



Document Submittal Form

Instructions: This form should be completed and included with any document submitted to the Response and Remediation Program, Response Development Units 1 – 3, that is greater than 25 pages in length or that contains paper sizes larger than 11"x17". This includes Release Notifications and documents related to Hazardous Site Inventory and Voluntary Remediation Program sites. Contact Brownfield Unit staff for Brownfield submittal guidelines. Your cooperation helps to ensure that documents are filed correctly, completely, and efficiently.

Name of Document: VRP Progress Report and Updated Cost Estimate

Date of Document: February 28, 2019

Site Name: Welcome Years

Site ID Number: 10637

Document Submittal Checklist. Please certify that the submittal includes the following by checking each box as appropriate. Items 1 – 3 should be checked / included / certified for each submittal:

- 1. One paper copy of the document (double-sided is preferred)
- 2. Two compact discs (CDs), each containing an electronic copy of the document as a single, searchable, Portable Document Format (PDF) file. Only one CD is needed for Release Notifications. CDs should be labeled at a minimum with the following: 1) Name of Document, 2) Date of Document, 3) Site Name, and 4) Site Number. Any scanned images should have a resolution of at least 300 dpi and should be in color if applicable.
- 3. The electronic copies are complete, virus free, and identical to the paper copy except as described in Item 4 below.
- 4. (Optional) To reduce the size of the paper copy, certain voluminous information has been omitted from the paper copy and is included only with the electronic copies:
 - laboratory data sheets
 - manifests
 - other: [Click here to enter text.](#) Enter "NA" if not applicable.

I certify that the information I am submitting is, to the best of my knowledge and belief, true, accurate, and complete.

Signature:

Name (printed): Leona A. Miles, CHMM

Date: 2/28/2019

Organization: AEM, Inc.

Phone: 404-329--9006

Email: Leona-miles@aem-net.com

Receipt Date
(for EPD use only)



February 28, 2019

Mr. David Hayes
Georgia Environmental Protection Division
Land Protection Branch
Response & Remediation Program
Voluntary Remediation Unit
2 Martin Luther King Jr. Drive SE, Suite 1054
Atlanta, Georgia 30334

**Re: Voluntary Remediation Program Update and Cost Estimate
Welcome Years Site
Atlanta, Fulton County, Georgia
HSI Site No. 10637
AEM Project No. 1396-1901**

Dear Mr. Hayes:

On behalf of VLP 2, LLC, Atlanta Environmental Management, Inc. (AEM) is providing the follow progress update on the Welcome Years Voluntary Remediation Program (VRP) site status as required by the Georgia Environmental Protection Division's (EPD) letter dated November 7, 2018.

VRP Status Update

As EPD is aware, the Welcome Years VRP/HSI Site was entered into the Georgia Brownfield Program and is currently operating under a prospective purchaser corrective action plan (PPCAP) that was approved by EPD on January 29, 2018. The PPCAP was amended in June 2018 and subsequently approved by EPD.

The following information was provided by Contour Engineering regarding the Brownfield and redevelopment activities conducted through January 31, 2019:

- **Hot Spot Soil Characterization:** In October 2018, Contour conducted soil delineation and waste characterization sampling at three areas identified as "hot spots." The hot spot areas were proposed for removal prior to site grading activities during construction and were addressed in the PPCAP Amendment #2, dated June 19, 2018, to ensure compliance with the preliminary remediation goals (PRG) compliance for lead. On January 17–18, 2019, the hot spot excavation and off-site disposal occurred prior to the beginning of site grading and subsurface excavation.
- **Asbestos Abatement, Clearance & Demolition:** Asbestos abatement was conducted in October 2018 by Atlas Environmental. Abatement clearance was conducted by Contour on all on-site structures that contained asbestos in October 2018, with the exception of a portion of the former Barking Hound Village building, which was completed in December 2018. Demolition of all on-site structures and building slabs was completed in January 2019.
- **Dewatering Treatment Setup:** In December 2018 and January 2019, Contour mobilized equipment and set up a temporary water treatment system. The groundwater treatment system, approved under a temporary sanitary sewer discharge permit with the City of Atlanta, was designed by Contour to treat and discharge any groundwater that may be encountered during temporary dewatering

activities as part of site construction. The system was also designed to capture and treat any excess storm water that may need to be released during heavy rainfall events. The system will be operational during site construction on an as-needed basis during caisson drilling and other dewatering construction activities. The first discharge event was conducted on January 28, 2019, and treated effluent was less than the permit thresholds established by the City of Atlanta.

- Air Monitoring and Worker Health & Safety Monitoring: In January 2019, Contour began worker and perimeter air monitoring during the onset of site construction activities beginning on January 30, 2019. The air monitoring is being conducted as part of an approved site-specific Health and Safety Plan and Environmental Management Plan.

According to Contour Engineering, the results of all of the above activities will be documented in the Prospective Purchaser Compliance Status Report (PPCSR), which will be submitted at the completion, or substantial completion, of construction activities.

Updated Soil Corrective Action Cost Estimate

As per the EPD letter dated November 7, 2018, regarding the Welcome Years VRP/HSI, an updated cost estimate for completion of soil corrective action is provided in Attachment A. This estimate is based on the current ongoing work being conducted under the Brownfield Program by the prospective purchaser and is intended to provide an estimate for costs in the event that the current Brownfield PPCAP is rescinded or any part of the Welcome Years VRP site is removed from the Brownfield Program prior to completion of soil corrective action. VLP2, LLC, has a current Letter of Credit through Bank of America for \$592,500, which is sufficient at this time to complete any corrective action that may be required (see Attachment B). Should any part of the Welcome Years property be removed from the Brownfield program, and it is determined that corrective action for soil is required, a revised corrective action plan and cost estimate will be provided to EPD.

If you have any questions or comments, please call us at (404) 329-9006.

Sincerely,

Atlanta Environmental Management, Inc.



Leona Miles, CHMM
Project Manager



Janet T. Hart
President

/krf

cc: Anthony Zivalich (VLP 2, LLC)
Leah Knowlton (Taylor English)

Attachment

ATTACHMENT A
Updated Soil Corrective Action Cost Estimate

**COST ESTIMATE
VOLUNTARY INVESTIGATION & REMEDIATION PLAN
WELCOME YEARS SITE
ATLANTA, GEORGIA
HSI No. 10637
FEBRUARY 28, 2019**

1. SOIL COVER AND CAPPING—ENGINEERING STUDIES

As discussed in the December 1, 2011, Voluntary Remediation Program (VRP) application, the proposed corrective action for soil is a Type 5 cap for areas that do not meet the Type 1 through 4 Risk Reduction Standards (RRS). A final design and evaluation will be prepared for those areas of the VRP parcels that have been removed from the Brownfield program and where soil corrective action would be required.

Estimated Cost..... \$15,000

2. SOIL COVER AND CAPPING—IMPLEMENTATION

The engineering controls will be implemented upon Georgia EPD's approval of the final Interim Soil Cover Plan. The proposed interim soil covers will be generally consistent with current land use and cover, such as additional paving (asphalt or concrete) over paved areas, and clean fill with vegetated cover over unpaved areas. Steep embankments with exposed soil will be stabilized with geotechnical fabric. The range in cost depends on the amount of paved versus clean fill cover, the nature of the pavement (asphalt or concrete), and the thickness of the pavement.

Estimated Cost..... \$250,000–\$350,000

3. INSTITUTIONAL CONTROLS

Maintenance and knowledge of the engineering controls will be supported through deed notices, permanent markers, and covenants consistent with the Georgia Uniform Environmental Covenants Act. The covenant will specify that Georgia EPD is to be informed before any land-disturbing construction activity commences, a Soil Management Plan is to be developed to account for proper disposal of impacted soil and to control erosion and sedimentation, and both a Worker Protection Plan and a Hazard Communication Plan are to be developed and implemented. The covenants will also prohibit use of on-site groundwater in order to mitigate potential future on-site exposure to affected groundwater. Permanent markers will be installed at each corner of the Welcome Years property, which will provide covenant and restriction information and contact information.

Estimated Cost..... \$17,500

4. PROGRESS REPORTS

Status Reports will be submitted to Georgia EPD every six months during the implementation period until the final VRP Soil CSR is submitted.

Estimated Cost..... \$7,500

5. COMPLIANCE STATUS REPORT

Following implementation of the engineering and institutional controls, a Compliance Status Report certifying compliance with the applicable risk reduction standards for soil will be submitted to Georgia EPD.

Estimated Cost..... \$15,000

TOTAL ESTIMATED COST \$305,000–\$405,000



ATTACHMENT B
Letter of Credit Documentation

October 24, 2018

Anthony Zivalich
Vice President
VLP 2, LLC (“VLP 2”)
Georgia Advanced Technology Ventures, Inc. (“GATV”)
Lyman Hall Building, Room 305
221 Uncle Heinie Way, NW
Atlanta, Georgia 30332-0257

Dear Mr. Zivalich:

SUBJECT: VLP 2, LLC BANK OF AMERICA STANDBY LETTER OF CREDIT #68088975

In response to your October 3, 2018 request for renewal, please accept this letter as evidence of our approval of a one year renewal of the \$592,000 Standby Letter of Credit #68088975 for benefit of the Georgia Environmental Protection Division, Response & Remediation Program, Land Protection Branch (the “SBLC”). The new maturity date will be February 28, 2019. Besides the maturity, there are no other changes to the terms and conditions of the SBLC. Per its terms, no further documentation is required to be sent to the beneficiary for the new maturity date to become effective as it automatically renews unless a notice of non renewal is sent by the Bank 120 days prior to the SBLC expiration (i.e., by 10/31/2018). Based on your review, to the extent further board action from GATV or VLP 2 is required to move forward with this renewal, please provide us that documentation but otherwise we will rely on the Secretary’s Certificate executed October 17, 2017 and the associated authorizing resolution dated October 17, 2016 on file.

Municipal Advisor Disclosure: VLP 2 and GATV, collectively the Obligors, acknowledge and agree that: (i) the transaction contemplated by this letter is an arm’s length, commercial transaction between the Obligors and the Bank in which the Bank is acting solely as a principal and for its own interest; (ii) the Bank is not acting as a municipal advisor or financial advisor to the Obligors; (iii) the Bank has no fiduciary duty pursuant to Section 15B of the Securities Exchange Act of 1934 to the Obligors with respect to the transaction contemplated hereby and the discussions, undertakings and procedures leading thereto (irrespective of whether the Bank has provided other services or is currently providing other services to the Obligors on other matters); (iv) the only obligations the Bank has to the Obligors with respect to the transaction contemplated hereby expressly are set forth in this letter; and (v) the Bank is not recommending that the Obligors take an action with respect to the transaction contemplated by this letter, and before taking any action with respect to the contemplated transaction, Obligors should discuss the information contained herein with its own legal, accounting, tax, financial and other advisors, as it deems appropriate. If the Obligors would like a municipal advisor in this transaction that has legal fiduciary duties to the Obligors, Obligors are free to engage a municipal advisor to serve in that capacity. This letter is provided to Obligors pursuant to and in reliance upon the “bank exemption” provided under the municipal advisor rules of the Securities and Exchange Commission, Rule 15Ba1-1 *et seq.*

Please do not hesitate to call me with any comments or questions. My direct number is 770-510-4046. On behalf of Bank of America, I would like to thank you for your continued business.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Romano". The signature is fluid and cursive, with the first name "Michael" and last name "Romano" clearly distinguishable.

Michael J. Romano
Senior Vice President
Bank of America, N.A.

cc: Jay Bellwoar, Managing Director and co-head Higher Education Group
Eric Melson, Senior Vice President and Senior Client Manager