmental assessments.

Decide DeKalb Development Authority
Cardno assisted with the initial development of the $1 million RLF program and secured the first loan and two sub-grants. Other services included programmatic support, ACRES Database updates, analysis of brownfields cleanup alternatives, and EPA quality assurance project plan development.

Lifecycle work performed:
- Grants
- Assessment & Remediation
- Planning
- Development

Projects - 17
Central Florida Regional Planning Council
Since 2009, Cardno has successfully written and obtained $2.7 million in EPA brownfields grants for the CFRPC. Because properties located within the CFRPC redevelopment areas are susceptible to impacts related to historic phosphate mining, Cardno developed procedures to screen for radiation in soil and groundwater.

Greenwood Foundry
Cardno used the data gathered during the assessment phase to complete a risk assessment to identify areas of exposure concern. A redevelopment planning process to create conceptual plans with a design that prevents exposure to these areas was then developed. Additional support included negotiating a voluntary cleanup contract with the state and development of brownfields cleanup grant applications to fund the remediation.

Lifecycle work performed:
- Grants
- Assessment & Remediation
- Planning
- Development

Lifecycle work performed:
- Grants
- Assessment & Remediation
- Planning
- Development
HD King Power Plant
To revitalize this former power plant site, Cardno conducted a review of existing assessment data and prepared quality assurance project plans (QAPPs), a community relations plan, an EPA Toxic Substance Control Act (TSCA) work plan, and interim source removal plans. Cardno also completed applications to secure over $2 million in voluntary cleanup tax credits from the state of Florida for eligible site rehabilitation expenses.

City of Atlanta
Cardno assisted the city with EPA grant programmatic support, Phase I & II ESAs, UST removals, public outreach and participation, conceptual design for an access point to the Beltline project, and developed an analysis for brownfields cleanup alternatives.

Lifecycle work performed:
- Grants
- Assessment & Remediation
- Planning
- Development

Lifecycle work performed:
- Grants
- Assessment & Remediation
- Planning
- Development
St. Marks Brownfields Redevelopment
Once seen as the city’s biggest eyesore and a significant impediment to economic development, St. Marks Refinery has been redeveloped into a sustainable reuse property. Cardno provided integrated brownfields services, including grant identification and writing, asbestos removal, demolition oversight, environmental remediation, dock design, and construction management/oversight.

Lifecycle work performed:
- Assessment & Remediation
- Planning
- Development
- Grants

Anchorage Park
Anchorage Park began as a mixed use site occupied by an out-of-service wastewater treatment plant. Cardno provided site assessment and remediation services including Phase I & II assessments, lead and asbestos surveys, tank closure, and petroleum-contaminated sludge removal. In addition, Cardno developed a master plan for the park with a phased approach to match available funds.

Lifecycle work performed:
- Assessment & Remediation
- Planning
- Development
- Grants
Pasco County
Cardno performed numerous Phase I ESAs, including assessments on potential affordable housing sites, asbestos and lead screening, developed Phase II ESA work plans, and assisted the county in obtaining $1.2 million in assessment funding and a $200,000 EPA Brownfields Cleanup Grant.

Seaport Channelside
On this property in Tampa, Cardno facilitated a number of cost-saving and innovative approaches and provided turnkey assessment and remedial project management activities. To reduce the overall capital investment by the city and developer, Cardno prepared and submitted multiple voluntary cleanup tax credit applications for costs incurred during site rehabilitation.

Lifecycle work performed:
- Grants
- Assessment & Remediation
- Planning
- Development
Cairo Grady County Development Authority

Five potential hazardous-substance brownfield sites and 10 petroleum brownfields were identified throughout the town of Cairo and Grady County. Cardno conducted 10 Phase I & II ESAs, three tank removals, and two redevelopment concept plans.

Clearwater Automotive

Cardno completed the successful remediation of the site, utilizing EPA Brownfields Cleanup Revolving Loan Funds (RLFs) and EPA assessment funding. Services included Phase I and II ESAs, the development of an interim source removal plan, and final groundwater sampling and source removal reports.

Lifecycle work performed:

- Grants
- Assessment & Remediation
- Planning
- Development
West Florida Regional Planning Council
As the lead environmental consultant, Cardno assisted with EPA assessment and RLF grant reporting requirements and conducted Phase I & II environmental assessments and ongoing cleanup activities. Other services included hazardous and petroleum assessments, assessment and RLF grant management services, and community awareness and outreach.

Northwest Fire Station No. 51
After supporting brownfields grant funding, environmental cleanup, and assessment, Cardno designed and planned the 12,300-square-foot, fire and rescue facility located in the North Greenwood neighborhood. Cardno functioned as the primary client and program manager for the project, facilitating all client requests of the architect and consultants.

Lifecycle work performed:

Grants → Assessment & Remediation → Planning → Development

Projects - 23
Creative Village
This project will revitalize a 68-acre section of downtown Orlando into a LEED-ND certified office, mixed-income housing, public parks, and retail space. Cardno is providing management, landscape architecture, civil engineering design, utility design, and permitting services. Cardno also provided assessment and remedial services for pesticides and metals contamination for this project located in a state designated brownfields area.

Columbia, South Carolina
Over the last 10 years, Cardno has worked with the City of Columbia to obtain $1.8 million in grant funding to revitalize and transform economically underutilized regions into highly productive community assets. The city has leveraged EPA brownfields grant funding, adding nearly $200 million in additional private and public funds for redevelopment of properties.

Lifecycle work performed:

Grants → Assessment & Remediation → Planning → Development

Lifecycle work performed:

Grants → Assessment & Remediation → Planning → Development
Augusta Canal Authority, Georgia
The former textile mill, owned by the August Canal Authority, required securing enough grant funding from the EPA to remediate the site to facilitate the redevelopment potential of the property. Cardno developed a multi-year, phased cleanup strategy and wrote two successful brownfield cleanup grant applications to facilitate the cleanup and redevelop the property into a data center.

Robbins Mill, Robbins, North Carolina
Cardno helped Robbins secure $800,000 in Brownfield Assessment and Cleanup grants from the EPA. Cardno is supporting the town in assessment and remediation of the former mill, helping create a vision and master plan for the revitalization and development of the brownfields site. Cardno also updated the town’s master plan, including design of zoning and street maps using GIS software and associated legislation to support growth.

Lifecycle work performed:

- Assessment & Remediation
- Planning
- Development
- Grants

Lifecycle work performed:

- Assessment & Remediation
- Planning
- Development
- Grants
When you work with Cardno you gain a single point of contact for integrated environmental, infrastructure, scientific consulting, and international development assistance services. Our integrated approach efficiently addresses your challenges, fostering smart, sustainable growth of your operations alongside the communities and environments in which you work. We simplify access to multidisciplinary expertise and on-the-ground experience to support your business objectives.

Local Expertise, Around the World
Our offices across the Americas are strategically located to make it easy for our team to get to your facilities or project sites, increasing efficiency. We have a deep understanding of both national and local environmental, regulatory, financial, and social conditions. Our global capability and local expertise combine to help you reduce risks, resolve challenges, improve performance, and increase resilience.

Cardno’s thousands of professionals worldwide have supported our clients’ local and multi-national projects in countries on six continents. Working with companies, governments, and agencies at all levels around the world provides Cardno the diverse knowledge to allow us to better serve our clients by providing innovative and sustainable solutions that deliver lasting value.

We serve clients of all types and sizes, including:
- Energy
- Federal, state, county, and municipal governments
- Finance
- Industrial
- International development agencies
- Legal
- Mining
- Real estate
- Transportation

Industry Recognition
By working with new clients every day and expanding relationships with our existing clients, we have become a recognized leader within the industry. In recent years, Cardno has continually ranked in multiple categories as a Top firm in Engineering News-Record’s annual lists.

Zero Harm - Every Job. Every Day.
Safety is a core value for Cardno. We are committed to continually improving our safety processes. Our Zero Harm program means that we conduct business in a way that protects our people, clients, visitors, and the public from harm, while also promoting our commitment to environmental responsibility.
Scalable Solutions

Our vast resources, operational flexibility, and geographic presence allow Cardno to provide you with the exact level of service you need – whether that means a single specialty service provided once, or integrated service across the full project lifecycle. As a single point of contact, we provide operational efficiencies for our clients.

Cardno offers services in:

> Planning
> Consulting
> Engineering
> Construction Services
> Program Management
> Data Management

We customize scalable solutions that deliver the level of service needed to resolve your challenges.

Assess
> Feasibility
> Environments
> Social impacts
> Risks

Plan
> Funding & grants
> Stakeholder outreach
> Infrastructure & land
> Environmental

Design
> Infrastructure
> Structures
> Sustainable environments
> Software systems

Approval
> Permits
> Stakeholder buy-in
> Technically sound documents
> Social licenses to operate

Build
> Construction management
> Design-Build support
> Construction inspection
> Value Engineering

Monitor & Manage
> Environmental
> Assets
> Risk & liability
> Big data & software solutions

Cleanup & Close
> Decommission
> Demolition
> Divestiture
> Remediation

Restore & Redevelop
> Restoration
> Brownfields
> Urban environments
> Infrastructure improvements
About Cardno

Cardno is a professional infrastructure and environmental services company, with expertise in the development and improvement of physical and social infrastructure for communities around the world. Cardno’s team includes leading professionals who plan, design, manage and deliver sustainable projects and community programs. Cardno is an international company, listed on the Australian Securities Exchange [ASX:CDD].

Cardno’s commitment to Zero Harm

Cardno’s goal is to always conduct our business in a way that protects our people, clients, visitors and members of the public from harm. In an effort to move toward the ultimate objective of zero harm, we are committed to implementing safety systems and awareness throughout our operations globally.