

STATEMENT OF WORK
UPRR MOSIER DEPOT PROPERTY SITE SPECIFIC ASSESSMENT
TASK ORDER AMENDMENT NO. 73-18-5-001

I. Objectives

The objective of this Task Order Amendment 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;
- Prepare procurement documents and procure subcontractors to implement the SSA Work Plan;
- Implement the SSA Work Plan; and
- Prepare the SSA Report.

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 November 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

This task is complete.

Task 3: SSA Work Plan Preparation and Procurement

This task is substantially complete.

Task 4: SSA Work Plan Implementation (New Task)

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

Task 5: SSA Report (New Task)

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

IV. Proposed Schedule:

| Item/Event | Date(s) |
|---|--------------------|
| DEQ issues Task Order Amendment | September 19, 2018 |
| Contractor submits final SSA Work Plan | September 28, 2018 |
| Contractor performs field work | October 2018 |
| DEQ provides comments on draft SSA Report | November 12, 2018 |
| Contractor submits final SSA Report | November 26, 2018 |
| Task Order End Date | November 30, 2018 |

V. Report Distribution (Number of Copies):

Contract Officer

Steve Campbell

Drafts

electronic

Finals

1 bound w/out lab reports, 1 electronic

Project Manager

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).