

Tacoma Smelter Plume 2020 Yard Program

Pre-construction Public Meeting Presentation script

Slide 1

Hello and welcome to the Yard Program preconstruction meeting for properties receiving soil replacement in 2020.

Slide 2

We will go over:

- Schedule and timeline for the construction work
- How you can prepare the yard area for construction
- Maintaining access to the yard areas during cleanup
- Safety during construction
- Homeowner responsibilities and lawn care
- Who to contact when you have questions

Slide 3

The yard program is a state lead program that is voluntary for existing residential properties.

Action level of 100 ppm for arsenic and 500 ppm for lead.

An action level is the amount of contamination where Ecology feels something needs to be done.

The service area for the yard program is everything on the map in light yellow, blue or green.

Your properties are located in the yellow area. The blue area is the one mile area that surrounded the smelter stack and where the federal government operated its cleanup program.

We refer to this area as the study area.

Slide 4

To date, we've completed work on 255 yards in the Tacoma area and 290 yards throughout the yard program service area.

In 2020, we plan to work on 58 yards in Tacoma. Your property is part of a group of 29 properties in the A area on the map. This is the first year that we will be working on a large group outside of the EPA study area.

Work on another construction group of 23 properties is planned for the fall of 2020. This group is in Area 1 and 2 of the EPA study area. We are currently working on a group of 9 properties, three of these are cleanups under the Soil Safety Program.

Slide 5

The contractor for this group is Engineering/ Remediation Resources Group, Inc. (ERRG). The twenty-nine yards are located between N 45th and N 37th street. Most of the yards are located on N Whitman, but a few are located on N Frace and N Vassault Streets.

Slide 6

With construction starting, now is the time to make sure all yard work you discussed with the Field Coordinator to prepare for construction is complete. This is anything on the Attachment B.

These items could have been a larger project like clearing a tree or stump grinding, or quicker things like removing personal items from your yard, such as:

- Children's play equipment, like swing sets, slides, bikes, or other toys.
- Lawn furniture
- Potted plants
- Garden statues
- Garden tools
- Any other items that are in the yard area where cleanup work is planned

If you do not expect to finish the items outlined in your Attachment B, please give us a call and let us know. It is important for us to know what was completed and what was not, so that we can notify the contractor. This will ensure that construction goes smoothly once we reach your property in the schedule. For example, if you thought you were going to remove a tree but were unable to, we will amend the construction plan to work around existing items left in place.

If you are unable to find a copy of your Attachment B or restoration plan agreement, please let us know and we would be happy to provide you with an additional copy.

Slide 7

What to expect during construction:

- Expect increased traffic around the construction sites.

- Work hours (when they can operate machinery) is 8am-5pm, Monday through Friday. The contractors can set up before 8am or and be at the site after 5pm but can only operate machinery between 8am-5pm.
- You may see the contractors at the site earlier than 8am and later than 5pm.

The contractor can also work on Saturdays with permission from Ecology. If they do plan on working on Saturdays, we will notify you.

Slide 8

Trucks & equipment:

- Parked overnight

Construction noise:

- Beeping
- Staff talking
- Equipment

Cars parked on street

During construction sidewalk and driveway access may be restricted.

Please stay clear of construction equipment and stay outside of work areas. Please let us know if you have any problems and we will work with the contractor to address your concerns.

Slide 9

Your Attachment B or soil replacement plan identifies where we plan to access the yard. We discussed this with you in our previous meetings. Please remember to keep these areas clear to maintain access for trucks and equipment. This could include driveways, walkways, side yards, along fences, gates, alley areas. If you have any questions about access or parking, please ask us.

Contractors may take down fence panels for access to soil removal and replacement areas. They are required to put them back in the condition that they found them.

Slide 10

Safety is very important to us and we ask:

If you have pets, please make accommodations for them. If we worked with you to set up a kennel during construction, we will work with the contractor to make sure this is in place before construction.

The contractors put up safety fencing and we ask that you help us make sure that everyone stays out of the area until the work is complete. If you have kids, please keep an eye on them during construction. Please make sure they stay out of the work area and away from the equipment.

The contractors will cover the site with plastic (poly) at the end of the day.

Slide 11

Contractor timeline:

This is a timeline to show general contractor presence at your property. Usually contractor presence is light in the beginning, becomes more active during excavation and backfill, and becomes lighter during landscaping.

Your contract is 260 days with 60 days from substantial completion to final completion.

We will send out a letter with your property's schedule on the contract. This will detail your individual properties position in the schedule, for example 1 out of 24 or 14 out of 24. This timeline is subject to change and we will try to keep you up to date as we get information. You will get 7 days' notice before excavation on your property.

The first evidence of the contractors you will see are the utility locate contractors. They do it in batches, so evidence of utility locates does not necessarily mean that construction will start immediately. The contractor will resume surveys and marking utility locates on June 8, 2020.

Once construction starts, you will begin to see a heavy presence of contractors. We want to make sure that everyone understands the contractor has the entire contract period to complete their work. While most yards will not be open this long, we want to make sure that you know the contractors can open several yards at once, leave them open while they work on other yards, and then return several weeks later to backfill. Our current contract period for Group 10 is 9 months. This means the contract will start in June and likely go through February 2021. *Contractors will be most present June-January.*

Towards the end of the contract, the contractor's presence at your yard will become less frequent. They may return to fix sod, maintain landscaping, install a latch on a gate or return to fix other miscellaneous items that they were not able to complete during the more active construction period.

Slide 12

If you have questions at any time regarding the contractor, timeline, or the work, please don't hesitate to call us or talk to our friendly staff in the field.

We request that if an issue arises, you speak to us, and not with the contractor. This ensures we hear about the concern directly. We will then work with the contractor to address your concerns.

Your Construction Manager on the project is Aaron Waggoner with GeoEngineers. Ecology staff on the project are Amy Hargrove and Jackson Barnes. They are your main contacts, but you may see other staff in the field.

Slide 13

- In the beginning the soil replacement looks like utility locates, surveys and the staging of equipment.
- At least 7 days before excavation begins, Ecology will schedule a property walk or pre-construction meeting with the homeowner, contractor and Ecology.
- Some properties will have archeological monitors during construction. Cultural resources are important to the state and so we want to make sure we don't disturb anything. If we find something on your property we will inform you.

Slide 14

Ecology takes samples at the base of excavation.

- If the soil at the base of the excavation is still over 100 ppm Ecology will lay geotextile fabric before backfilling, unless the area is a root zone where we need soil around the roots so we can't place the marker fabric. If the sample results are over 200 pm for arsenic then we will excavate an additional 6 inches if possible.
- The sampling results at the base of excavation will be shown on your final cleanup paperwork.

Slide 15

- Here is a close-up of where you would find this data on your completion packet. The red circle also refers to the area where the samples were taken.
- Ecology does composite sampling. In this case, it means we take eight samples over an area. The samples are combined into one sample, and a subsample is taken which is sent to the lab. Composite sampling basically gives us the average arsenic or lead for an area.

Slide 16

- Here is a table of the data that you will receive. The table shows the sampling results at the base of excavation. In this case excavation went down 6 inches and 12 inches. Here you can also see depth of the sample, and that a sample was over 100 ppm Arsenic. In this case geotextile fabric was not placed, because the excavation was in a tree root area.

Slide 17

- Backfill with clean material. The first layer placed in the excavated areas is a sandy/gravel material that provides a good base and better drainage.
- Then we top that with clean topsoil and till it into the sandy/gravel material. This layer is then topped with more topsoil before landscape material is placed.
- Our final step before landscaping is a survey and compaction testing.

Our contractor works in groups. Many times they excavate several properties at once and then backfill. This means that your property may be open for several weeks before it is backfilled while the other properties in your group are excavated.

This also means if you tell us about a repair, the contractor has the full contract period to address the repair. For example, you may tell us in June about a broken gate, but they won't do their repairs until September. Sometimes they do it right away, but sometimes they wait. However, telling us as soon as you know, helps us manage the contractor in making sure the needed repair gets addressed.

Slide 18

This is something that we have covered before, but we wanted to review that certain areas are excluded from soil replacement. For example, we do a set-back around areas like the foundation of your home or retaining walls. We do not remove soil on steep slopes or under pavement or permanent structures, like your home, deck or shed.

We also do not take out large trees or stumps. These are things that we would work around.

Slide 19

We set-back from:

- Underground storage tanks (8')
- Retaining walls and fences(2-4')
- Driveways (1')
- Utilities (1')
- Shrubs and Trees

Set-back means that we scrape the top soil down to about six inches. Many set-backs are hand excavated

After soil replacement, there may still be areas on your property where contaminated soil remains. It is still important to practice healthy actions, like covering bare patches of soil along the dripline of your house or around the base of trees and shrubs.

Slide 20

The contractor is required to restore your sprinkler to pre-construction, working order. The contractor will test your sprinkler system before and after construction to make sure it is working.

Slide 21

We will work with you to return your yard to the condition that it was before soil replacement to the best of our ability. Lawns will be restored with sod.

We then restore other yard features— fencing disassembled for access is reinstalled, planter borders replaced and stepping stones installed.

Landscape restoration can look different on different properties. For details on your landscape restoration, please refer to your Attachment B.

Slide 22

The access agreement outlines the things that Ecology will and won't cover.

What does 60 day maintenance period look like? Periodic checks. Periodic mows. If it is rainy, they will not water.

The contractor will conduct a post construction walk through at end of 60 day maintenance period. The construction manager will schedule with contractor and homeowner for properties after landscaping is complete.

After the 60 day maintenance period, the sod, hydroseed, and/or plants landscape is the property owner's responsibility. It is also the homeowner's responsibility to maintain cover material, such as gravel or wood chips that were placed during work.

There is a one year warranty from the end of the contract to make sure there are no defects in workmanship from the contractor.

If problems arise please let us know so we are aware of the issue and able to address it as it comes up. It takes us time to address issues, so it is important that we hear from you as they come up. Due to the way our contracting process is set up, many times we are not able to

address concerns until the end of the contract. However, it is still important that we hear about them as early as possible.

Slide 23

- Keep you and your pets off the grass
- Water weekly
- Fertilize in the spring and fall

New landscaping needs extra care and attention. This means keeping you and your pets off the grass until the new lawn establishes. It also means picking up pet waste, watering regularly and purchasing and applying fertilizer during the first year.

The care of the new lawn is up to you. The program is voluntary and soil replacement is at no cost to the homeowner. However, landscape care does cost. Watering during the summer months will increase your water bill and fertilizer and compost are not free. It is important to maintain your new landscaping throughout the first year and we do not cover any costs that may be associated with this.

Slide 24

Please call us if you have any concerns. We would like to hear from you.

Please contact us if you have any questions about the work. We will have staff on site and if you call the project line, someone will always get back to you within one business day.

For example, before soil replacement, if you have any questions about what items to move from your lawn or when work will begin on your property. During soil replacement, if you have any questions about the work details or schedule, please talk to us, not the contractor. We will talk to the contractor directly.

After soil replacement and restoration, please call us immediately if you see rolled up sod, water pooling for more than 48 hours after a rain event, or soft or settled soil. If you see anything else about the landscape restoration that doesn't look right, we'd like to hear from you.

Slide 25

For more information, you can call the Tacoma Smelter Plume Project Line. Staff are monitoring this voicemail and will respond to your call within 1 business day. If you or your neighbors have questions about the work, please call the Project Line. This is the number posted on our banner at some sites and on our outreach materials.

Slide 26

After work on your property is complete, we will send you a completion letter with your final soil replacement actions. We usually send the letter 2 months after construction on the last property is completed. This is your record of the soil replacement work that took place on your property. We also post the letter and soil replacement actions document to our public database, where your sampling data is also posted. We ask you to keep this for your records and pass it on to a new homeowner if you sell your property.

Slide 27

You can find your original sampling information on our [online map and public database](#). After your work is completed this map will be updated to show where work was completed and your final documents will be available here.

The map digitally displays soil sampling results for the top six inches. It also provides property-specific information like sampling results and letters, soil replacement documentation and out of program letters. If they are located in the city of a Tacoma, and a property doesn't have soil sampling results, they can find information on how to sign-up for sampling.

Slide 28

The map digitally displays soil sampling results for the top six inches. It also provides property-specific information like sampling results and letters, soil replacement documentation and out of program letters. If they are located in the city of a Tacoma, and a property doesn't have soil sampling results, they can find information on how to sign-up for sampling.

The map displays where soil replacement occurred and highlights areas where soil may have been left behind. It is important for homeowners to know where soil replacement occurred and did not occur, now and in the future. We believe it is important to continue to practice healthy actions like covering bare patches of soil, even after soil replacement.

Slide 29

If you have soil sampling or health questions, please contact the Tacoma-Pierce County Health Department.

Slide 30

If you have questions about the Yard Program or the Soil Safety Program please contact Amy Hargrove at the Department of Ecology.

Slide 31

Please let us know if you have any questions.