

BEFORE THE COUNCIL OF THE  
METROPOLITAN SERVICE DISTRICT

FOR THE PURPOSE OF AUTHORIZING )  
A CONTRACT AMENDMENT WITH ) RESOLUTION NO. 88-951  
DAMES & MOORE FOR CONVENTION )  
CENTER SITE ENVIRONMENTAL WORK )

WHEREAS, The District has entered into a contract with Dames & Moore for convention center site environmental analysis, approved by the Council on April 28, 1988; and

WHEREAS, The investigation of the former site of the Rose City Plating Company on the convention center site indicates additional analysis and remediation will be necessary; and

WHEREAS, It is necessary for the project's construction schedule to complete this work in the most expeditious manner possible; and

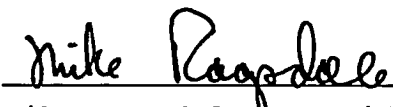
WHEREAS, This work is a continuing activity for Dames & Moore; and

WHEREAS, The Council Convention Center Committee recommends adoption of this resolution; now, therefore,

BE IT RESOLVED:

1. That the Council of the Metropolitan Service District authorizes a contract amendment with Dames & Moore to provide additional convention center site environmental analysis, in an amount not to exceed \$120,000, as provided for in the amendment contained in Exhibit A.

ADOPTED by the Council of the Metropolitan Service District this 23rd day of June, 1987.

  
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Mike Ragsdale, Presiding Officer



**METRO**

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# Memorandum

Agenda Item No. 8.8

Meeting Date June 23, 1988

Date: June 22, 1988  
To: Metro Council  
From: David Knowles, <sup>D.K.</sup> Vice Chair  
Convention Center Committee

Regarding: COMMITTEE REPORT ON JUNE 23 COUNCIL MEETING AGENDA  
ITEM 8.8: CONSIDERATION OF RESOLUTION NO. 88-951  
FOR THE PURPOSE OF AUTHORIZING A CONTRACT AMENDMENT  
WITH DAMES & MOORE FOR CONVENTION CENTER SITE  
ENVIRONMENTAL WORK

The Convention Center committee met on June 21 to consider Resolution No. 88-951. Committee members present were Councilors Hansen and Knowles. Councilors Waker, Gardner, and Cooper were out of town, and Council Van Bergen was not present for the vote. Members present voted unanimously to approve the contract amendment.

Resolution No. 88-951 does the following:

1. As follow-up to the investigation and analysis, and initial clean-up of the former site of Rose City Plating Company, the resolution authorizes another \$120,000 in services for the following:

a. Risk Assessment (\$14,000): Dames and Moore will prepare an analysis of the risks associated with contamination on the site, and define the level of clean-up required in order to avoid harmful effects to the environment, human health and safety. This method of analysis is accepted by DEQ as a reasonable means for defining the most cost-effective clean-up standard.

b. Debris Sampling and Disposal (\$25,000): In the initial work, demolition debris (concrete floor, roof timbers, walls) from the Rose City plating site was cleared from the convention center building site, and stored in temporary

debris storage areas. The debris must now be sampled and classified as to disposal (i.e. whether it is hazardous or not). This contract amount includes the cost for both analysis and disposal.

c. Ground Water Analysis (\$50,000): In the initial work, three wells were installed to investigate whether Rose City contaminants had reached ground water. This analysis indicated that minimal levels of cyanide, probably from the former Rose City site, were found in the ground water. Further, the analysis found amounts of the dry cleaning solvent PCE in the wells. Results were ambiguous as to whether or not the source from this latter contamination was from the convention center site. DEQ has requested that Metro ensure that construction of the convention center will not cover a possible source of this PCE contamination. A phased approach to investigate this problem is recommended by Dames & Moore and project staff, the first phase of which is covered under this contract amendment. Work will involve installation of additional wells along the perimeter of the site to determine if the source is off of the convention center site. Should results indicate that the source is off the site, no additional work will be required.

d. On-Going Management/DEQ Interface (\$15,000): Between now and completion of clean-up, a number of meetings and negotiations involving Dames & Moore will be required.

e. Additional Site Clean-up/Maintenance (\$16,000): In the first phase of work, Dames & Moore was requested to complete a number of tasks not in the original estimate. For example, the removal of demolition debris, removal and treatment of sump contents, and site activities to minimize the potential for spreading suspected contaminants. The cost of these measures were underestimated in the Phase I request.

Council previously authorized \$233,000 to meet initial Dames & Moore costs. With this amendment, contract value would rise to \$353,000. The contract is for time and materials only.

It should be noted that this contract amendment does not include the future costs of clean-up. Those costs will be determined as an outcome of the work described above. A schedule for completion of the work, and estimated costs, as discussed with the Committee, is attached for your information.

In order to meet the schedule attached, authorization is necessary from Council at the June 23, 1988 meeting. Specific contract language and scope will be available at the meeting.

PROPOSED APPROACH -- ROSE CITY SOILS

\$233,000 (Contracted)	1. Final "Site Characterization"	June 22
	To Metro	June 24
	To DEQ	
	2. Refined Schedule/Proposed Remediation Approach to Rose City	June 22
	To Metro	June 24
	To DEQ	
	3. Follow-up meeting with Hansen (Rena and/or Walsh)	approx July 1
	4. Rose City Risk Assessment/Draft Remedial Design	
	To Metro	June 24
	To DEQ	June 27
	5. Meet with DEQ/Comments	July 1
	6. Final Risk Assessment/Remedial Design/Draft Agreement with DEQ	July 6
	7. 30-day Review Period Begins (notices published)	July 6
	8. Begin Bid Period for Remediation Contractor	July 7
	9. Public Meeting	approx July 20
	10. Close Review Period	August 8
	11. Response to Comments/final Remediation Plan	
Meet with DEQ	August 12	
Final Plan Completed	August 19	
12. Sign Agreement with DEQ	August 20	
13. Establish Contract with Remediation contractor	August 22	
14. Remediation Begins	August 23	
15. Remediation Complete	August 26	
NEW: \$70,000 - (Amend. No. 1) REMEDIATION: \$100-500,000 (additional)	16. Verification Sampling Results	September 2
	17. Construction Work Begins (grading, pile driving) on Rose City site	September 6

PROPOSED APPROACH -- GROUND WATER

\$50,000	1. Submit Work Plan to DEQ -- phased approach to sampling	June 22
	To Metro	June 24
	To DEQ	
	2. Meet with DEQ / Response to work plan	July 1
	3. Start Field Work/DEQ File Search	July 5
	4. End of Phase 1 Field Work	July 15
	5. Phase 1 Results Reported	
	To Metro	July 22
	To DEQ	July 25