



APPLICATION - General

Oregon Business Development Department
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Applicant: City of John Day
Project Name: Oregon Pine Focused Site Assessment

Applicant Information

Applicant's Organization Type:

City
 Special District, organized under ORS
 For-Profit, organized as a _____
 County
 Port District, organized under ORS _____
 Tribe
 Non-profit, organized as a _____
 Other: _____

Contact Name: Nicholas Green Title: City Manager	Phone: (541) 575-0028 Fax: (541) 575-3668 Email: greenn@grantcounty-or.gov
Street Address: 450 E. Main Street John Day, OR 97845	Mailing Address: 450 E. Main Street John Day, OR 97845

Applicant's Federal Tax ID No: 93-6002192

Project Budget			
Budget Line Item	OBDD Funding	Other Funds	Total
Task 1) Prepare Work Plan	\$ 7,776.00	\$ 864.00	\$ 8,640.00
Task 2) Complete Fieldwork	\$ 27,081.00	\$ 3,009.00	\$ 30,090.00
Task 3) Analytical Work and QA/QC	\$ 16,879.50	\$ 1,875.50	\$ 18,755.00

Project Budget			
Task 4) Reporting	\$ 6,673.50	\$ 741.50	\$ 7,415.00
Task 5) Grant/Contract Administration & Project Management	\$ 1,576.80	\$ 175.20	\$ 1,752.00
Totals	\$ 59,986.80	\$ 6,665.20	\$ 66,652.00

Source of Other Funds	Amount	Status Committed, Application Submitted, Application Invited, or Potential Source
City of John Day Water/Sewer/Street Funds	\$6,665.20	Committed
Total	\$6,665.20	

Problem/ Opportunity
<p>The Oregon Pine site consists of 45-acre parcel with a former sawmill that conducted active milling and chipping operations from the 1930s through 2007. Three buildings, part of the former sawmill complex, are present at the site: a former truck shop, former planer shed, and former chipper shed. The site was transacted to the City of John Day in 2017; a Phase I environmental site assessment (ESA) and a Phase II ESA with a limited soil cleanup were completed from 2017 to 2018. The site is listed on the Oregon Department of Environmental Quality's (DEQ) environmental cleanup site information (ECSI) database as site identification number 2739. The ECSI database indicates that the site obtained two No Further Action determinations from the DEQ, one in 2014 and one in 2018, for various impacted-soil issues associated with the sawmill. The DEQ also lists the site as a current brownfield.</p>

Response to Problem/ Opportunity
<p>The site was recently incorporated into the City of John Day's Innovation Gateway, an approximately 80-acre amenity integrating community, technology, education, and commerce with a focus on rural innovation and value creation. Reuse at the former Oregon Pine portion of the Innovation Gateway envisions a public pavilion and event space, John Day River restoration and river access, office space, and public works offices and water treatment facility additions. Additional infrastructure improvements and creation of a lake and water garden are also envisioned. This scope of work takes into account these proposed amenities and improvements to facilitate understanding of subsurface conditions in the areas of known impacts at the site as well as to assess soil in areas where soil removal may be needed to enable construction of the Innovation Gateway brownfield redevelopment project.</p>

Detailed project description

Task 1—Focused Site Assessment Work Plan

A consulting team hired by the City will review existing data for the site and assess them against the identified reuse to identify data gaps and areas that require additional data collection in order to define the nature and extent of impacts to soil. Because of the types of contamination encountered at the site in the past and the cobbly soils and boulders at the site, groundwater at the site has not been assessed. The team will then develop a focused site assessment work plan to characterize and fill data gaps associated with the site. The work plan will build on previous investigations and take a tiered approach to characterizing the nature and extent of impacts as well as characterization of soils in infrastructure corridors to evaluate the feasibility of soil reuse as clean fill. This scope of work assumes that a hazardous building material survey is needed to assess the three buildings at the site that will be reused during the redevelopment. The work plan will be designed to provide reuse information to address specific concerns related to soil conditions at the site. The work plan will identify activities and deliverables consistent with the DEQ requirements and its implementing regulations and will include, at a minimum, the following elements:

- Summary of available information regarding the site and data gaps to be addressed as part of the assessment
- Sampling and analysis plan, including proposed sampling locations and sampling and analytical methods
- A proposed schedule for completion of the assessment

Task 2—Complete Fieldwork

The prime contractor will coordinate with subcontractors, including the subsurface utility locator, driller, natural resources specialist, and analytical laboratory. Prior to field activities, the selected sample locations will be checked for the presence of subsurface utilities by public utility locators (i.e., Underground Utility Notification Center). We will coordinate with a private subsurface utility locator to locate subsurface utilities and structures (e.g., pipes) at the site and we will contract with a heavy-equipment operator and/or licensed driller to advance test pits and borings. Investigation locations will be scoped during the work plan development described under Task 1. For the purposes of cost estimation, this proposal assumes approximately 10 borings or test pits will be advanced and soil samples will be collected from each investigation location. Consultants will collect samples from each of the investigation locations for laboratory analysis. The investigation locations will be finished to generally match the surrounding surface material. Nondedicated sampling equipment will be decontaminated using industry-standard techniques. The downhole drilling/test pitting equipment will be pressure-washed with hot, potable water before and after each use. The team will also contract with a natural resources subconsultant to delineate any jurisdictional wetland habitat, conduct a habitat assessment, and develop a critical areas report to support upland and stream restoration work. Hazardous building materials in the planer shed and chipper shed will also be assessed to inform abatement prior to reuse. The consulting team will collect samples of building materials suspected to be asbestos-containing materials (ACM) and will employ a portable x-ray fluorescence (XRF) device to evaluate the presence of lead-based paint (LBP) in buildings at the site. Additionally, the team will submit up to 5 percent of the XRF-analyzed samples to an analytical testing laboratory for quality assurance. The time needed to collect the samples is assumed to be two working days on site. Potential ACM and LBP samples will be collected, using industry-standard techniques, from the three buildings mentioned above, and will be tracked under standard chain-of-custody procedures. We assume that destructive sampling will be conducted as part of this survey.

Task 3—Analytical Work and Quality Assurance/Quality Control

The collected samples will be submitted under standard chain-of-custody procedures to accredited analytical laboratories. The exact methods used and sampling protocols followed will be identified during the work plan

phase described under Task 1. Sample results will be managed by MFA and tabulated and screened against relevant state and federal cleanup standards.

Task 4—Reporting

The consulting team will prepare a focused assessment report describing the completed work along with documentation of the fieldwork, data validation and quality assurance/quality control, and an evaluation of the analytical results, and will include recommendations, if applicable.

Task 5 – Grant/Contract Administration & Project Management.

City staff will provided contract and project management services, including grant administration, financial accounting, preparation of progress and financial reports, contractor oversight and other legal, administrative and professional services necessary to complete the project.

If interim financing is needed – indicate the source(s)
N/A

Project Work Plan		
Activity	Estimated Start Date	Estimated Completion Date
Task 1) Prepare Work Plan	March 1, 2020	March 15, 2020
Task 2) Complete Fieldwork	March 16, 2020	April 15, 2020
Task 3) Analytical Work and QA/QC	April 16, 2020	May 15, 2020
Task 4) Reporting	May 16, 2020	June 30, 2020
Task 5) Grant/Contract Administration & Project Management	Notice to Proceed	June 30, 2020
Estimated First Draw Date (dd/mm/yy): 04/30/2020		

General Certification:

I certify that to the best of my knowledge all information contained in this document and any attached supplements, is valid and accurate. I further certify that, to the best of my knowledge:

- 1) The application has been approved by the governing body or is otherwise being submitted using the governing body's lawful process, and
- 2) If signed by an official, other than the highest elected official, documentation is attached that verifies the official's authority to sign on behalf of the applicant. Such documentation can include a resolution, ordinance, order, governing body meeting minutes, or charter.

Signature
(must be highest elected or authorized official)

Printed Name & Title

Date

This information may be found at: <http://www.leg.state.or.us/index.html>

State Senator Name:	District Number:
State Representative Name:	District Number:

FOR OBDD USE ONLY

Intake approval date: _____

Project Type

- Environment Site Assessment (i.e. Phase One, Phase Two)
- Brownfields Related Planning Activities (i.e. PPA)
- Integrated Planning Project
- RI/FS
- Cleanup