

GENERAL MANAGER REGULAR ITEM #090695

Former Manufactured Gas Plant Remediation Update



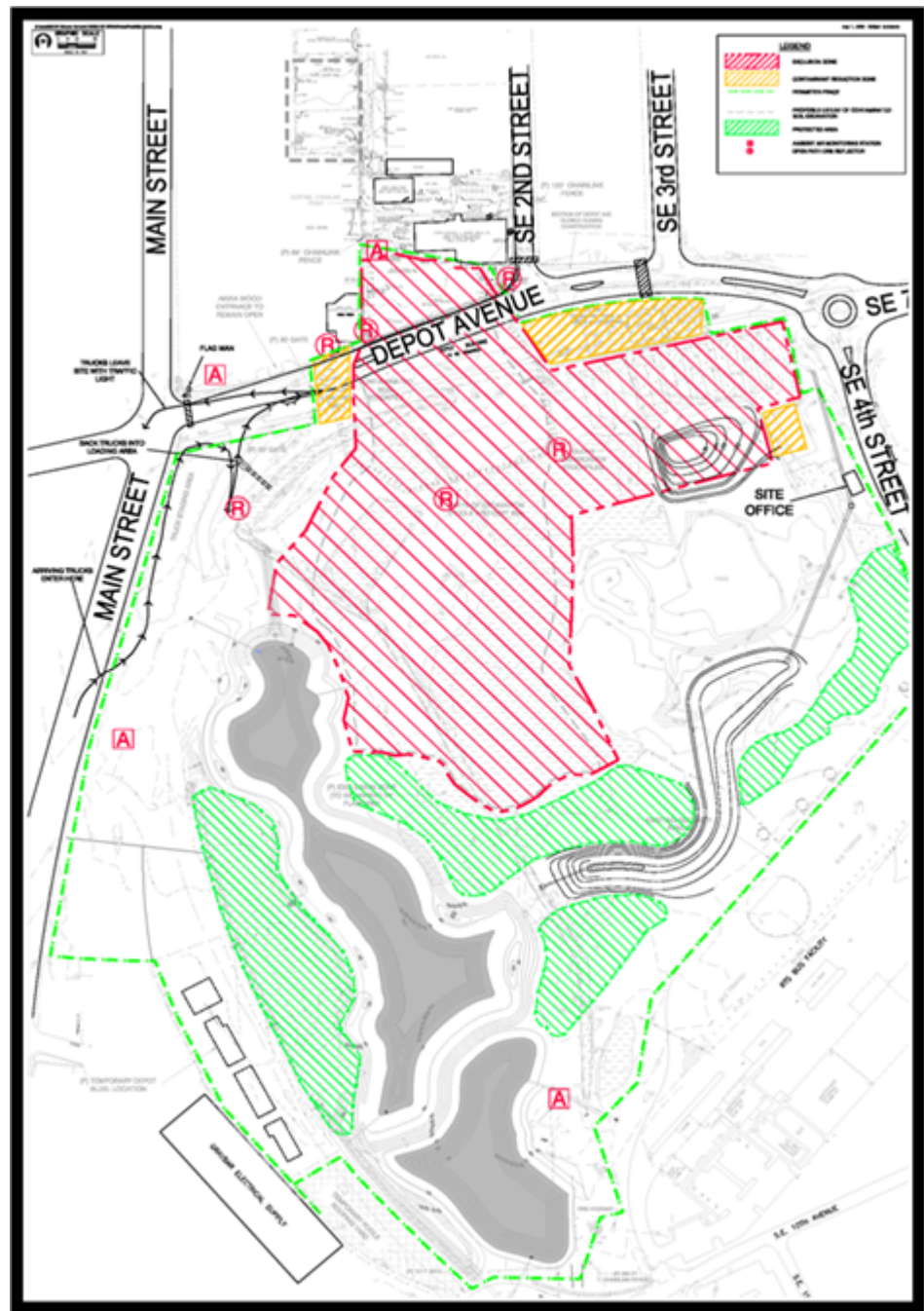
*City Commission Meeting
January 21, 2010*

Remediation Plan Overview

- Site divided into two Phases:
 - Ph. 1 northern portion (including Poole Roofing and the Depot Avenue utility corridor area)
 - Ph. 2 southern portion (remainder of CSXT area)
- Contaminated soil will be excavated to depths as great as 40'
- Contaminated soil will be disposed of at a Class I, Subtitle D, CERCLA approved disposal facility
- Site will be backfilled to approximately 1' below future stormwater pond bottom elevation

Site Plan

Work area - red hatched
Decon zone – yellow
Wetlands - green
Settling pond



Factors Affecting Construction Cost

- Variance in soil contamination
 - Plus or minus compared to coring study
- Unexpected Conditions
 - Need to underpin Akira building
- Mobilization and Weather

Project Schedule

- Phase 1 - was scheduled to be substantially complete by April 2010
 - About 60 days behind due to sheet piling and water treatment system delays
- Phase 2 – starting January 2010 concurrent with Phase 1- substantial completion date August 2010

Construction Progress Milestones & Photos

Progress To Date

- Baffle Box and 60” outfall pipe for future FDOT stormwater connection at Main St. and Depot Ave
- 54” stormwater system inside Park along SE 4th Street
- Dewatering well installation, header piping and well development
- Water Treatment System
- Temporary settling pond
- Sheetpiling installation ongoing
- Akira Woods building stabilization
- MGP Tar-water separator excavated at Poole Roofing site
- CSXT area site preparation underway
- Excavated and transported 11,000+ tons of contaminated soil

Baffle Box – looking north to Main St. & Depot Ave. intersection



9/14/2000 Upper S1 section being lifted onto base.

Completed Baffle Box Installation



10/9/2009 Backfilling of S1 excavation area. Facing SW.

Stormwater pipe installation



9/17/2009 (pm) S26 J-box installation facing SSW

South channel stormwater discharge swale



Dewatering well installation



Dewatering well installation



10/14/2009 Groundwater extraction manifold along south berm of Phase 1 area. Facing west.

Water treatment system installation ongoing



12/15/2009 Pipework being conducted between the WTS bag filter chambers (facing NE).

Water treatment system installation



Temporary settling pond



Sheet piling installation begins



11/5/2009 Sheet pile installation preparation. Facing NW.

Underpinning



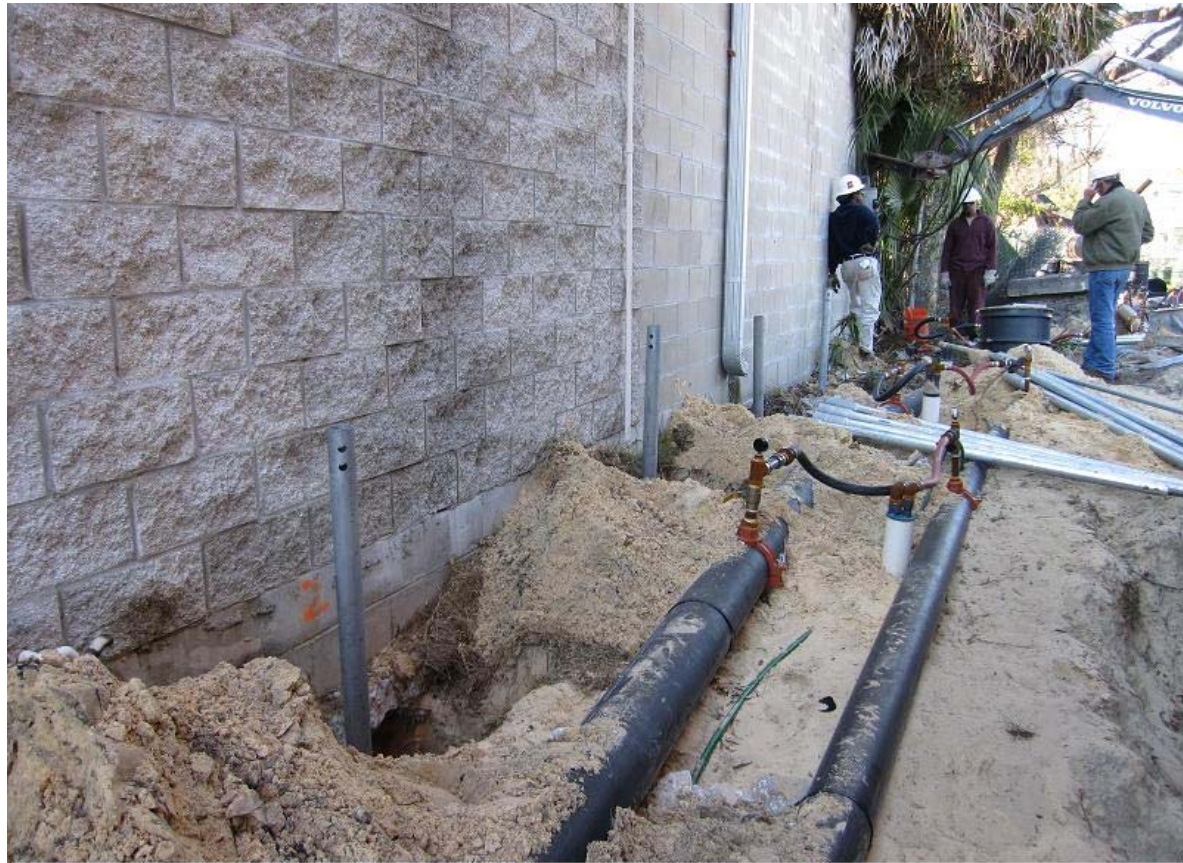
10/16/2009 Auger removal from east wall auger cast pile. Facing south.

Vibration Monitoring Equipment



12/11/2009 Trench behind Akira Wood sheetpiling being filled with Archer Gold sand (facing north).

January 2010 work in progress – additional building stabilization



1/7/2010 Installation of helical underpinning. Facing NNW.

Sheetpiling south of Poole Roofing Building



12/9/2009 Excavation in the Poole Roofing cell continues (facing WNW).

Tar-Water Separator discovered in Poole Roofing parking lot



Contaminated Material from Tar-Water Separator



Contaminated Tar-Water Separator Piping



Phase 1 excavation south of Depot Ave.



12/14/2009 Pulling back contaminated soil in south Phase 1 area (facing SW).

South access road thru site



1/8/2010 New access road, terminal end (toward office trailer area). Facing SE.

Aerial View of Site – Sept. 2009



Aerial View of Site – Oct. 2009



Aerial View of Site – Nov. 2009



Aerial View of Site – Dec. 2009



When is it all going to be done...?

- August 2010 – Ph. 1 & Ph. 2 Remediation substantially complete
- December 2010 – additional cleanup of off-site ditch complete – site available for stormwater ponds construction
- 2011 – Stormwater Ponds construction (by Gen. Govt. Public Works)
- 2010 – 2012 – Depot Building Restoration and Park Improvements (by CRA)
- 2012 - 2013 – Cade Museum Construction (by Cade Foundation)

Questions?

