

**STATEMENT OF WORK  
UPRR MOSIER DEPOT PROPERTY SITE SPECIFIC ASSESSMENT  
TASK ORDER NO. 73-18-5**

**I. Objectives**

The objective of this Task Order is to perform a Site Specific Assessment (“SSA”) at the former Union Pacific Railroad (UPRR) depot property (“Property”) located along Old Highway 30 in Mosier, Oregon (“Site”). In meeting this objective, the Contractor shall:

- Prepare a Site Specific Assessment (SSA) Work Plan;
- Perform a review in accordance with the Endangered Species Act; and
- Prepare procurement documents and procure subcontractors to implement the SSA Work Plan.

**II. Background**

The Property is an irregular shape and is bounded on the east by Mosier Creek, on the north by the Union Pacific tracks, the south by Old US Highway 30, and on the west by the Mosier Fruit Growers property. The Property does not have a Wasco County tax parcel number. The Mosier Totem Park is present on the Property and all other previous structures have been removed.

An earlier Phase 1 Environmental Site Assessment (“ESA”) was performed by White Shield, Inc. in December 2011. The ESA included the Site and another property (Mosier Triangle, ECSI 5734). The report found "...the Site has been used for sidetracks from the mainline, a railroad depot, and in the eastern portion for railroad housing. Because it is not known if fueling occurred on the sidetracks and at the depot, the former presence of railroad tracks and the use as a depot are considered historical recognize environmental conditions (“RECs”) for the Site. Review of federal and state databases revealed that the Site is on the Federal FINDS list for the Mosier Tire/Soil Berm. The Site also has a solid waste permit from the State for the Soil/Tire berm. The tire/soil berm is a REC." This report may be viewed on-line in DEQ's ECSI database under Site ID 6231.

The City of Mosier will receive the Property as part of the "Mosier Community Settlement Agreement," agreed to by the parties of 'Team Mosier' and UPRR. Once the property transfer is complete, the City of Mosier plans to maintain the current 'Totem Park' as a public park and use a section of the parcel to the east of the park for a joint use facility, which will house City Hall, a Fire Station and space for civic use of the facilities. The City of Mosier will begin design and construction of the new facility within the next year.

As part of due diligence efforts by the City of Mosier, a Phase 1 ESA was completed by Maul Foster & Alongi, Inc. (“MFA”) in April 2018. MFA identified the following RECs:

- 1) The potential of treated railroad ties to leach contaminants to soil and groundwater;
- 2) The potential of petroleum products, polychlorinated biphenyls, and herbicides to have been applied along the rail lines for dust and weed suppression;
- 3) The potential use of cinder, slag, and other by-products to build the base for rail lines
- 4) The potential of various materials to be deposited along rail lines from open top hopper rail cars; and
- 5) The potential of historic fueling operations.

MFA recommended performing surface and subsurface soil sampling.

This Statement of Work and subsequent implementation is being funded by DEQ's "State Response" Cooperative Agreement with EPA. To the extent applicable, the Contractor shall comply with 2 CFR Part 200.

### **III. Work To Be Performed**

#### **Task 1: Project Administration**

The Contractor shall provide project administration to manage and maintain control over the technical and financial aspects of this Task Order through September 30, 2018. This task includes initial scoping discussions with DEQ, preparation of progress reports and invoices, tracking costs, evaluating monthly staffing levels, maintaining schedules, and responding to DEQ inquiries on progress reports and invoices. This task also includes preparation of one Budget and Assumptions Proposal (BAP).

#### **Task 2: Endangered Species Information**

The Contractor shall gather, and provide to DEQ, federal threatened and endangered ("T&E") species information in accordance with the Endangered Species Act ("ESA"). As part of this task the Contractor shall obtain T&E species information from the Oregon Biodiversity Information Center for an area within two miles of the site, contact appropriate tribal organizations, the Oregon Department of Fish & Wildlife, the U. S. Fish and Wildlife Service, and others as appropriate. Contractor shall prepare a brief (up to 5 page) letter summarizing the results of the consultations and include appropriate documentation. DEQ shall provide this information to EPA for determination of "No Effect". A draft of this report is not required. The report shall be submitted to DEQ in digital form only (no hard copies).

#### **Task 3: SSA Work Plan Preparation and Procurement**

The Contractor shall prepare a SSA Work Plan to assess the site. The Work Plan shall detail activities proposed to: 1) assess subsurface conditions; 2) develop a sampling and analysis plan (SAP); 3) develop a Conceptual Site Model including a beneficial water use and land use survey; 4) manage investigation derived waste (IDW); and 5) outline future reporting. Samples are required to be collected in accordance with DEQ's Brownfield Program "Quality Assurance Project Plan" dated November 2016 <http://www.oregon.gov/deq/FilterDocs/qaBrownfields.pdf>.

The Work Plan shall be prepared in general accordance with the following outline:

1. Introduction
2. Background
3. SSA Activities
4. Reporting
5. Sampling and Analysis Plan
6. Health and Safety Plan

The Work Plan shall be up to 15 pages of text (double-sided, single-spaced, and on recycled paper), excluding the figures, tables, and appendices, unless otherwise approved by the DEQ. The Work Plan shall be initially prepared as a draft for review by the DEQ. Upon receipt of DEQ comments, the Work Plan shall be revised and a final version shall be submitted to DEQ.

Concurrent with Work Plan development, the Contractor shall prepare the appropriate subcontractor bid documents for implementing the Work Plan. If possible, the Work Plan shall be written such that

sections of the plan can be utilized in the subcontractor bid documents. Bid documents shall be submitted to DEQ for review prior to submittal to prospective bidders. This Task also includes bid review and recommendation of subcontractors (e.g., driller, geophysical, IDW, etc.) for DEQ's concurrence.

The Contractor shall utilize the State of Oregon Price Agreement Laboratory (Agreement # 8903 with ESC) for analytical services. The Contractor is required to use the State's chain-of-custody form. Laboratory costs will be billed directly to DEQ, but should be noted in the BAP text and as a separate table. IDW disposal shall be completed prior to the task order end date and is considered complete when a disposal receipt from the disposal facility has been provided to the Contractor.

Upon DEQ's concurrence with the subcontractor recommendations, Contractor will submit a BAP for Tasks 4 and 5 (SSA Work Plan Implementation and SSA Report) to DEQ.

**Task 4: SSA Work Plan Implementation (Future Task)**

The Contractor shall implement the SSA Work Plan. This Task includes the coordination of all subcontractors.

**Task 5: SSA Report (Future Task)**

Upon completion of Task 4, the Contractor shall prepare a SSA Report as outlined in the SSA Work Plan.

**IV. Proposed Schedule:**

<b>Item/Event</b>	<b>Date(s)</b>
DEQ issues initial Task Order	July 9, 2018
Contractor accepts initial Task Order & PDF's signed copy to DEQ	July 10, 2018
DEQ issues Notice to Proceed ("NTP") with Task 1, 2, & 3	July 10, 2018
Contractor submits draft SSA Work Plan & subcontractor bid documents for DEQ review	August 6, 2018
Contractor submits T&E letter	August 6, 2018
DEQ provides comments on draft SSA Work Plan & subcontractor bid documents	August 9, 2018
Contractor submits final Work Plan & revised subcontractor bid documents	August 17, 2018
Contractor complete procurement and provides subcontractor recommendations	By August 29, 2018
DEQ approves subcontractor recommendations	August 30, 2018
Contractor submits detailed BAP for Tasks 4 and 5	September 5, 2018
DEQ approves BAP and issues Task Order Amendment	September 10, 2018
Task Order End Date	September 30, 2018

**V. Report Distribution (Number of Copies):**

<u>Contract Officer</u> Steve Campbell	<u>Drafts</u> electronic	<u>Finals</u> 1 bound w/out lab reports 1 electronic
<u>Project Manager</u> Katie Robertson	electronic	1 electronic 1 unbound 1 bound

DEQ requires that all printed copies of letters, reports and other Task Order documents be printed two-sided on recycled paper. Draft and Final BAPs shall be submitted in digital form only.

The final versions of letters, reports and other Task Order Contract documents will be submitted in Microsoft Word (text), Microsoft Excel (tables) and a complete copy of the document in Adobe PDF format. All final Adobe PDF documents will be required to be prepared as follows:

A. The spaces within file names will be denoted with dashes and include the ECSI or LUST number and document date (i.e., “4339-Project Site-Investigation-Rpt-03-21-2017”) to facilitate uploading to DEQ’s publicly-shared directory.

B. All PDF files will be saved as “reduced size PDF” compatible with the most current Adobe version (i.e. “Adobe 10.0 and later”) to facilitate distribution to others and uploading.

C. For electronic files larger than 20 MB, Contractor shall divide electronic file into parts less than 20 MB in size. In these cases the file name should be the same with the addition of -part1, -part2, etc.

D. All supporting data and photographs must be submitted in both hardcopy and electronic formats (on a CD or DVD disk or through ftp or other electronic client access platform).