

Brownfield Incentive Grant Program Technical Specifications

Eligible Services and Activities Minimum Performance Standards & Required Qualifications for Professionals

The New York City Mayor’s Office of Environmental Remediation (OER) has established the New York City Brownfield Cleanup Program (NYC BCP) to promote the cleanup and redevelopment of brownfield properties in the City of New York. Through its Brownfield Incentive Grant (BIG) Program, OER provides financial incentives for public and private entities redeveloping local brownfields. These grants are available both for brownfield projects enrolled in the NYC BCP and those that are completing preliminary project pre-development design and environmental investigation work without being enrolled in the NYC BCP. Applications for grants may be found at the OER BIG Program website: www.nyc.gov/BIGapplication.

This document presents important information about the BIG Program including a listing of all services and activities that are eligible for reimbursement under the BIG Program grants; reimbursement rates for qualified brownfield projects and preferred community development projects; minimum performance standards for work completed using BIG program funds; and a listing of required qualifications for those professionals completing work funded by the BIG Program.

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How to Receive More Information about BIG Program Grants

The BIG Program offers several different types of grants aimed at providing assistance for various stages of brownfield redevelopment. Different types of projects are eligible for different grants at varying levels of funding, as described in the BIG Program regulations. For more information about BIG Program Grants, including details regarding eligibility, grant awards and grant-eligible activities and services, potential applicants are encouraged to review the regulations for the BIG Program at the OER web site: www.nyc.gov/BIGapplication. For additional information or questions, contact the BIG Program Administrator at (212) 380-1562 or via email at Grants@NYCBIG.info.

Full List of Eligible Activities and Services - Checklist

Per 09-2018 RCNY_Title_43_Chapter_14_Subchapter_2,

Schedule B Full List of Eligible Services and Activities/Reimbursable Allowance ^{A,B}

Select	Qualified Vendor (indicate by identifier)	Activity/Service	Unit	Reimbursable Allowance for Qualifying Brownfield Project ^C	Reimbursable Allowance for Preferred Community Development Project ^D	No. of Units	Sub-Total
Pre-Development							
Title insurance / Title search							
<i>Required Deliverable:</i>							
<i>Copy of title insurance or title search report issued by title insurance/search company or professional</i>							
		Full coverage	Each	\$765	\$1,020		\$
		Limited coverage	Each	\$382.50	\$510		\$
		Non-Insured reports	Each	\$255	\$340		\$
Project Feasibility Study							
<i>Required Deliverable:</i>							
<i>Copy of Project Feasibility Study prepared by Certified Planner, Professional Engineer, QEP, or Not-for-Profit Service Provider.</i>							
		Market analysis	Each	\$765	\$1,020		\$
		Concept plans	Each	\$765	\$1,020		\$
		Pro-forma financial analysis	Each	\$765	\$1,020		\$
		Zoning analysis	Each	\$765	\$1,020		\$
		Legal due diligence review	Report	\$300	\$400		\$
		State VCP eligibility consultation	Each	\$1,000	\$1,333		\$
Other Services							
<i>Required Deliverables:</i>							
<i>For Site Survey: Copy of signed, certified and updated survey plan by New York State licensed Professional Land Surveyor. For Community Outreach: Report of outreach activities from Certified Planner, Not-for-Profit Service Provider, or QEP. For Phase I Environmental Site Assessment: Copy of Phase I ESA prepared in conformance with ASTM Standard E1527-05.</i>							
		Community Outreach	Day	\$956.25	\$1,275		\$
		Site survey	Each	\$956.25	\$1,275		\$
		Phase I Environmental Site Assessment	Each	\$1,593.75	\$2,125		\$
Total Reimbursement Request For Pre-Development Grant:							\$
The reimbursement limit for a Pre-Development Grant is \$5,000 for Qualifying Brownfield Projects and \$10,000 for Preferred Community Development Projects. If total request exceeds the limit, the reimbursement will equal the limit.							

^A All listed prices are inclusive of all subcontractor, professional oversight, materials and equipment costs.

^B The Grant Allowance amounts presented in Schedule B represent the maximum amounts up to which specified activities may be funded. An eligible service and activity will not necessarily be funded up to that maximum amount.

^C Pursuant to section 43-1423(b)(4), predevelopment and environmental investigation grants, other than for preferred community development projects where the developer is a not-for-profit corporation, are reimbursed subject to the grant payment percentage limit of 75% for eligible costs for approved services and activities.

^D This column applies to preferred community development projects where the developer or community based organization is a not-for-profit corporation. Pursuant to section 43-1423(b)(4), such projects are not subject to the grant payment percentage limit.

Select	Qualified Vendor (indicate by identifier)	Activity/Service	Unit	Reimbursable Allowance for Qualifying Brownfield Project	Reimbursable Allowance for Preferred Community Development Project	No. of Units	Sub-Total
Environmental Investigation							
Work Plans and Reports							
<i>Required Deliverables:</i>							
<i>Copies of relevant reports and work plans, prepared by a QEP in accordance with acceptable environmental standards</i>							
		Phase II / Site Characterization Report	Each	\$1,275	\$1,700		\$
		Remedial Investigation Workplan	Each	\$1,593.75	\$2,125		\$
Phase II / Investigation							
<i>Required Deliverables:</i>							
<i>Copies of relevant reports and boring logs as applicable and prepared in accordance with acceptable environmental standards</i>							
Soil							
		Geophysical survey report (GPR contractor)	1/2 Day	\$765	\$1,020		\$
		Geophysical survey report (GPR contractor)	Day	\$1,116	\$1,488		\$
		Geophysical anomalies investigation (excavator/operator)	Day	\$606	\$808		\$
		Soil boring installation	1/2 Day	\$637.50	\$850		\$
		Soil boring installation	Day	\$956.25	\$1,275		\$
		Soil sample collection field screening	Day	\$510	\$680		\$
Groundwater							
		Monitoring well installation (unconsolidated)	Well	\$1,593.75	\$2,125		\$
		Monitoring well installation (bedrock)	Well	\$2,550	\$3,400		\$
		Disposal of drill cuttings and transportation	Drum	\$79.50	\$106		\$
		Monitoring well survey	Day	\$956.25	\$1,275		\$

Select	Qualified Vendor (indicate by identifier from list above)	Activity/Service	Unit	Reimbursable Allowance for Qualifying Brownfield Project	Reimbursable Allowance for Preferred Community Development Project	No. of Units	Sub Total
Phase II / Remedial Investigation							
Groundwater (continued)							
		Temporary well-point installation	Each	\$382.50	\$510		\$
		Groundwater sample collection/water level measurement	Day	\$510	\$680		\$
		Disposal of purge water and transportation	Drum	\$51	\$68		\$
		Aquifer Test	Each	\$382.50	\$510		\$
Vapor							
		Vapor probe installation	Day	\$956.25	\$1,275		\$
		Vapor sample collection	Day	\$510	\$680		\$
		Ambient air sample collection	Day	\$510	\$680		\$
Reports							
		Phase II/Site Characterization Report	Each	\$1,275	\$1,700		\$
		Remedial Investigation Report	Each	\$1,593.75	\$2,125		\$
		Grant Project Reporting	Each	\$318.75	\$425		\$
Total Reimbursement Request For Environmental Investigation Grant: The reimbursement limit for an Environmental Investigation Grant is \$10,000 for Qualifying Brownfield Projects and \$25,000 for Preferred Community Development Projects, inclusive of any Pre-Development Grant requests or awards. If total request exceeds the limit, the reimbursement will equal the limit.							\$

Select	Qualified Vendor (indicate by identifier)	Activity/Service	Unit	Reimbursable Allowance for Qualifying Brownfield Project	Reimbursable Allowance for Preferred Community Development Project	No. of Units	Sub Total
Phase II / Remedial Investigation							
Lab Analysis							
Metals (soil/water)							
		Priority Pollutant metals (13 metals)	sample	\$62.25	\$83		
		Total RCRA metals (8 metals)	sample	\$39.75	\$53		
		Target Analyte List metals (23 metals)	sample	\$96.75	\$129		
Organics (soil/water)							
		Base neutrals	sample	\$86.25	\$115		
		Base neutrals + 10 or 15	sample	\$96	\$128		
		Base neutrals/acid extractables (semivolatile organics)	sample	\$153	\$204		
		BTEX	sample	\$30.75	\$41		
		BTEX + MTBE + TBA	sample	\$30.75	\$41		
		Herbicides	sample	\$57.75	\$77		
		PAHs	sample	\$86.25	\$115		
		PCBs	sample	\$38.25	\$51		
		PCBs in oil	sample	\$30.75	\$41		
		Pesticides	sample	\$38.25	\$51		
		Volatiles	sample	\$51	\$68		
		Volatiles + 10 or 15	sample	\$57.75	\$77		
		Volatiles (drinking water)	sample	\$78.75	\$105		
		Volatiles (drinking water) + 10 or 15	sample	\$86.25	\$115		
		Target compound list (VO+10, BNAE+20, Pest/PCB)	sample	\$306	\$408		
Organics (air)							
		TO-15	sample	\$204	\$272		
Group Tests							
		ID-27 (TCLP metals, TPH, PCBs, reactive CN & S, Ignitability, pH)	sample	\$156	\$208		
		Priority Pollutants + 40 (VO+15, BNAE+25, pest/PCB, 13 metals, CN, phenol)	sample	\$401.25	\$535		
		RCRA characteristics (reactive CN & S, ignitability, corrosivity)	sample	\$38.25	\$51		
		TCLP-full (8 metals, VO, BNAE, pesticides, herbicides)	sample	\$381.75	\$509		

Select	Qualified Vendor (indicate by identifier)	Activity/Service	Unit	Reimbursable Allowance	No. of Units	Sub-Total
Cleanup Grants						
Work Plans and Reports						
Required Deliverables:						
Copies of relevant reports and work plans, prepared by a QEP in accordance with acceptable environmental standards						
		Remedial Action: Full Service ^E	Each	\$85,000		
		Remedial Action Work Plan	Each	\$5,000		\$
		Remedial Action Report	Each	\$5,000		\$
		Remedial Investigation Report and Remedial Action Work Plan: Full Service ^F	Each	\$30,000		\$
		Remedial Action Report: Full service ^G	Each	\$30,000		\$
		Site Management Plan	Each	\$2,500		\$
		Grant Project Reporting	Each	\$425		\$
		Field Oversight ^H	Half Day	\$400		\$
		Field Oversight	Day	\$1,000		\$
		Environmental Insurance ^I	Premium	\$25,000/\$30,000		\$
Soil Removal						
Required Deliverables:						
Manifests, Invoices, Weight Tickets and Copy of written documentation prepared and/or certified by QEP of relevant disposal activities						
		Disposal - Soil, Hazardous	Ton	\$102		\$
		Disposal - Soil, Non-Hazardous	Ton	\$43		\$
		Waste characterization: ID-27 (TCLP metals, TPH, PCBs, reactive CN & S, ignitability, PH)	Sample	\$208		\$

^E Reimbursement up to \$85,000 subject to the project award cap. This payment is intended to cover all remedial action activities. This activity can only be selected for projects that have enrolled in the City's Voluntary Cleanup Program.

^F Reimbursement up to \$30,000 subject to the project award cap. This payment is intended to cover all remedial investigation activities and all document preparation activities including: a remedial investigation work plan, a Phase I environmental site assessment, a remedial investigation report, sampling, field oversight, mobilization, monitoring, chemical analysis and a remedial action work plan. This activity can only be selected for projects that have enrolled in the City voluntary cleanup program and no other costs for remedial investigation or remedial work plan preparation may be claimed.

^G Reimbursement up to \$30,000 subject to the project award cap. This payment is intended to cover all remedial action oversight activities and all document preparation activities including: field oversight by staff, daily reports, CAMP monitoring and equipment, HASP monitoring, sample collection, and preparation of a remedial action report. It does not cover construction of remedial systems including engineering controls. This activity can only be selected for projects that have enrolled in the City voluntary cleanup program and no other costs for remedial action oversight or remedial action report preparation may be claimed.

^H Reimbursement for field oversight consists of oversight of active remedial work by a qualified environmental professional, CAMP monitoring equipment, HASP monitoring, and the collection of samples. The deliverable is a daily report that identifies the qualified environmental professional.

^I Eligible activities consist of the purchase of Pollution Legal Liability, Contractors Pollution Liability and Cleanup Cost Cap Insurance. The total amount of reimbursable expenses may not surpass the grant limits established in Schedule A. Purchase of environmental insurance for a project that subsequently enrolls in the City voluntary cleanup program is an eligible expense following program enrollment.

Select	Qualified Vendor (indicate by identifier)	Activity/Service	Unit	Reimbursable Allowance	No. of Units	Sub-Total
Soil Removal (continued)						
		Mobilization/demobilization -one time allowable per site per machine	Each	\$425		\$
		Loader/backhoe w/ operator	Day	\$808		\$
		Small Trackhoe w/operator (J Deere 200LC or equivalent)	Day	\$1,190		\$
		Large Trackhoe w/ operator (Cat 325 or equivalent)	Day	\$1,445		\$
		Skid Steer Loader w/ operator	Day	\$595		\$
		Dump Truck w/ operator (approx. 12 yd ³)	Day	\$340		\$
		Dump Truck. Tandem - Triaxle w/ operator (25 yd ³)	Day	\$765		\$
		Roll off Container (20 yd ³)	Each	\$510		\$
		Vacuum Truck w/ operator	Hour	\$77		\$
		Post-excavation soil sample collection	Day	\$680		\$
Backfill						
Required Deliverables:						
Copies of written documentation prepared and/or certified by QEP of relevant backfill information						
		Recycled Concrete Aggregate	Ton	\$13		\$
		Certified Clean Fill Material	Ton	\$17		\$
		Top Soil	Cy	\$21		\$
Engineering Controls (Cap emplacement)						
Required Deliverables:						
Copies of written documentation prepared by QEP including quantity of material utilized						
		Clean fill/gravel	Ton	\$17		\$
		Top Soil	Cy	\$21		\$
		Asphalt (2 in. compacted asphalt on 2 in. gravel base) minimum	Sf	\$3.80		\$
		Cement paving (4 in.) minimum	Sf	\$4.25		\$
		Sub-slab depressurization system passive	Sf	\$7.00		\$
		Sub-slab depressurization system active	Sf	\$8.50		\$
		Vapor barrier/water proofing (up to 39 mil)	Sf	\$5.00		\$
		Vapor barrier (40 mil and greater)	Sf	\$6.00		\$

Select	Qualified Vendor (indicate by identifier)	Activity/Service	Unit	Reimbursable Allowance	No. of Units	Sub-Total
Institutional Controls						
<i>Required Deliverables:</i> <i>Copy of declaration of covenants and restrictions, in draft or final form, prepared by an attorney</i>						
		Deed restriction preparation	Each	\$2,125		\$
Lab Analysis						
<i>Required Deliverables:</i> <i>Copies of lab analysis reports</i>						
Metals (Soil/Water)						
		Target Analyte List metals (23 metals)	Sample	\$129		\$
Organics (Soil/Water)						
		Target Compound List SVOC's	Sample	\$204		\$
		PCBs	Sample	\$51		\$
		Pesticides/Herbicides	Sample	\$51		\$
		Target Compound List VOC's	Sample	\$204		\$
		Target compound list (VO +10. BNAE+20)	Sample	\$408		\$
Organics (Air)						
		TO-15	Sample	\$272		\$
Group Tests						
		ID-27 (TCLP Metals, TPH, PCBs, reactive CN & S, ignitability, pH)	Sample	\$208		\$
		RCRA characteristics (reactive CN & S, ignitability, corrosivity)	Sample	\$51		\$
		TCLP-Full (8 metals, VO, BNAE, pesticides, herbicides)	Sample	\$509		\$
Total Reimbursement for Cleanup Grant: Select activities/services sufficient to meet grant award limit, including Track One Bonus Cleanup Grants and BOA Strategic Property Bonus Grants. If the total reimbursement request exceeds the award limit, only the amount up to the award limit will be reimbursed.						\$

Technical Assistance Grants for Not-for-Profit Developers ^J						
<i>Required Deliverables:</i>						
<i>Summary letter report on grantee's letterhead describing work completed and relevance to the development of the project</i>						
Select	Qualified Vendor (indicate by identifier)	Activity/Service	Unit	Reimbursable Allowance	No. of Units	Sub-Total
		Attorney	Hour	\$213.00		\$
		Architect	Hour	\$128.00		\$
		Planner, including peer advisory services	Hour	\$128.00		\$
		Professional Engineers	Hour	\$128.00		\$
		Environmental consultants	Hour	\$81.00		\$
		Community based organizations	Hour	\$81.00		\$
Total Reimbursement Request for Technical Assistance Grant: The reimbursement limit for a Technical Assistance Grant for a Not-for-Profit Developer of a Preferred Community Development Project is \$5,000. If total request exceeds the award limit, only the amount up to the award limit will be reimbursed.						\$

^J A Technical Assistance Grant (TAG) is only applicable to a grantee for a preferred community development project and is available up to a cap of grant of up to \$5,000.