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Responses to Council Questions

ITEM #8: Update on the Municipal Service Center Project and Affirm Next Steps

Council Question:
Do we have or can we get a rough timeline for the nest steps for 828 MLK taking us through possible project completion?

***Staff Response**:*
Estimated project timeline (subject to Brownfield Agreement approval through DEQ):

- *March – May 2023* *Space Analysis*
- *March – May 2023* *Concept design*
- *June – September 2023* *Final design*
- *September 2023* *Formal application for entitlement*
- *June 2024* *Council consider entitlement*
- *July 2024* *ZCP/ECP for construction*
- *December 2024* *Begin Construction*
- *February 2026* *Occupancy*

Council Question:
What were the results of the latest round of sampling?

***Staff Response**:*
The North Carolina Department of Environmental Quality (DEQ) reviewed the information about the Police Station property and, as part of a Brownfields Assessment Report[1], asked the Town to collect additional groundwater samples and to evaluate the potential for vapor intrusion from volatile organic compounds (VOCs). According to the Town's environmental engineering consultant, Hart & Hickman, the results of this assessment don't significantly change the risk profile of the site, or the type of land use restrictions and engineering controls that we anticipate DEQ is likely to include in a draft Brownfields Agreement for the Municipal Services Center (MSC).

[1] https://www.townofchapelhill.org/home/showpublisheddocument/53319

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Council Question:
Relatedly, what did NCDEQ have to say about these new results? Is there anything else they are looking for us to do at this time?

Council Question:
Have we heard back from the state brownfields program yet with their assessment of the site? Results from the additional testing conducted by Hart & Hickman?

***Staff Response**:*
The DEQ is nearing the completion of their assessment phase of the Brownfields Agreement process and will move to the drafting phase. At this time, no additional information has been requested by the DEQ.

Council Question:
Is there feedback from NCDEQ regarding additional public input received during or after the May public meeting? In particular, there has been a report presented by a group of independent scientists based on sampling of exposed ash and debris. It would be helpful to hear back from NCDEQ about what was submitted by that group.

***Staff Response**:*
The DEQ provided responses to questions[2] raised at the May 16, 2022 public information meeting and these are posted on the Town's project web page[3]. Town staff will work with the DEQ to review the record of the meeting and subsequent emails to make sure that any outstanding questions get answered. Our goal will be to publish this information in advance of any draft Brownfields Agreement.

Regarding the report presented by a group of independent scientists, it is our understanding that the DEQ has reviewed this information, agrees that the article confirms coal ash is present at the site, and is currently performing updated risk calculations for the site.

Council Question:
What is the estimated cost for mitigation of the site using the hybrid remediation method that our consultants have proposed?

***Staff Response**:*
See Hart & Hickman's updated Remedial Alternatives Evaluation[4] for full information.

[2] https://www.townofchapelhill.org/home/showpublisheddocument/52025/637953012089330000
[3] https://www.townofchapelhill.org/residents/community-sustainability/coal-ash-disposal-site-remediation-project
[4] https://www.townofchapelhill.org/home/showpublisheddocument/53317/638137130289983717

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Option 2 – Installation of an earth retention system along the embankment at the base of the CCP fill area to obtain an appropriate embankment grade, cover of exposed CCP along the embankment and in areas where minimal cover is present, and restoration. The estimated costs for this alternative are $2.9MM to $4.3MM, with the range largely dependent upon the type of earth retention system used.

Council Question:
Has our staff gotten an updated estimate from a new contractor on the costs of completely removing any coal ash at the site to permitted lined landfill?

***Staff Response**:*
The Town's environmental engineering consultant, Hart & Hickman, has developed updated cost estimates for full removal. The full report[5] is posted on this Town web page[6].

> *"Removal of the CCPs [coal combustion products] and restoration of the property. The updated estimated costs for this alternative are $8.8MM to $11.2MM for 30,000 cubic yards (cy) of CCPs and $14.5MM to $18.2MM for 60,000 cy of CCPs, with the range dependent upon variable estimates of CCP volumes and costs obtained from three remedial contractors."*

Hart & Hickman provides this additional explanation for the cost range:

> *"The CCP volumes used in the 2023 evaluation were modified based upon subsurface information obtained during assessment activities conducted after the 2018 evaluation. Based upon observations made during drilling through the fill materials in 2019 and 2020, which are documented in H&H's Results of Post-Data Gap Assessment report dated December 1, 2020, the previous volume estimate of CCPs present at the Site (60,700 cy) is likely an overestimate. As such, for the 2023 estimate, we used a range of CCP volume ranging from 30,000 cy to 60,000 cy."*

Council Question:
What would the full cost be for full removal, transportation, and disposal of the coal ash and debris on site? Costs should, also, include replacing those materials with clean fill so that the site can be used. In providing these estimates, please include underlying assumptions used to come up with the cost estimates such as how many truck loads would be required, cost of landfill tipping fees, what sites would be able to take the materials, distance travelled for

[5] https://www.townofchapelhill.org/home/showpublisheddocument/53317/638137130289983717
[6] https://www.townofchapelhill.org/residents/community-sustainability/coal-ash-disposal-site-remediation-project

disposal, cost of previous work the town did when expanding the greenway and any lessons learned there.

***Staff Response**:*
See Hart & Hickman's updated Remedial Alternatives Evaluation[7]

Additionally, we learned a couple of lessons with the remediation that was performed in conjunction with the improvements to the Bolin Creek Greenway: (1) we were unable to save trees where coal ash was found embedded within the root structure (we tried and were unsuccessful using a vacuum truck); and (2) stormwater control measures were needed to prevent soils along the open embankment from migrating towards the creek.

Below, are Hart & Hickman's mileage estimates for the disposal activities associated with each option outlined in the Remedial Alternatives Evaluation.

Hart & Hickman wrote:

Option 1

- *CCP Soil removal (Uwharrie [200 miles roundtrip])*
  - *OffRoad trucks (25-30 tons/load)*
    - *90,000 tons = 3,000 to 3,600 loads [**720,000 miles**]*
    - *45,000 tons = 1,500 to 1,800 loads [**360,000 miles**]*
- *Non-Hazardous Soil containing CCP constituents (Rougemont [100 miles roundtrip])*
  - *OnRoad trucks (15-20 tons/load)*
    - *28,500 tons = 1,425 to 1,900 loads [**190,000 miles**]*
- *Backfill (assume 100 miles roundtrip, backfill source TBD)*
  - *OnRoad Trucks (15-20 tons/load)*
    - *90,000 tons = 3,000 to 3,600 loads [**360,000 miles**]*
    - *45,000 tons = 1,500 to 1,800 loads [**180,000 miles**]*

Option 2

- *CCP Soil removal (Uwharrie)*
  - *OffRoad trucks (25-30 tons/load)*
    - *200 tons = 7 to 8 loads [**1,600 miles**]*
    - *500 tons = 17 to 20 loads [**4,000 miles**]*
- *Backfill (assume 100 miles round trip, backfill source TBD)*
  - *OnRoad Trucks (15-20 tons/load)*
    - *10,640 tons = 555 to 740 loads [**74,000 miles**]*

[7] https://www.townofchapelhill.org/home/showpublisheddocument/53317/638137130289983717