

Statement of Qualifications



Brownfields Redevelopment Planning

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Brownfields are defined as abandoned or underutilized properties, including industrial and commercial facilities, where redevelopment or expansion may be complicated by possible environmental contamination.



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.

These abandoned, 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 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

Team of Experts

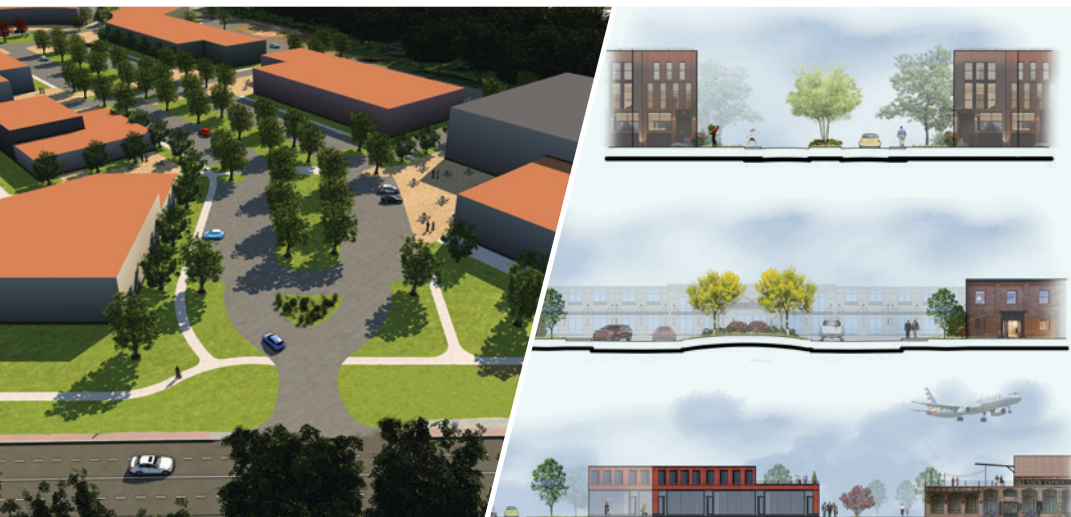
Our team of experts specialize in helping communities transform abandoned and underused areas into vibrant and productive properties. We work closely with communities across the full project lifecycle to identify, prioritize, and assess targeted sites, develop strategies, and ultimately achieve their redevelopment goals. Our 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
- > Planners
- > Real Estate Professionals
- > Landscape Architects
- > Economists

Cardno's Diversity

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.



Redevelopment Planning

Experience has shown that successful brownfield redevelopment comes in many forms and each community has its own unique revitalization goals. Understanding how the community's site reuse goals or area planning needs align with local economic, infrastructure, social, and environmental conditions is key.

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.

Eligible Redevelopment Planning Activities under EPA Brownfields Assessment Grant Funding include the following services:

- > Community Outreach
- > Site Reuse Assessment
- > Land Use Assessment
- > Market Study
- > Infrastructure Evaluation
- > Community Health Assessment
- > Site Disposition Strategy
- > Site Reuse Vision
- > Revitalization Plan
- > Master Planning
- > Resource Roadmap
- > Evaluation of Market Viability

Brownfields Lifecycle



Grants & Incentives



Site Assessment and Remediation



Planning



Site Development

PROJECTS

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.



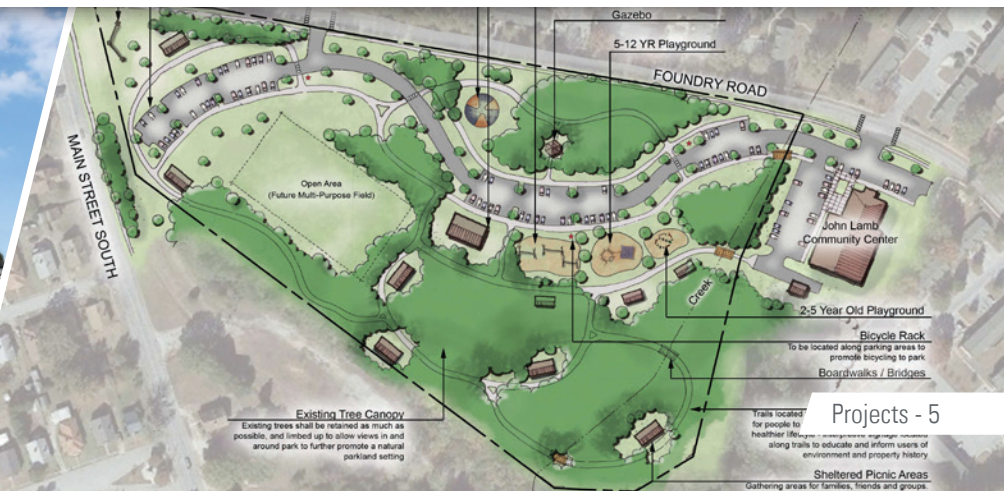


City of Gulfport, FL

Through community and stakeholder outreach, visioning, and implementation strategies, Cardno developed concept plans for the City of Gulfport, including promoting ideas to promote health in the built environment, strengthening neighborhoods, reinforcing community identity, and ensuring a sustainable future.

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.



City of Brooksville, FL

Over the years, the South Brooksville neighborhood has experienced economic decline leaving the area with abandoned properties, scarcity of services, and neglected maintenance. As a result, this region became a focus for community-wide redevelopment, enhancements, and restoration.

The City of Brooksville used a portion of their awarded EPA Brownfield Grant funding for redevelopment planning, focusing on the South Brooksville neighborhood. The planning area, located south of Russell Street and east of Main Street, had recently experienced public investment and in an effort to continue this momentum, the city initiated the South Brooksville Reuse planning venture. This planning study included community engagement, planning and design for three catalytic redevelopment properties, and incorporated the concurrent improvements to the Good Neighbor Trail and its emerging trailhead. Cardno performed the following services as part of the redevelopment planning project:

- > Community engagement survey
- > Land use planning
- > Streetscape redevelopment planning
- > Site redevelopment concept design
- > Cost estimate

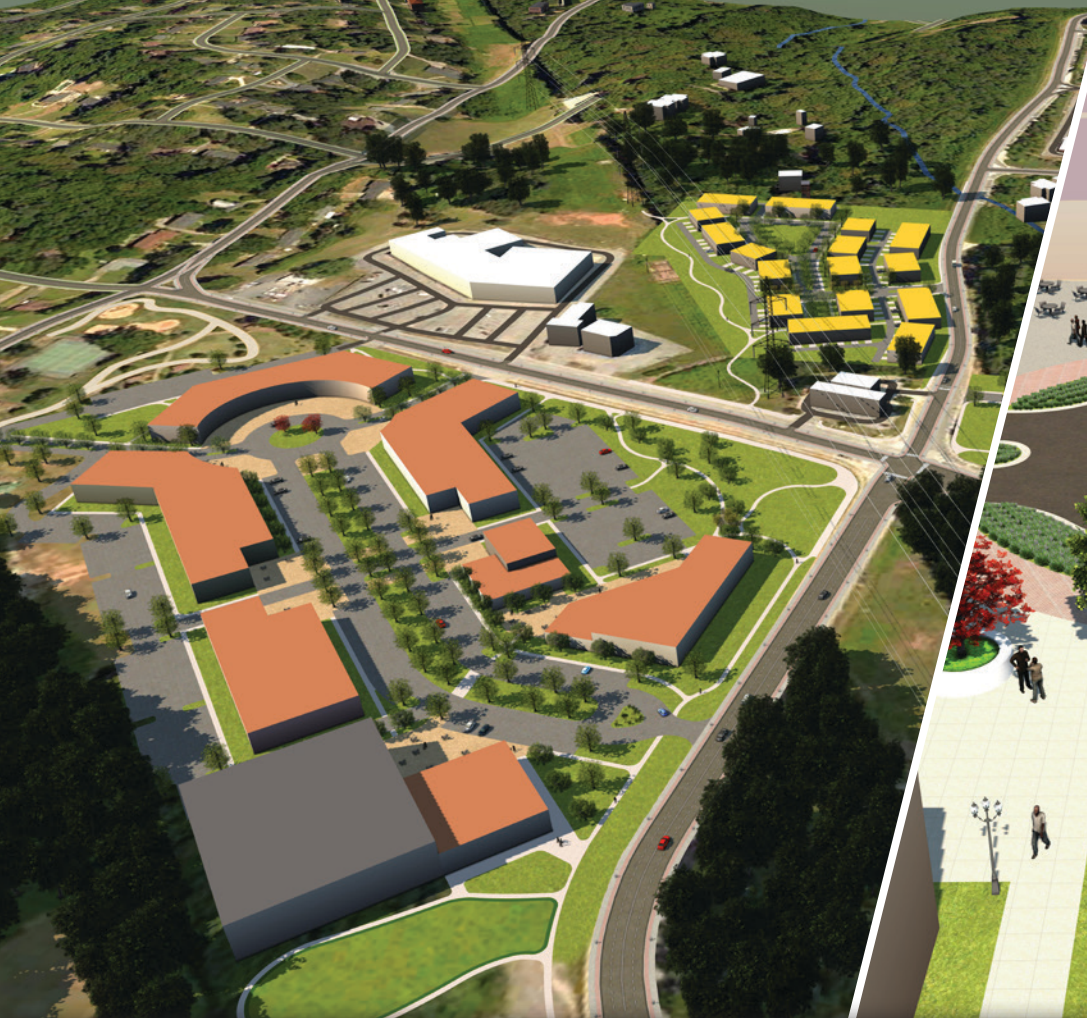
Cardno assisted in public engagement with current and active stakeholders groups, as well as the already established South Brooksville Task Force. Streetscape redevelopment plans were developed for Jefferson Street and Dr. Martin Luther King Jr. Boulevard, including pedestrian scale hardscape improvements, landscape improvement, and proposed neighborhood gateways. The city was provided with conceptual redevelopment design options for the Smith Street Block, as well as implementation strategies, cost estimates, and grant funding strategies for the above mentioned projects.



Before



After



City of College Park, Jamestown Mixed-Use Master Plan, GA

Cardno assisted the City of College Park in developing conceptual site plans and renderings for the 36.7-acre area, consisting of three parcels, with mixed-use redevelopment potential adjacent to the Hartsfield-Jackson Atlanta International Airport. The site plans and renderings have been used to attract developer interest in the property. The project included site development due diligence, programming, city staff coordination, master plan design, renderings, section view renderings, and a 3-D site model.



City of College Park, Commercial Master Plan, GA

Cardno created the conceptual site plans for the redevelopment of a former school impacted by asbestos-containing materials. This work has been used to support developers with existing interest in the property and to attract additional investors. Tasks for reuse planning of the 55-acre property included site development due diligence, programming, city staff coordination, master plan design, renderings, section view renderings, and a 3-D site model.





Town of Allendale, Downtown Revitalization, SC

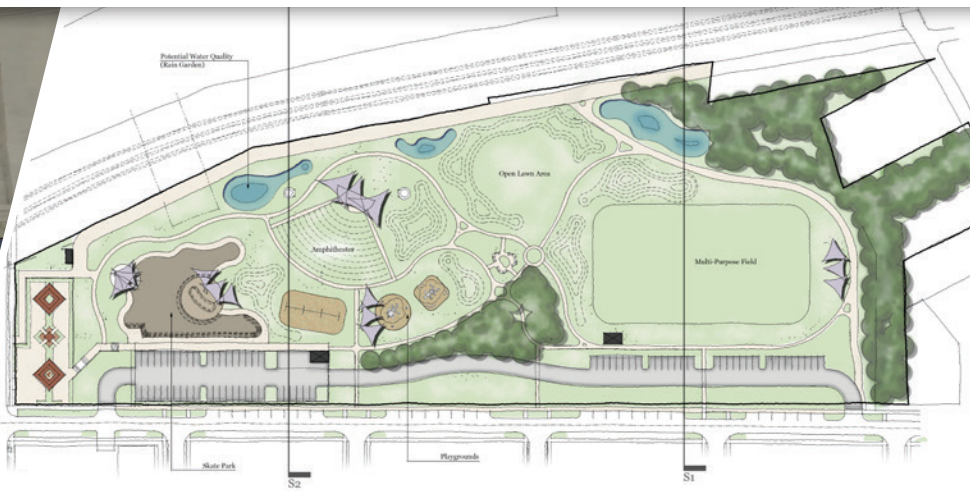
Cardno worked with Allendale County to engage in a revitalization plan for the Town of Allendale. Cardno's planning staff conducted a limited market study and gap analysis of the downtown area to determine retail/business needs. They worked with government officials, community stakeholders, and local business owners to vision the reuse of each identified property. The team prepared one reuse concept for each of the catalytic redevelopment properties to help spur investment and reuse of the sites and surrounding impacted areas.

Greenville County Redevelopment Authority, Poe Mill Park Concept Plan, SC

Cardno worked with the Greenville County Redevelopment Authority to coordinate and secure EPA grant funded cleanup operations to manage and rehabilitate the old mill into a neighborhood park. Cardno designed a park master plan that included a 40,000 square foot regional permanent skate park facility with the intent to host local, regional, national and international competitions. Cardno also utilized community engagement meetings and surveys to identify desired park elements to be included within the park.



8 - Projects





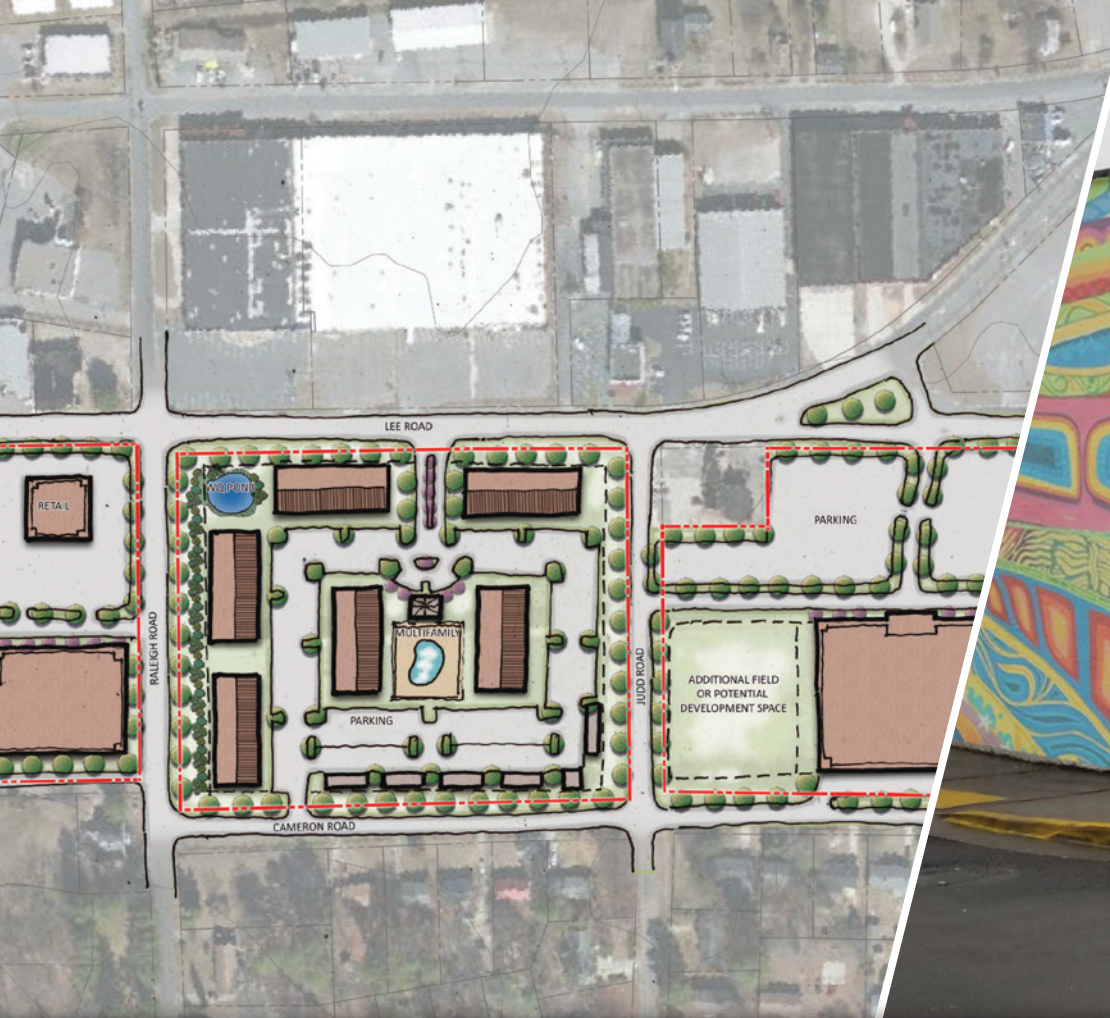
Town of Esto, FL

Working with government officials and stakeholders, Cardno developed a reuse concept for the former Lambs Recycling Facility in the heart of Esto. Cardno performed due diligence for the property and utilized publicly available GIS data to prepare three preliminary concepts for community review to assist in redeveloping the site. Once a concept was selected, Cardno prepared a final site layout and renderings, including plan view, section view, and material visioning images, to help market the property's redevelopment to regional developers.

Manatee County, FL

Cardno assisted Manatee County in creating community visioning plans for three neighborhood districts. Community visioning events provided an opportunity for residents to provide feedback on areas of improvement within their community, suggestions for neighborhood enhancements, and desired community infrastructure. Cardno also identified additional grant funds to assist the county in implementing the desired recommendations, such as sidewalk and lighting improvements for safety.



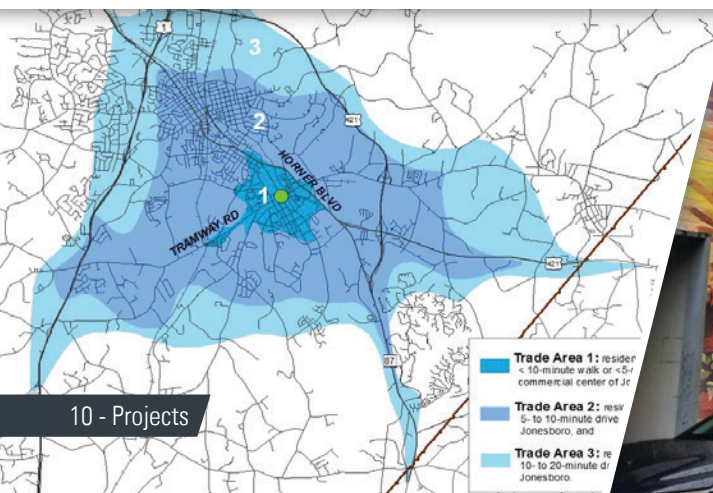


Sanford, Jonesboro Heights Downtown Revitalization, NC

Under an EPA brownfields grant, Cardno developed a revitalization strategy and redevelopment plan for the historic downtown and a major shopping plaza abutting the downtown. The revitalization strategy considered complementary retail, restaurant, and entertainment opportunities for both the downtown and the plaza. Cardno provided designs for improving traffic flow and safety at a key intersection in the immediate area and recommended façade improvements, both of which provided a continuum of place for the historic downtown and through the neighboring plaza.

City of Bristol, VA

The City of Bristol tasked Cardno to assess and evaluate their Central Business District to determine some strategies and recommendations to help revitalize and draw visitors into their downtown. Working with city leaders, the team put together an assessment report called "Moore in Bristol," that detailed their findings and provided preliminary improvement examples for the city to consider and implement into their long-term redevelopment efforts.



TOWN OF EAST SPENCER

REDEVELOPMENT CONCEPT PLAN - NEIGHBORHOOD PLANNING AREA II



Town of East Spencer, NC

Cardno worked with the town to study its Long Street Corridor, which contained contaminated brownfield properties and general blight in need of redevelopment. The planning team conducted an inventory of the corridor to assess the existing conditions of distressed properties and identified redevelopment opportunities. The team engaged the local community and business leaders in providing visionary input and insight for the corridor and developed a report outlining the findings and next steps for the town and community to implement.

Richmond County, Industrial Yield Study, NC

Cardno worked with the City of Hamlet to develop a master plan for the redevelopment of an existing industrial use area. Cardno developed the Marks Creek Industrial master plan which provided site visioning and design for six parcels and proposed nine new industrial facilities. Cardno conducted site analysis, due diligence, and prepared the overall master plan design with supporting illustrative drawings for use in marketing the properties to local developers in an effort to spur economic development for the region.





South Volusia Corridor Improvement, FL

Cardno provided brownfields grant program management assistance and environmental oversight to the City of Edgewater, with the primary goals of providing targeted communities with jobs, access to health care and fresh foods, facilitating sustainable development, and mitigation of known environmental contamination. Additional services included providing site assessment, community outreach and education, property identification and inventory, and quality assurance projects plans.

University Area Community Development Corporation, FL

Cardno worked closely with the University Area Community Development Corporation (UACDC) to provide assessment and grant consultation services. With Cardno's assistance, the UACDC obtained an EPA Brownfields Assessment Grant in 2019. Cardno completed a brownfields site inventory to identify properties that may constitute an environmental risk or perceived to have resulted in environmental impairment with the CDC's target area.





Town of Robbins, NC

As part of an EPA brownfields grant, Cardno prepared a master plan update for the Town of Robbins. Cardno placed a heavy emphasis on community engagement as part of the planning process. Community focus groups were used to gain input and participation with an emphasis from the entire community. The master plan provided an organizational framework and clear, phased tasks that were practical, achievable, and effective. The plan spurred community action, pride, and progress which was locally branded as “Robbins Rising.”

Lacoochee Community Center, FL

After assisting Pasco County in obtaining \$1.6 million in EPA Brownfields Coalition Grants, Cardno assisted in turning a former dump area into a community center/healthcare center where no access to healthcare assisted. Cardno conducted site-specific assessments and site inventories in addition to developing cleanup plans, conducting public health monitoring, and supporting community outreach programs.



About Cardno



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
ZERO
HARM
EVERY JOB. EVERY DAY.

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.

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