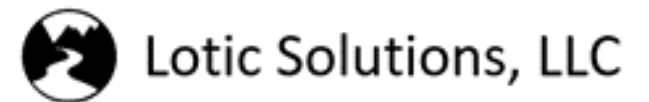


Lowland/In-Water Operable Unit Former St. Helens Fiberboard Facility

Interim Removal Action Measure Invitation to Bid (ITB) #S-DASOBO-00014831

Contractor Site Walk

November 14, 2025



DISCLAIMER

Any statements made at this conference will not change the Plans, Specifications or other contract documents **unless** a Solicitation Addendum has been issued from the DAS Procurement Services Office and advertised on the OregonBuys System.

Interested parties **must submit** any request for brand approval; request for substitution; request for change; and protests; that may be discussed today **in written form** to the Single Point of Contact, Nameun House.

Deadline for the requests for change, clarification or request for approval of equivalents (substitution), questions is **Thursday, 12/04/2025, 2:00 PM, PST.**

Overview

- Site Background
- Final IRAM Design
- Lowlands Conditions
- Restoration Plan
- Permits and Conditions
- Bid Walk



Site Background



McNulty

Columbia River Hwy

Scappoose Bay

Multnomah Channel

Columbia River

WASHINGTON

Project Area

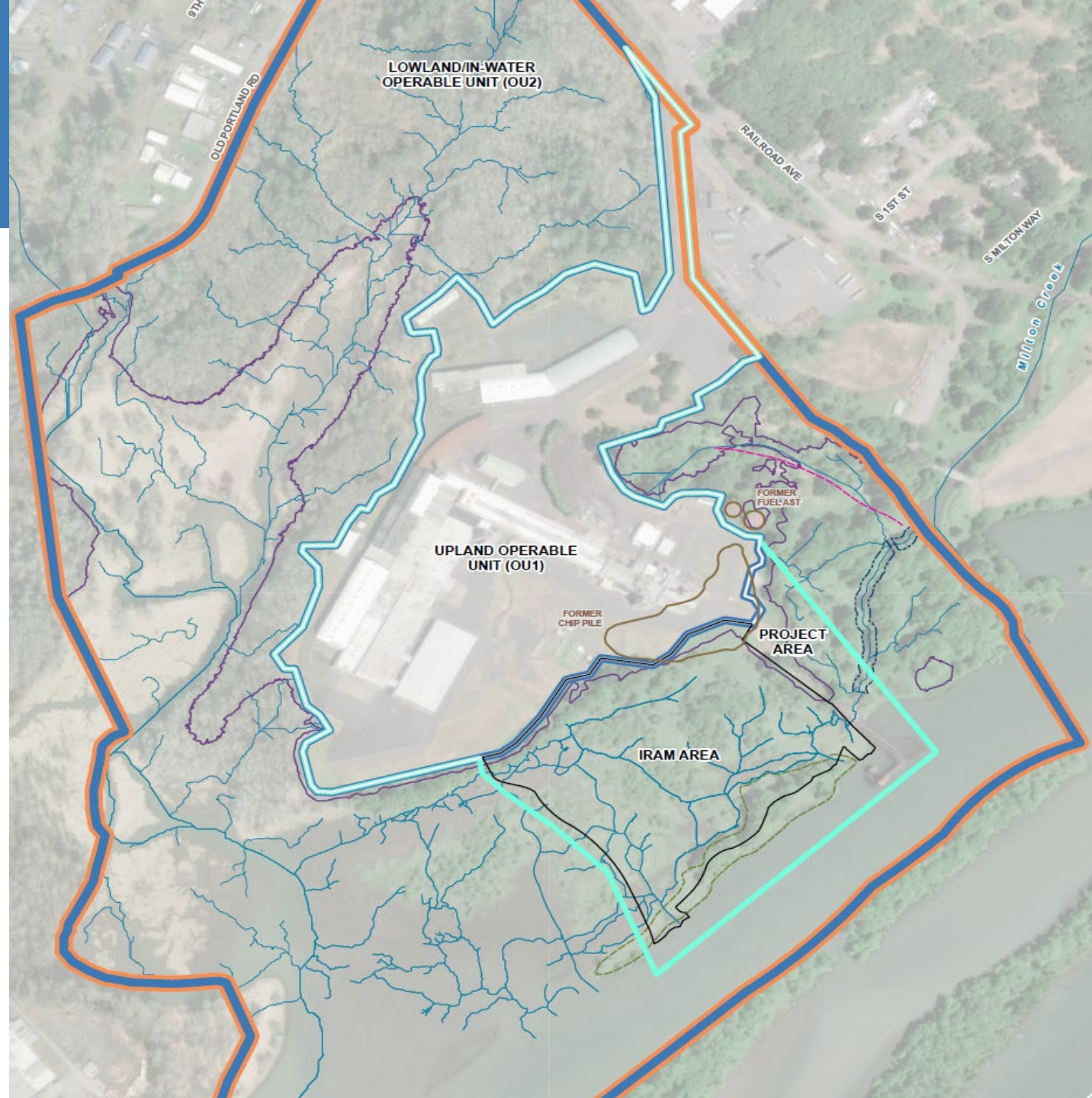
Project Definitions

Upland Operable Unit (OU1):
Developed portion of the property.
Remedial action completed.

Lowland/In-Water Operable Unit (OU2): Periodically submerged and in-water areas of the property.

Project Area: Area where work will be performed.

IRAM Area: Portion of OU2 where excavation will be performed.



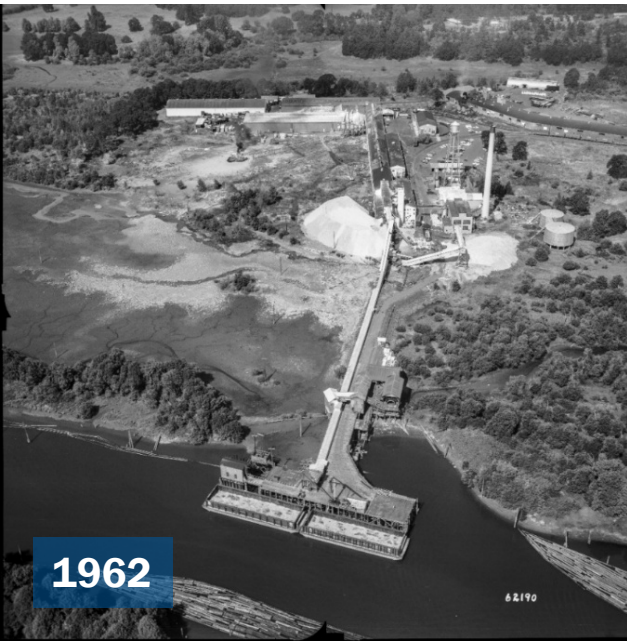
Industrial History



Date Unknown



1930



1962



2024 (Dock Portion)



2024 (Side of Pier Access)

2018 and 2019 Upland Remedy

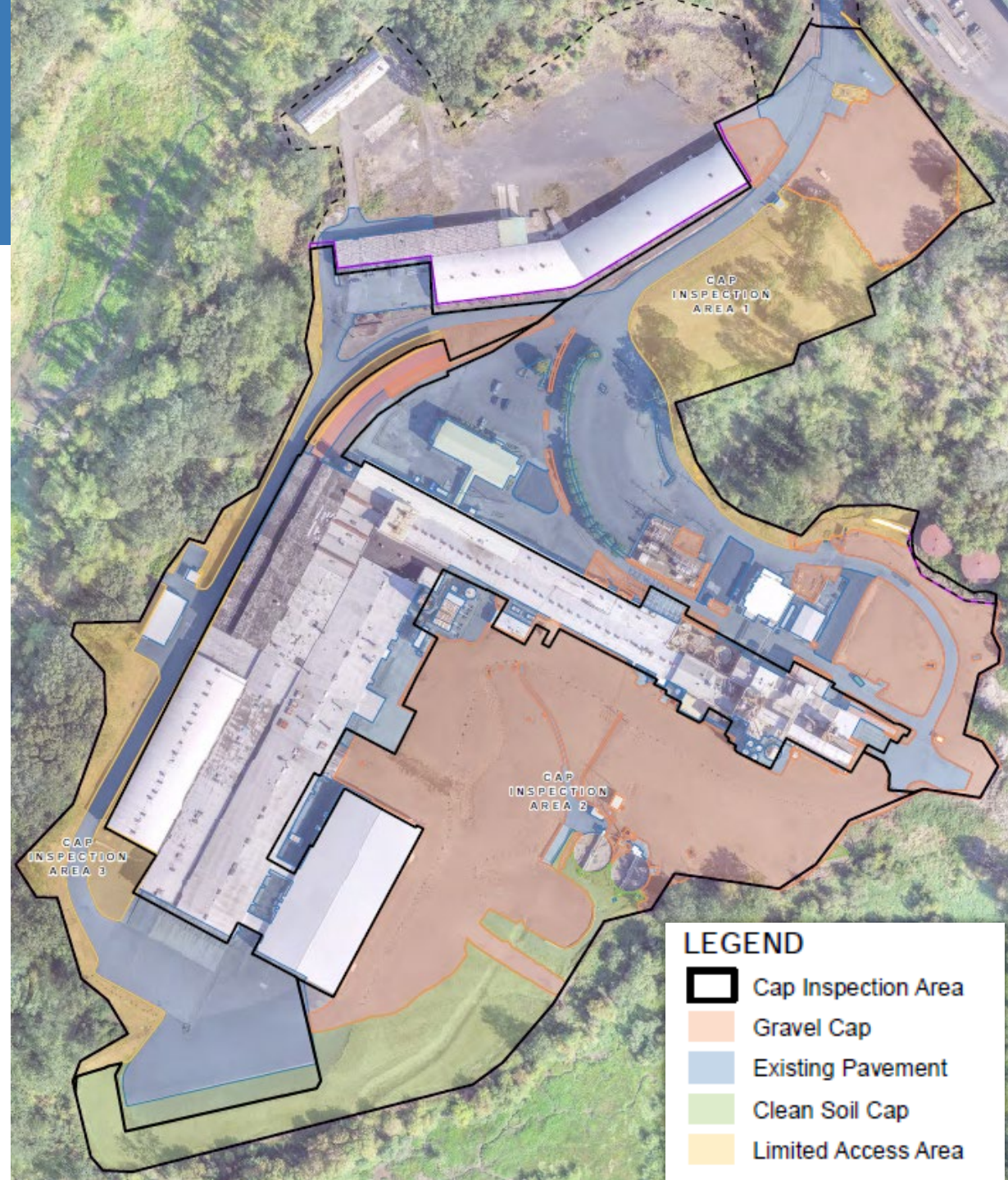
- Subsurface soil contamination was present at levels unsafe for occupational workers across OU1
- Hot spot removal and capping performed
- Minimize disturbance and restore cap following construction



Gravel Cap



Pavement Cap



LEGEND

- Cap Inspection Area
- Gravel Cap
- Existing Pavement
- Clean Soil Cap
- Limited Access Area

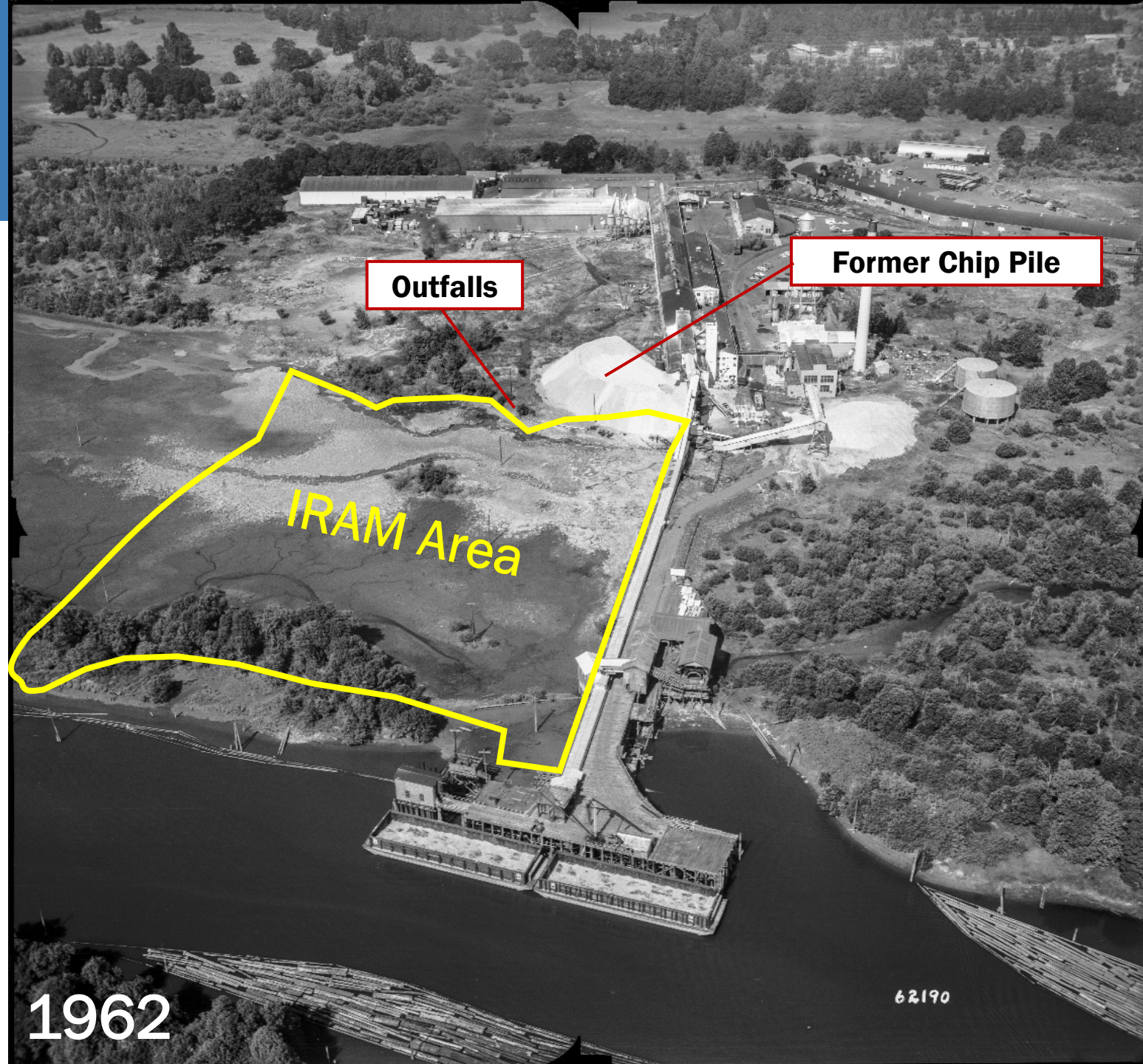
Current Facility Operations

- Upland Data Center, LLC, is the current owner
- Upland development is underway, including partial demolition
- Property Purchaser Agreement (PPA) ensures access to the site and IRAM Area
- The uplands will be used to stage materials, process sediment and water, and convey trucks



Lowland (OU2) Contamination

- Wastes from historical fiberboard operations: Wood chips, fibers, pulp, ball clay
- Metals: arsenic and mercury
- Organics: dioxin/furans, polycyclic aromatic hydrocarbons, total petroleum hydrocarbons
- Highest concentrations near former outfalls and beneath wood chip pile (IRAM Area)



IRAM Objectives

- 1 Removal of contaminants and wood wastes
- 2 Restoration of ecological function
- 3 Protection from disturbances and recontamination
- 4 Allow for implementation of the final remedy



Schedule Overview

- All work below ordinary high water (OHW) subject to in-water work period and must be completed between July 1 and October 31, unless variance granted



- Final completion is 3 months after last Construction Season completion date

ITB Documents

- **ATTACHMENT E-1: IRAM FINAL DESIGN REPORT**
- **ATTACHMENT E-2: ADDITIONAL REFERENCE DOCUMENTS**
 - Data Gaps Investigation (“DGI”) Report
 - IRAM Investigation Report
 - IRAM Pre-Design Investigation (“PDI”) Report
 - Supplemental PDI (“SPDI”) Report
 - IRAM Basis of Design Report
 - Restoration Recommendations Memorandum
 - Geotechnical Evaluation – Sediment Removal Haul Roads
 - Amended Consent Judgment
 - Upland Data Center Prospective Purchaser Agreement
 - Corps Nationwide Permit Verification Letter NWP-2021-190-2
 - DEQ 401 Water Quality Certification



Questions?



Final IRAM Design

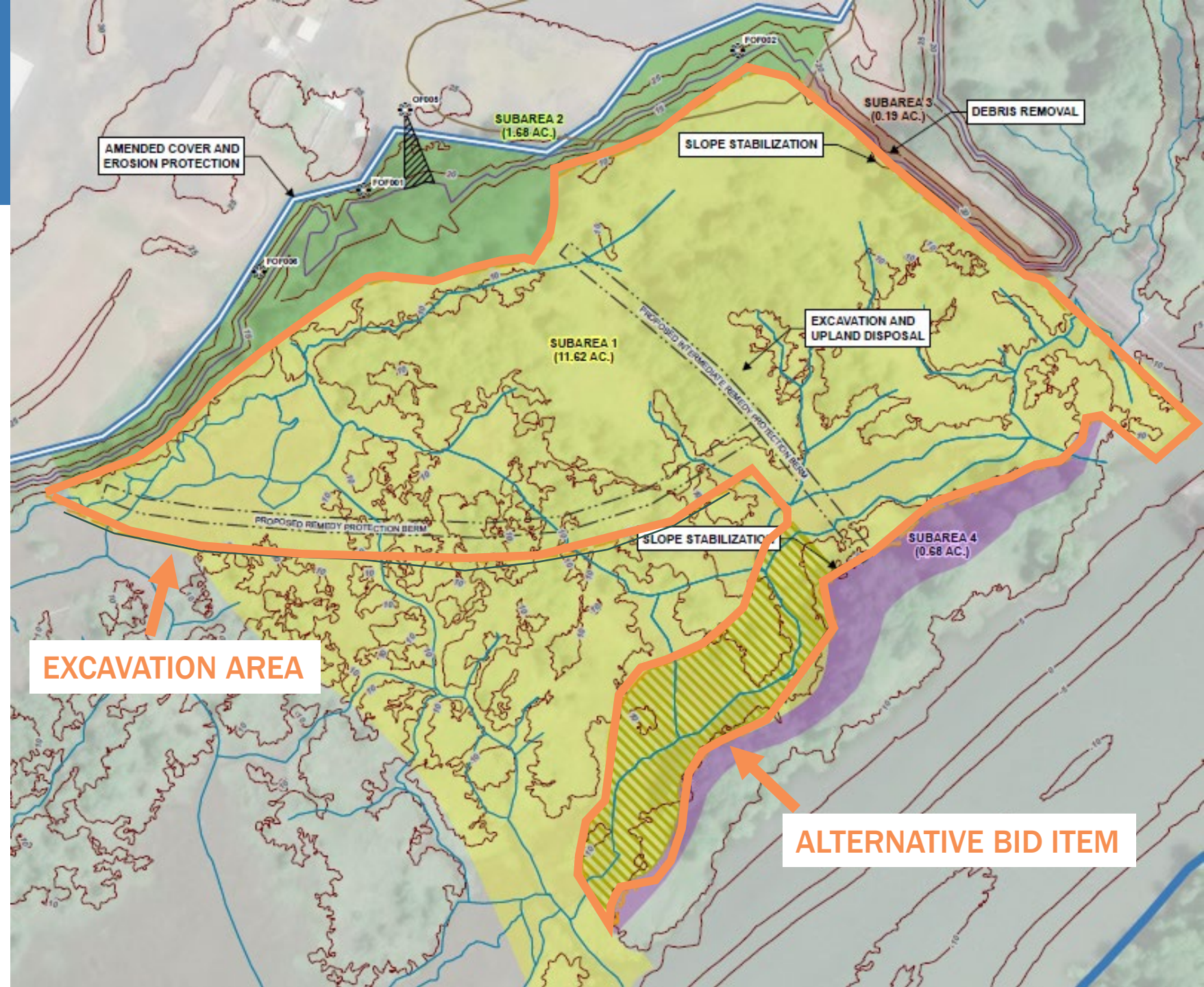
Final Design Components

Subarea 1:
Excavation and backfill

Subarea 2: Debris clearing and backfill

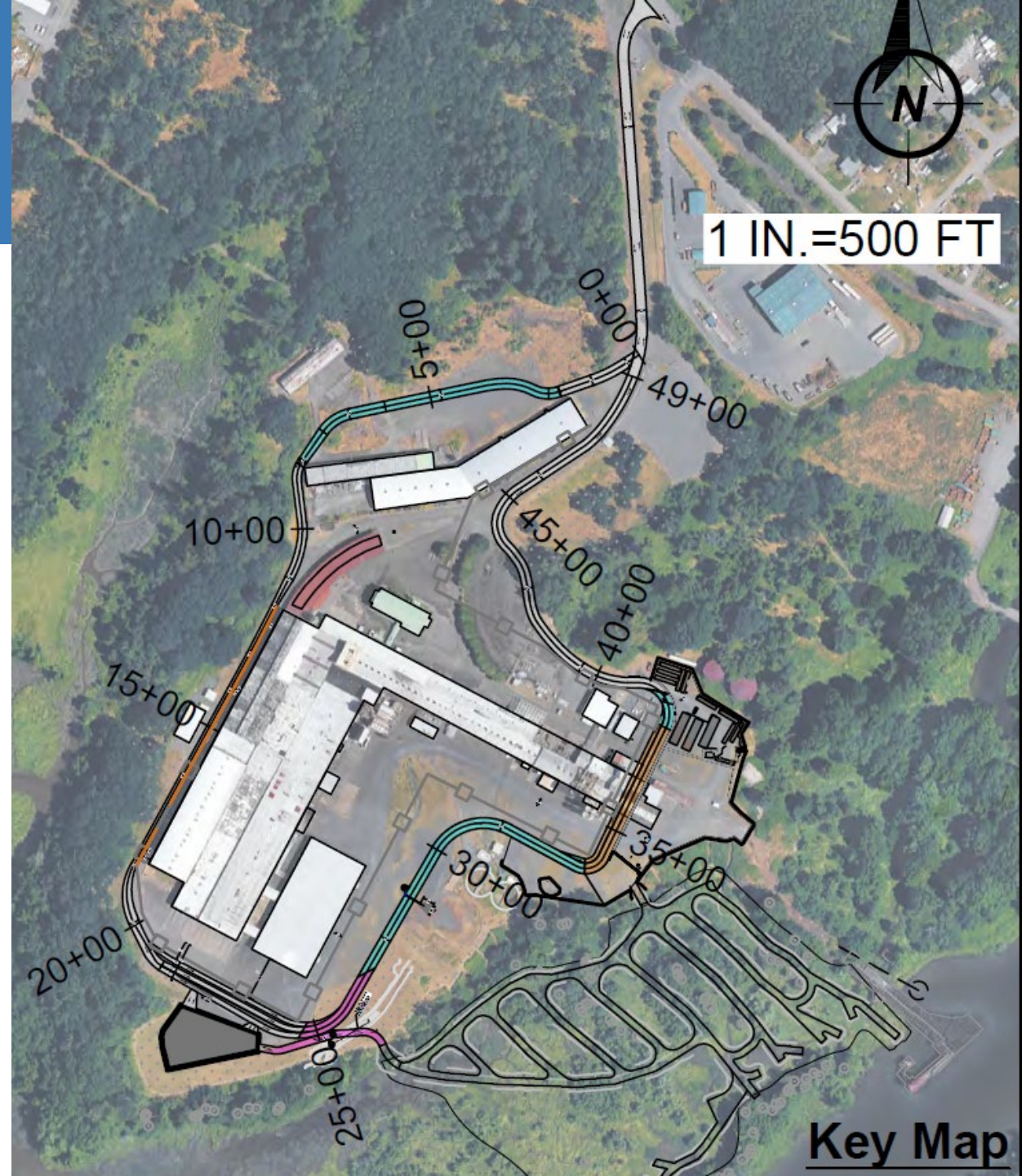
Subarea 3: Debris clearing

Subarea 4:
Buttressing and potential backfill



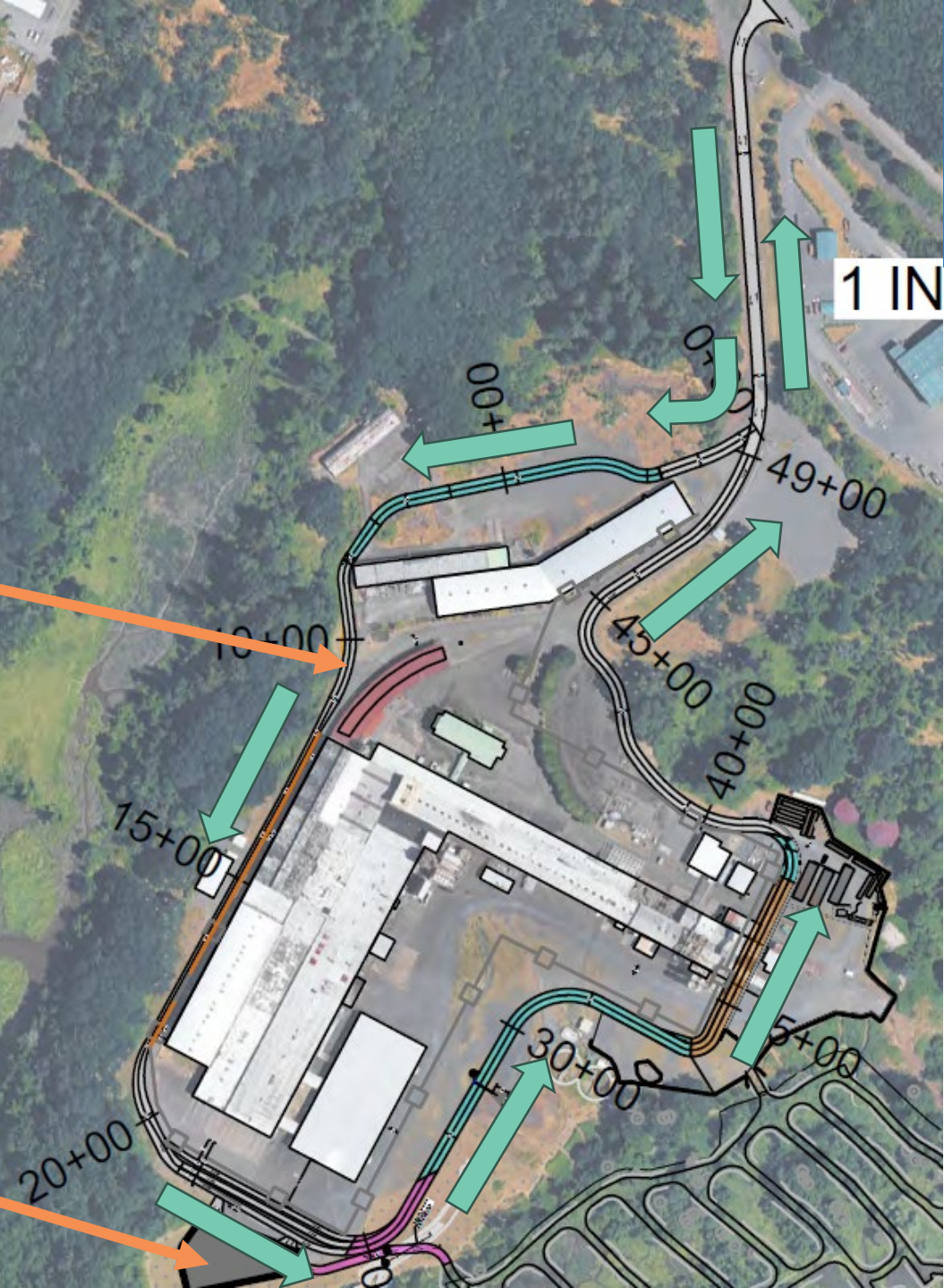
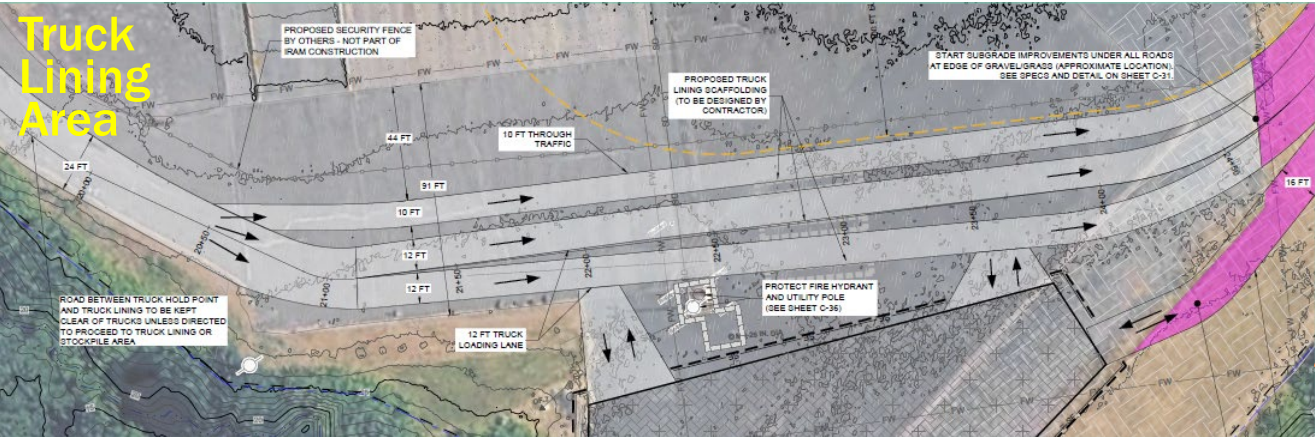
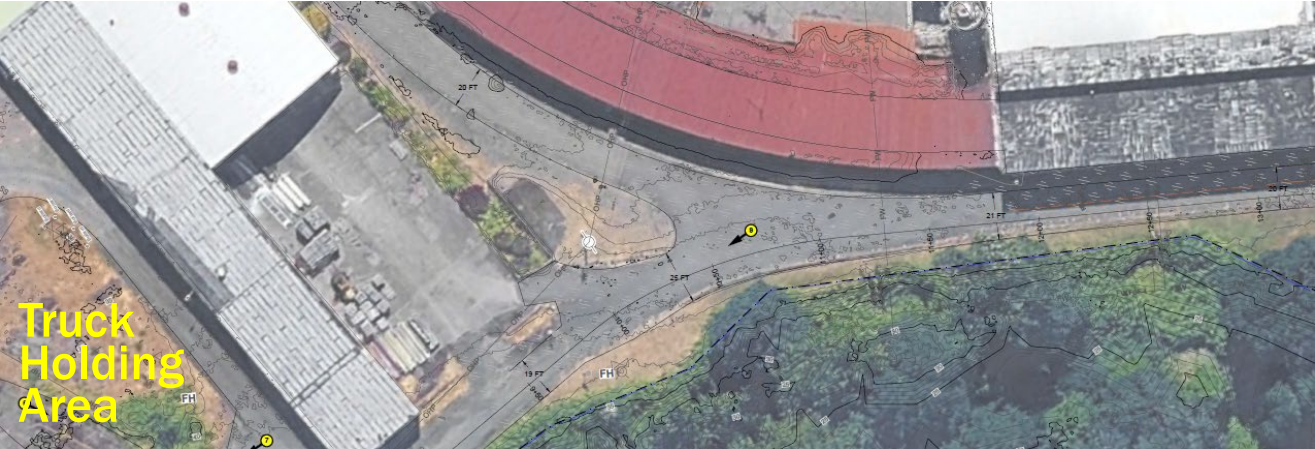
Upland Haul Roads

- The upland haul road path will require construction, improvements, and protection of underground utilities
- Some areas will cross the upland cap areas and through the current footprint of the facility



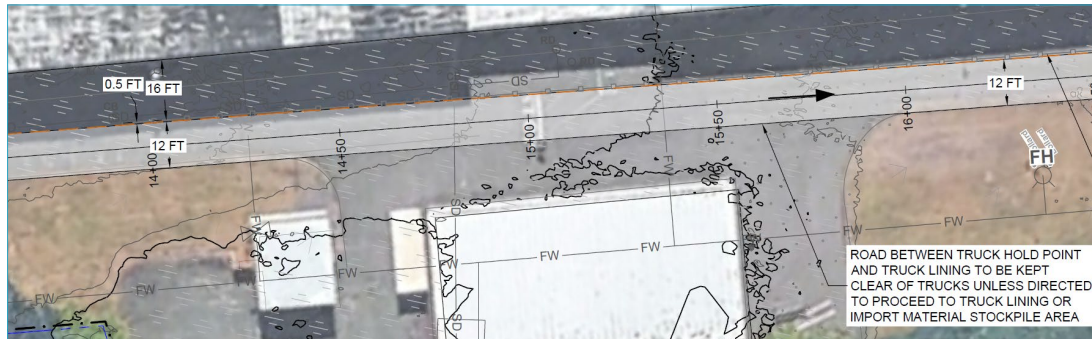
Upland Haul Roads

The upland haul road direction of flow

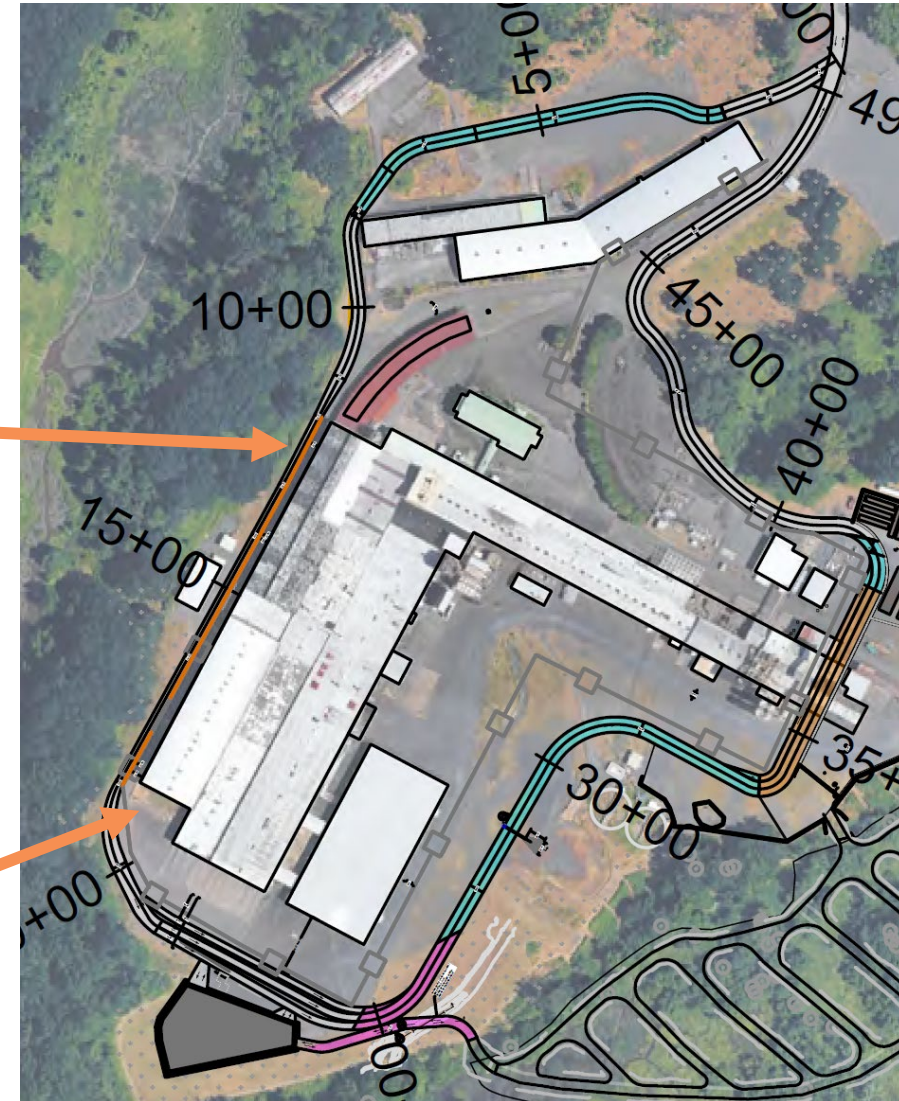


Upland Haul Roads

Only a portion of the road between ~12+00 and ~19+00 will be available to use. Upland Data Center, LLC, will be constructing a fence 16 feet off the building's exterior wall.



100-foot buffer from data center buildings





Import
Stockpile
Area

Contractor
Laydown
Area

Turning
Pad/Ramp
Area

Sediment
Processing
Area

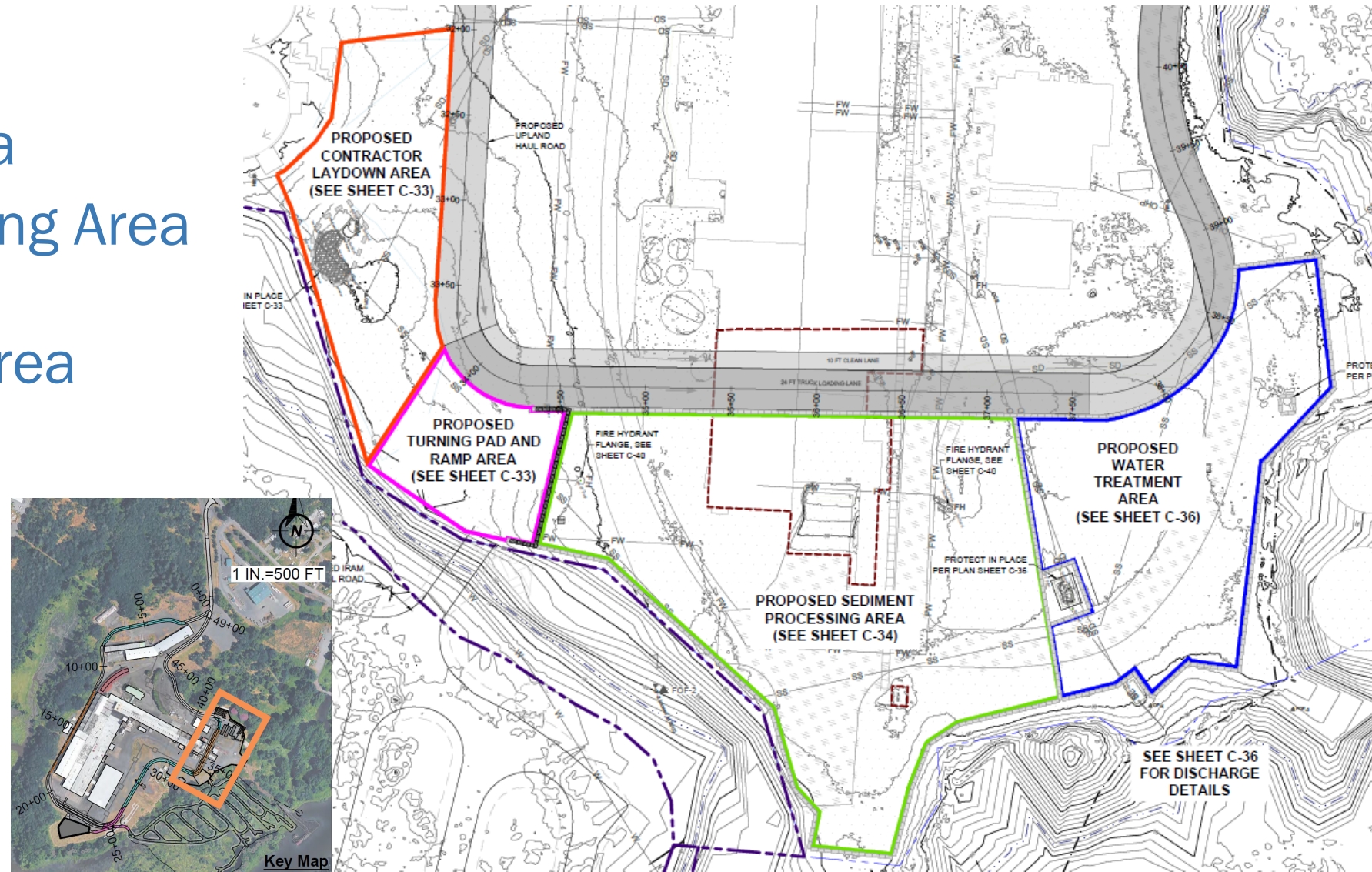
Water
Treatment
Area

IRAM AREA

2019

Upland Use Areas

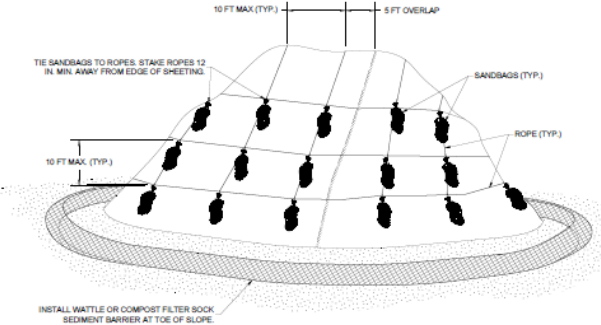
- Laydown Area
- Turning/Ramp Area
- Sediment Processing Area (SPA)
- Water Treatment Area



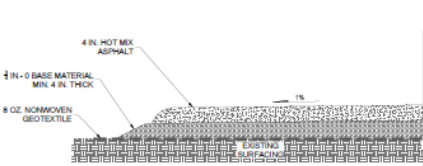
Upland Use Areas

In the SW uplands:

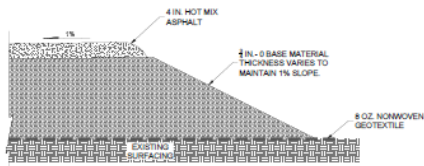
- Import Stockpile Area



TYPICAL IMPORT MATERIAL STOCKPILE OFF-SEASON SHUTDOWN A

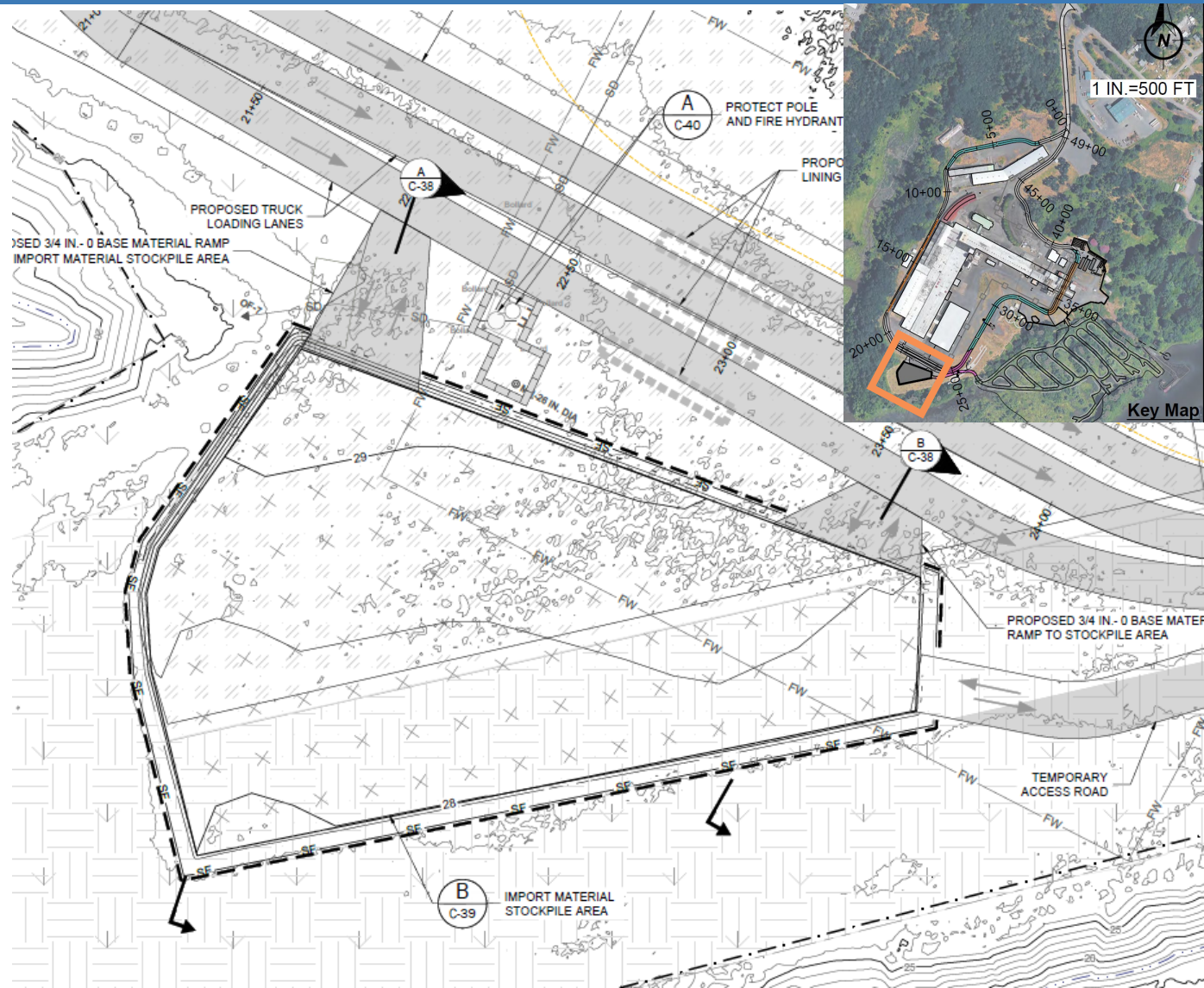


SOUTH SIDE OF IMPORT MATERIAL STOCKPILE AREA AT WIDEST PART



NORTH SIDE OF IMPORT MATERIAL STOCKPILE AREA AT WIDEST PART

TYPICAL IMPORT MATERIAL STOCKPILE AREA B

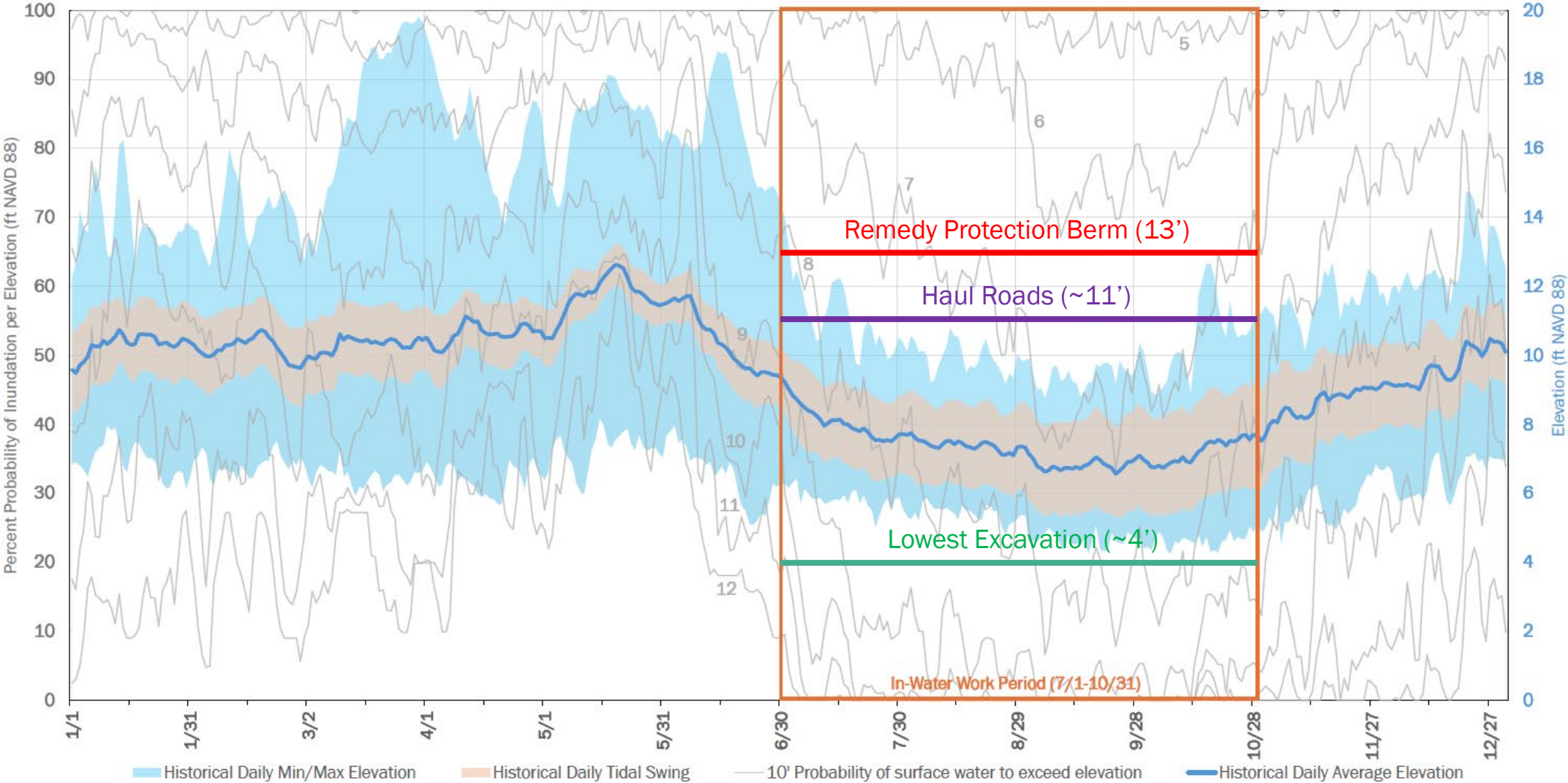




Questions?

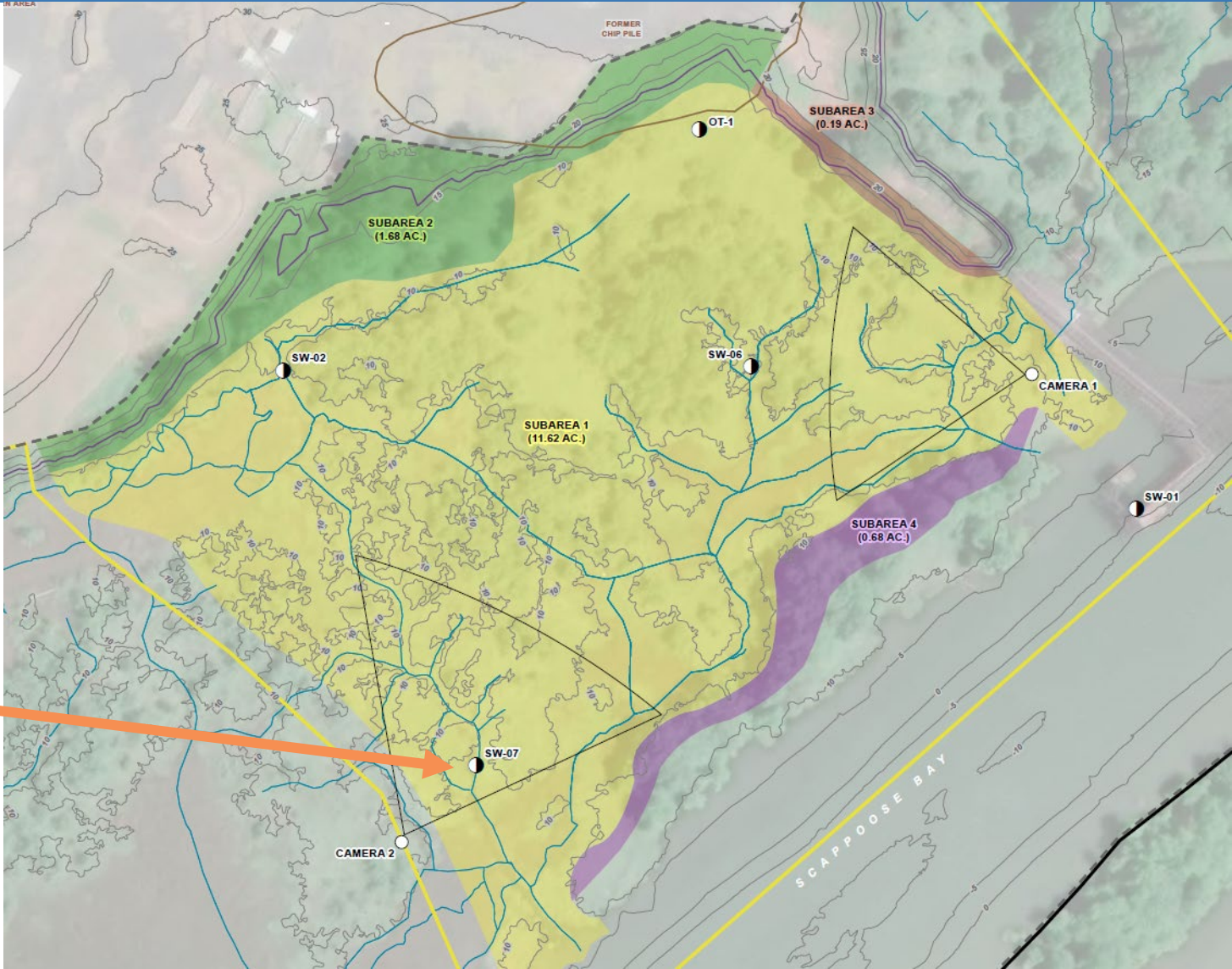
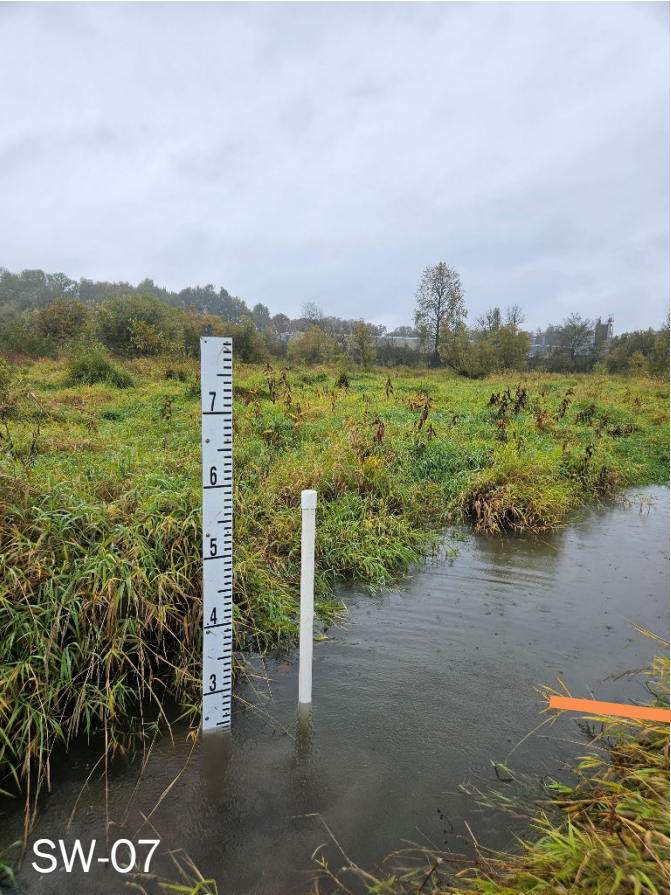
Lowlands Conditions

Water Levels



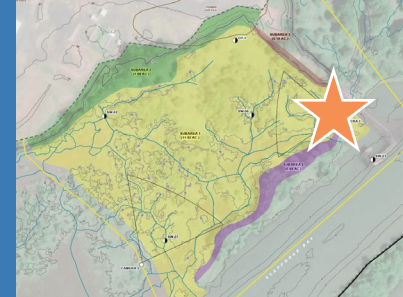
Lowlands Conditions

Water Levels



Lowlands Conditions

2025 In-Water Work Period Water Levels

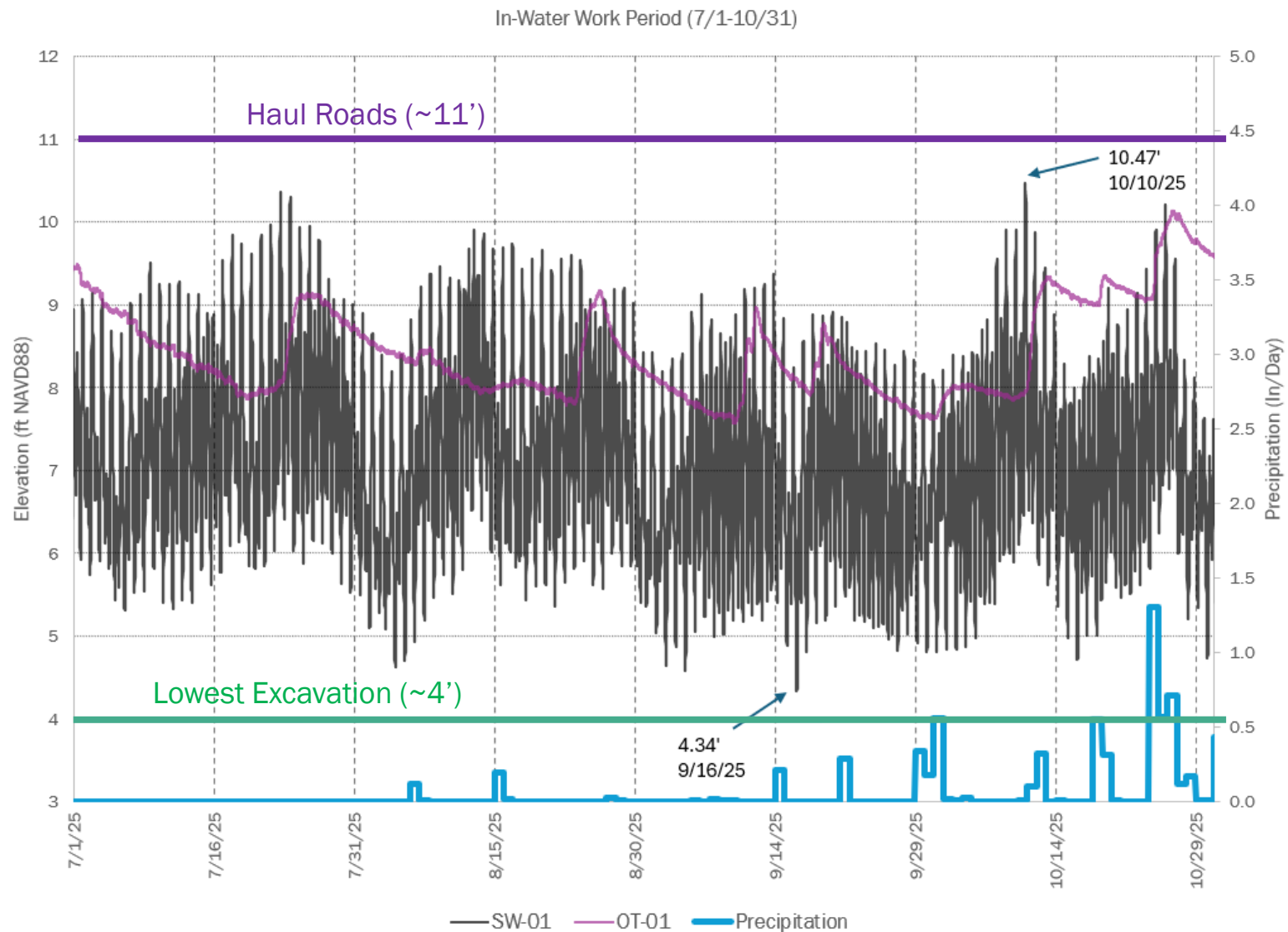


(Camera 1)

Highest 10.47 feet



Lowest 4.34 feet



Lowlands Conditions

2025 April-October Water Levels

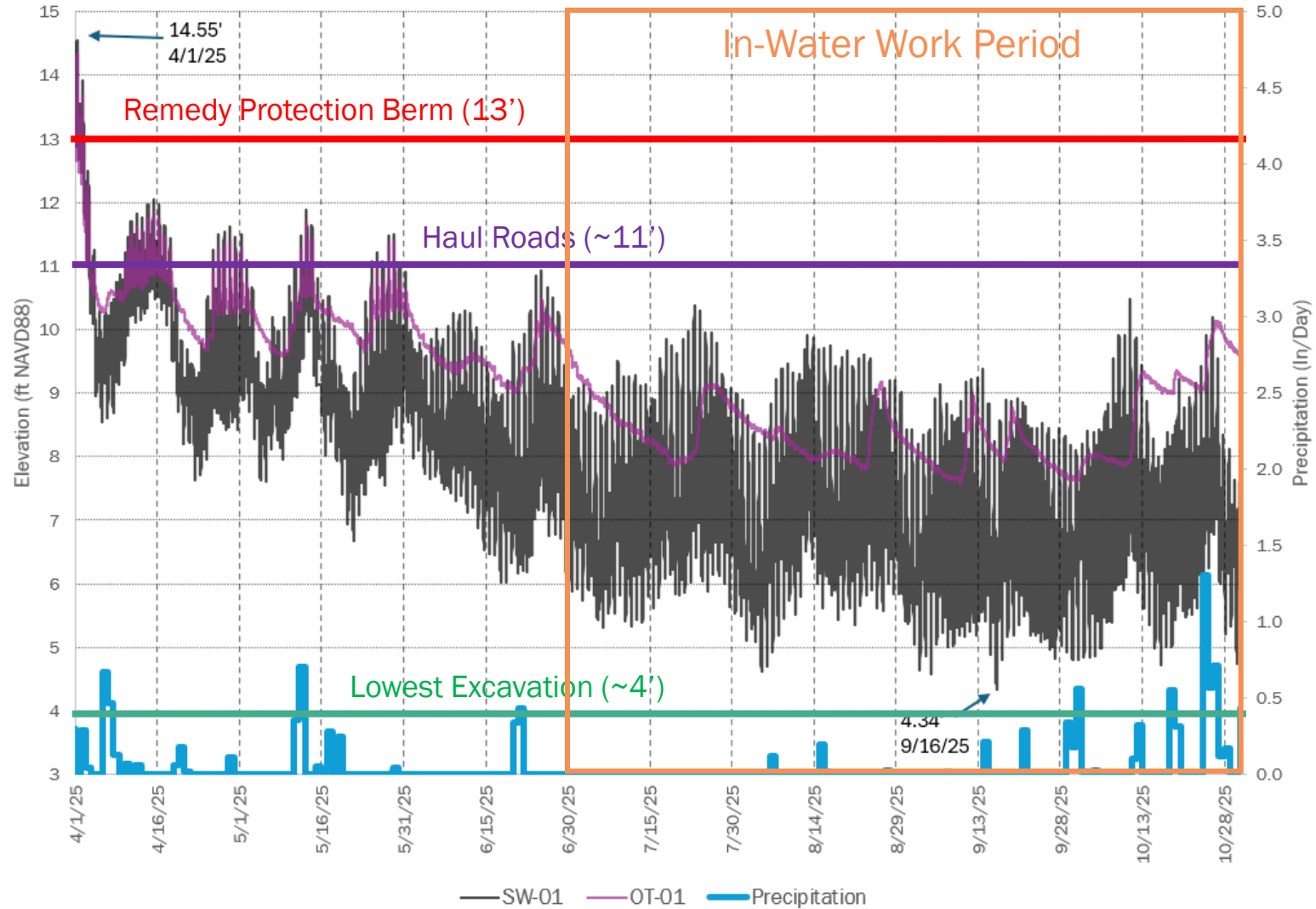


(Camera 1)

Highest 14.55 feet

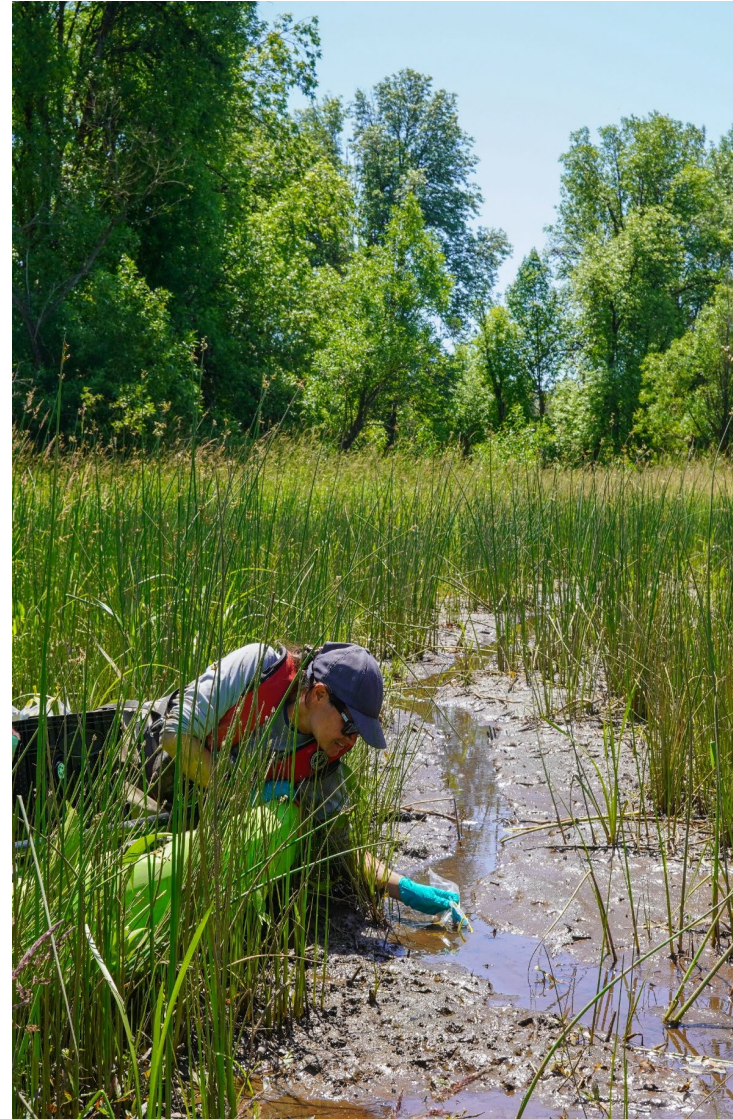


Lowest 4.34 feet



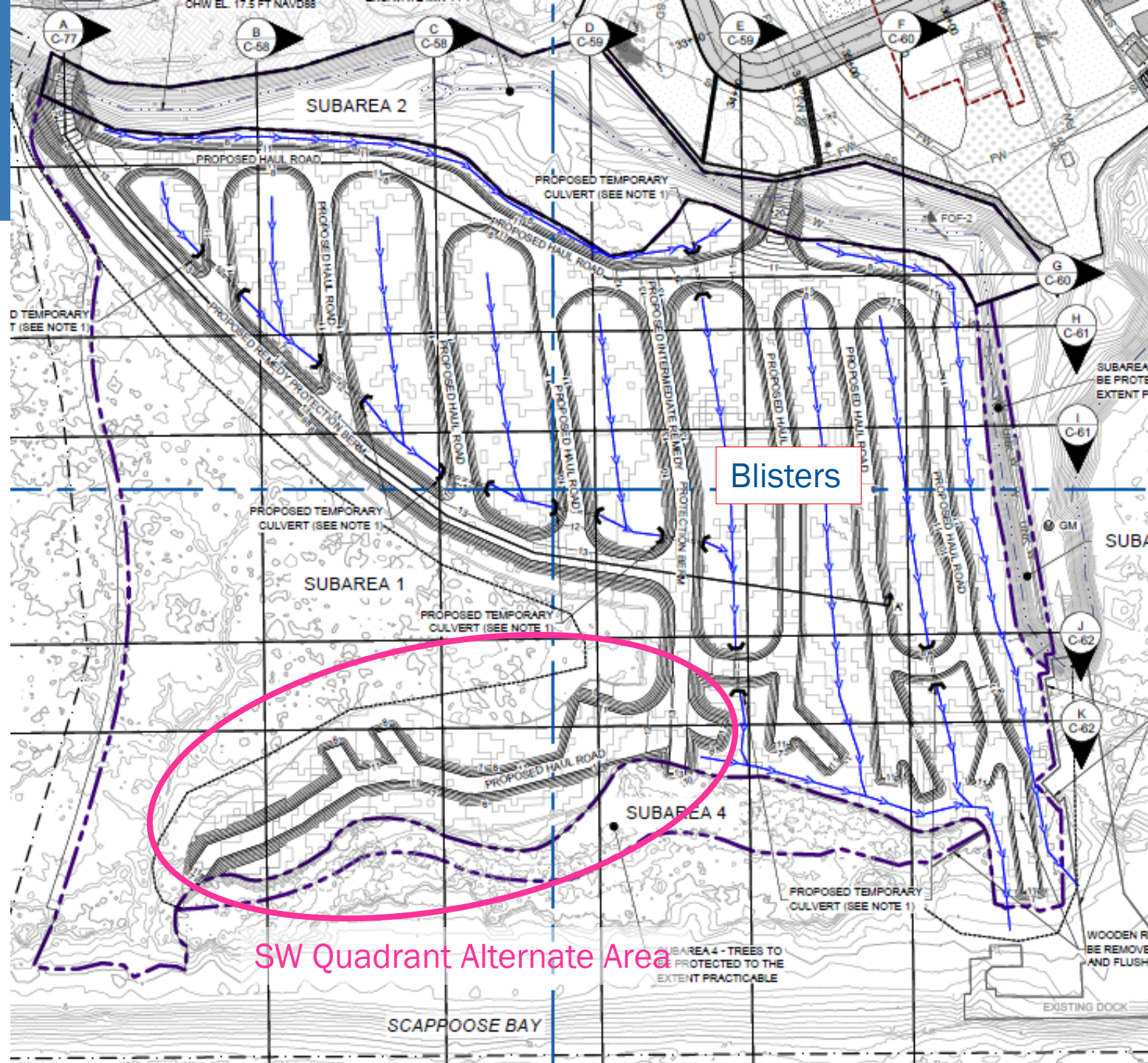
Lowlands Conditions

Respect the Mud!



Lowland Haul Roads

- Series of looping roads that form cells
- Roads have culverts, spurs, and protection berms
- Remedy Protection Berms (RPBs) protect the site from recontamination
 - RPB to remain in place
 - Intermediate RPB to remain between CS1 and CS2, but will be removed in final grading
- SW Quadrant Alternate Area is optional
- Road blisters – to serve as excavator pull outs





Questions?

Restoration Plan

Plan includes islands for spatially diverse plantings and habitat

LEGEND

PLANTING MEDIA



INUNDATED EMERGENT WETLAND
PLANTING PLAN PALETTE, SEE SHEET C-83



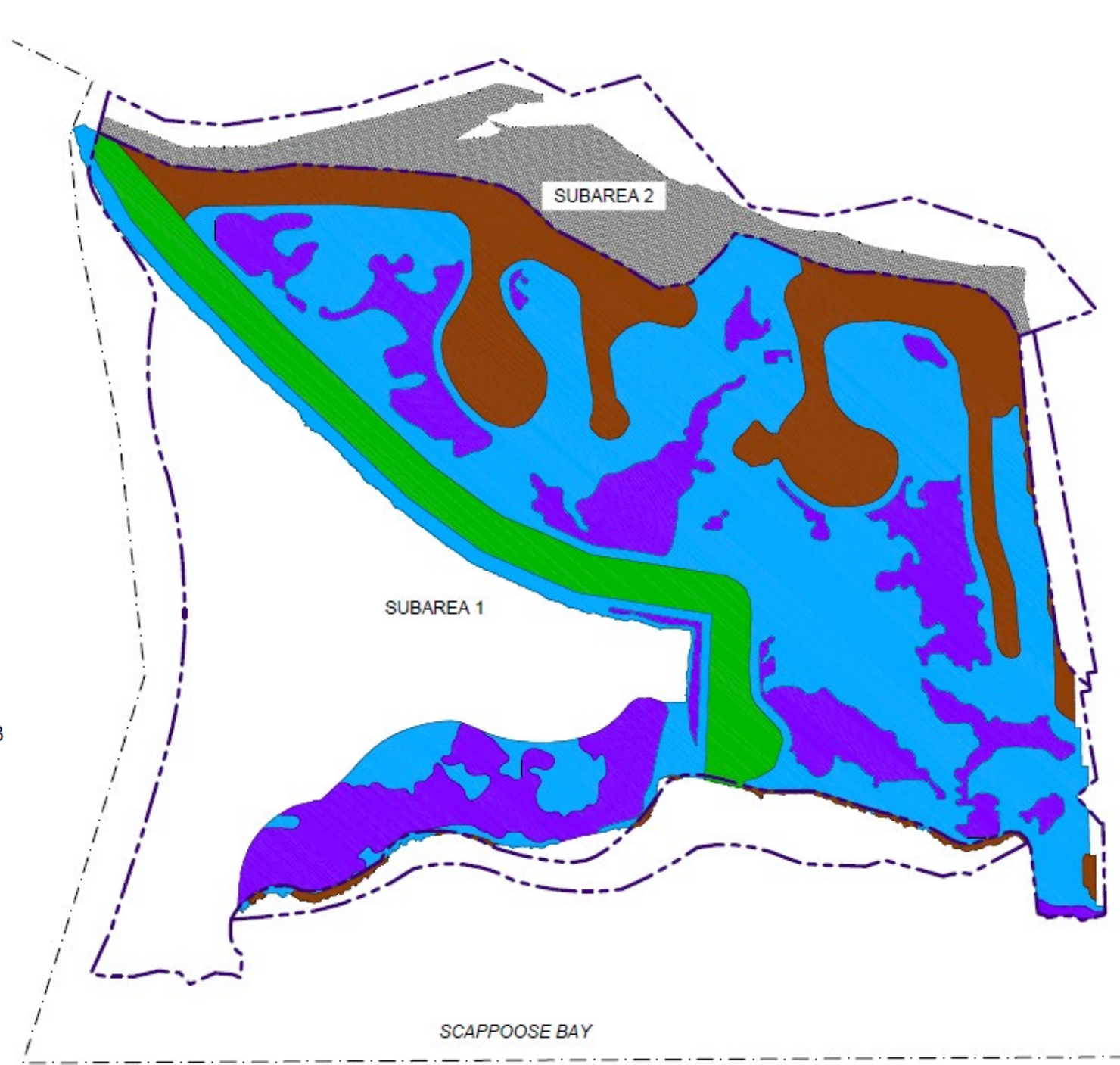
SATURATED EMERGENT AND SCRUB-SHRUB
WETLAND PLANTING PLAN PALETTE, SEE SHEET C-83



FORESTED AND SCRUB-SHRUB WETLAND
PLANTING PLAN PALETTE FOR ISLANDS AND
DECOMMISSIONED HAUL ROADS, SEE SHEET C-83



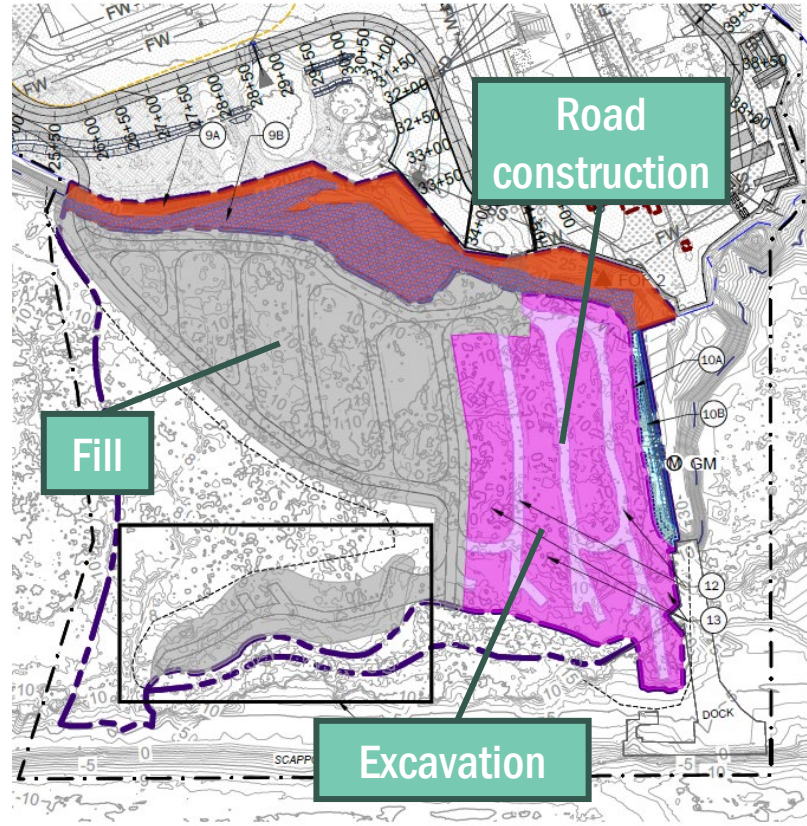
HYDROSEED NATIVE WETLAND SEED MIX,
SEE SHEET C-83



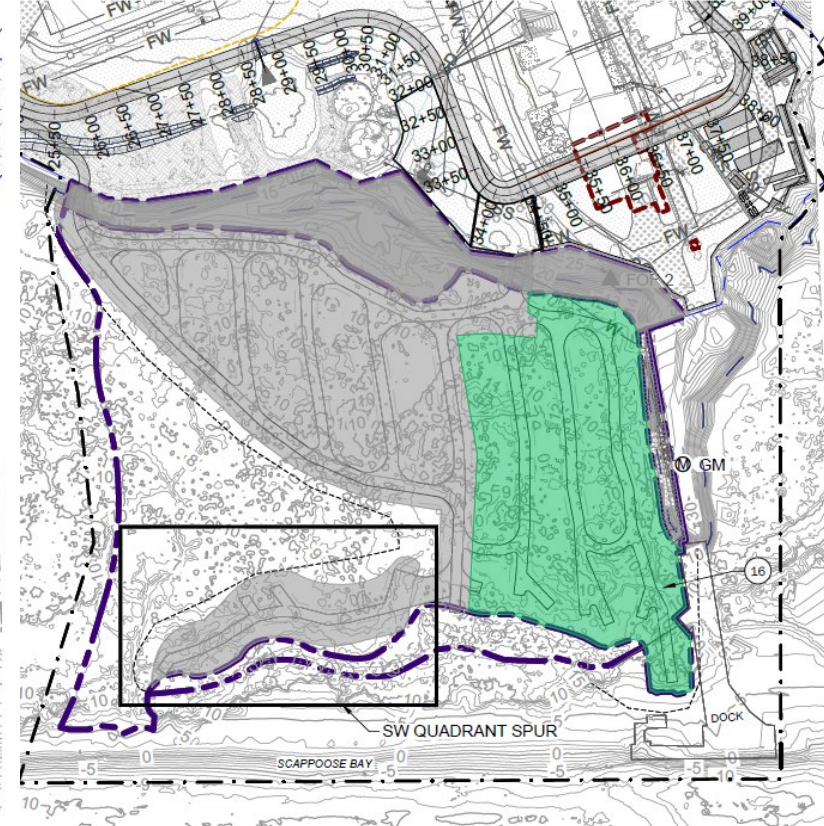
Construction Season Sequencing



CS1



CS2



CS3 (if selected)

Construction Calendar Details

**No excavation
between October 31
and July 1**

January 2026	Contract award, Notice to Proceed
March 1, 2026	Approval for Contractor mobilization, work above OHW, and cutting/clearing of bird nesting material
April 15, 2026	All bird nesting material must be cleared
July 1, 2026	Approval to proceed with removal and excavation
October 31, 2026	Construction Season 1 Interim Completion
October 31, 2027	Construction Season 2 Interim Completion - soil, sediment, and wood waste removal completed
October 31, 2028	Construction Season 3 Interim Completion – restoration planting installed
November 2030	End of 2-year Plant Establishment Period



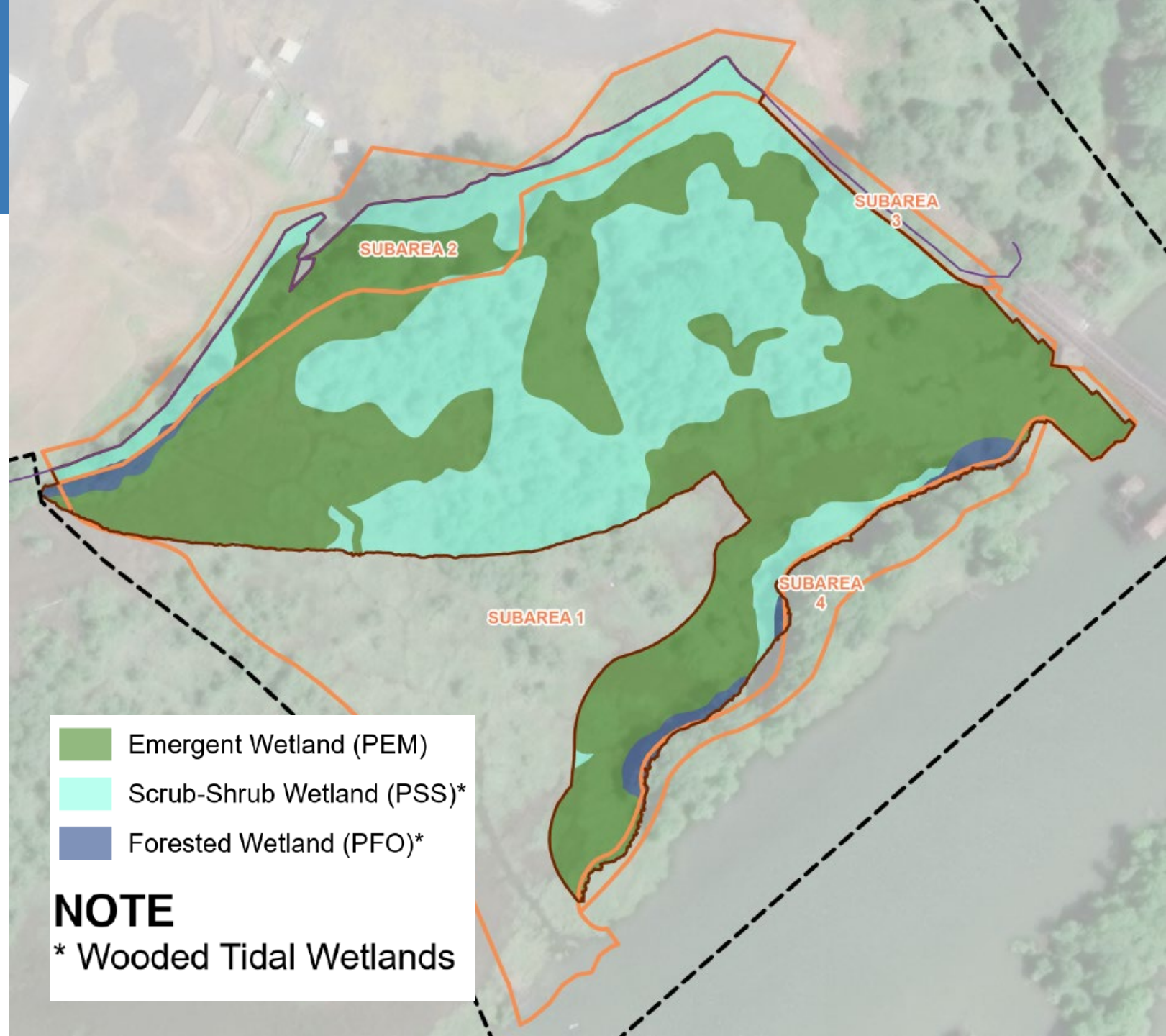
Questions?

Permits and Conditions



IRAM Permit Considerations

- Important cultural and ecological resources
- Aquatic Resources of Special Concern: Tidal Wooded Wetlands
- Critical habitat for federally protected fish, also state sensitive or species of concern
- Portions of IRAM Area are owned by the State



Permits

Contractors are responsible for reading, understanding, and complying with all applicable permit conditions.

- U.S. Army Corps of Engineers (USACE) Nationwide Permit 38 (NWP#38) for Cleanup of Hazardous and Toxic Waste
 - Authorized: October 7, 2025. NWP-2021-190-1
- Endangered Species Act - Tidal Area Restoration Program (TARP)
 - Authorized: Consistency determination - July 29, 2025
- Section 401 Water Quality Certification
 - Authorized: Issued on September 26, 2025
- Tribal Consultation
 - Approved within the context of NWP#38
- Oregon Department of State Lands (DSL) Removal Fill Permit Waiver
 - Permit application 65552PW. In review.
 - Remedial Action Access Agreement. In preparation.
- National Pollutant Discharge Elimination System (NPDES) 1200-C Stormwater Construction Permit
 - **Contractor responsibility**
 - To be prepared and submitted as required under Section 401.
- City of St. Helens Land Use Review
 - Exempt for local wetland/riparian impact permitting.



Salient Permit Conditions

Contractors are responsible for reading, understanding, and complying with all applicable permit conditions.

- Site Layout
 - Flag or fence off sensitive areas not authorized.
- Inadvertent Discoveries
 - Cultural resource monitoring to be performed.
- Sediment and Erosion Control
- Spill Prevention and Control
- In-Water Work Period
 - July 1 to October 31
- Work Area Isolation and Fish Salvage
- Water Treatment and Monitoring
- Migratory Birds / Removal of Nesting Habitat
 - Prior to April 15
- Mature Tree Protections
- Restoration: Native Plantings and Large Wood



State of Oregon
Department of Environmental Quality

Questions?



A landscape photograph of a pond with reeds and a forest background. The pond is in the foreground, with tall green reeds growing along its edges. The water is calm, reflecting the sky and the surrounding greenery. In the background, there is a dense forest of trees with varying shades of green. The sky is overcast with grey clouds. A vertical teal bar is overlaid on the left side of the image, containing the text 'Bid Walk' in white.

Bid Walk

Bid Walk Instructions

- Avoid one-on-one conversations. Group will gather to discuss and answer questions at each **STOP**.
- Requests for approval of equivalents, clarification or changes, and protests of the ITB provisions shall be made in Writing via email
- **All contractors must sign out prior to leaving the site.**





Questions?

Contact DEQ:

Sarah Greenfield, Project Manager

Sarah.Greenfield@deq.oregon.gov