

OSU-Cascades Update:

Deschutes County Demolition Landfill Due Diligence

July 18, 2016





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Deschutes County
Landfill Site

72 acres

Proposed
OSU Cascades
Phase 2 Campus Expansion

46 acres

OSU Cascades
Phase 1 Campus
10 acres

Due Diligence Process and Timeline

- Hire consulting teams (Complete)
- Develop binding agreement (September, 2016)
- Evaluate site (July – November, 2016)
 - Cost and value
- OSU decision analysis (November, 2016)
- Make decision (November, 2016)

Due Diligence Contract Awarded by OSU

Retia Consult
Page/SERA
Maul Foster Alongi
GeoDesign
PSE

Project Management
LRDP Design and Planning
Environmental Engineers
Geotechnical Engineers
Structural Engineers

Project Kick Off: July 1

Engineering Contract Scope

Project Kick Off

Initial Site Analysis/ Recommendations

Development of Options for Remediation and Reuse

- Initial Scenarios
- Iterative Design Process with LRDP
- Cost Estimates
- Evaluate Regulatory Process
- Phasing and Scheduling
- Geotechnical Report & Conceptual Foundation Designs
- Funding Strategies

Final Report

Contract Schedule

Project Kick Off

July 1

Development of Initial Options

LRDP Charrette #1

Early/Mid Aug 2016

Refinement of Options

LRDP Charrette #2

Mid October 2016

Refinement of Options

LRDP Charrette #3

Early/Mid October 2016

Finalization of Options

Final Report

Late November 2016

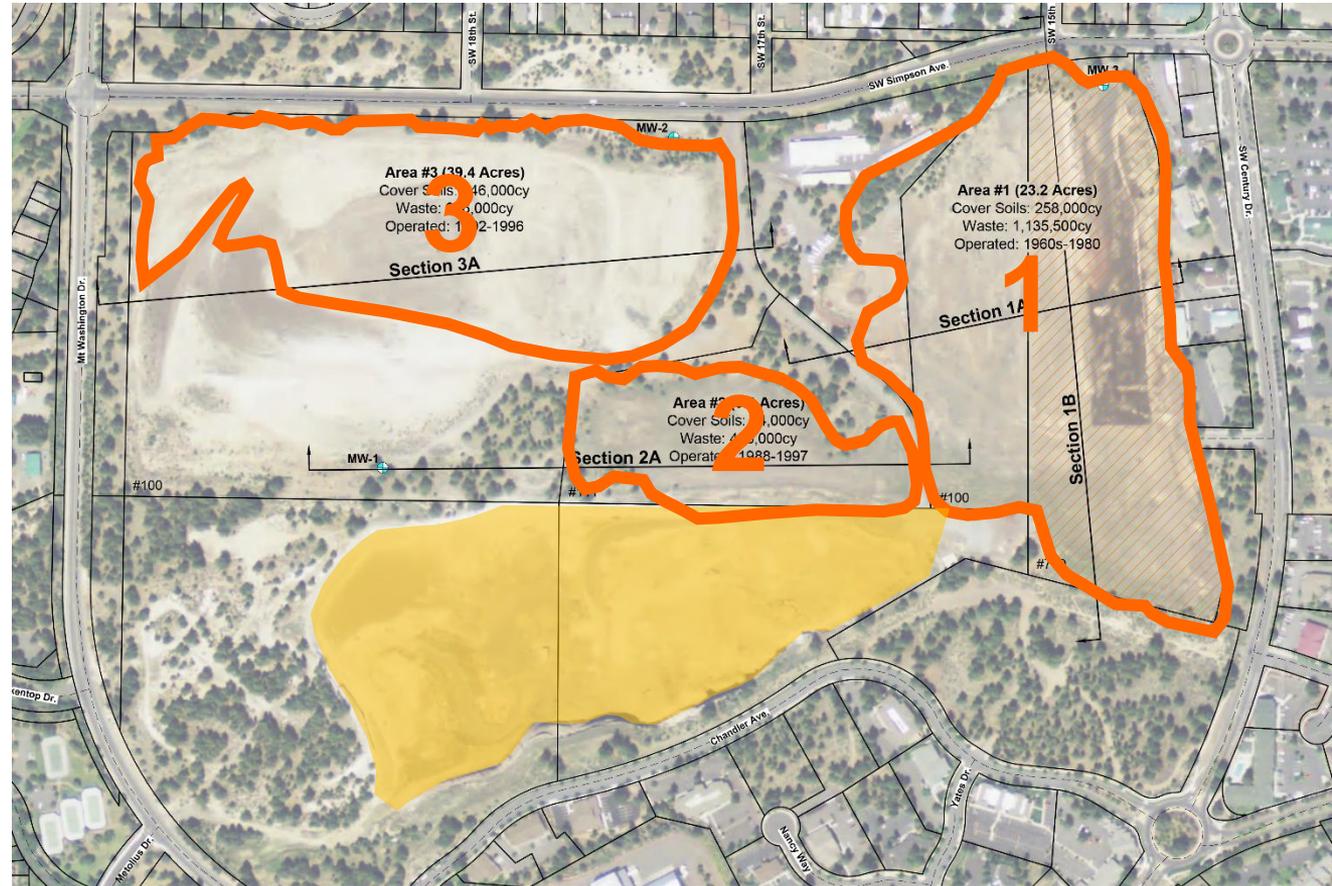
Disposal Area Characteristics

Landfill areas were prior pumice pits

Landfilling occurred east to west, beginning at Area 1

Area 1 unregulated (pre-1972)

Landfill closed in 1996 with partial DEQ closure permit



Construction/Demo Debris (80%)
Concrete, rock, razed structures
Stumps, logs, slash
No MSW

25' deep

Area #3 (39.4 Acres)
Cover Soils: 246,000cy
Waste: 826,000cy
Operated: 1992-1996

110' deep

Section 3A

3

Bend Parks & Rec

Area #1 (23.2 Acres)
Cover Soils: 258,000cy
Waste: 1,135,500cy
Operated: 1960s-1980

Wood Waste (34%)
Sawdust (7%)

**Reportedly,
no debris**

30-90' deep

Area #2 (9.8 Acres)
Cover Soils: 24,000cy
Waste: 456,000cy
Operated: 1988-1997

Section 2A

2

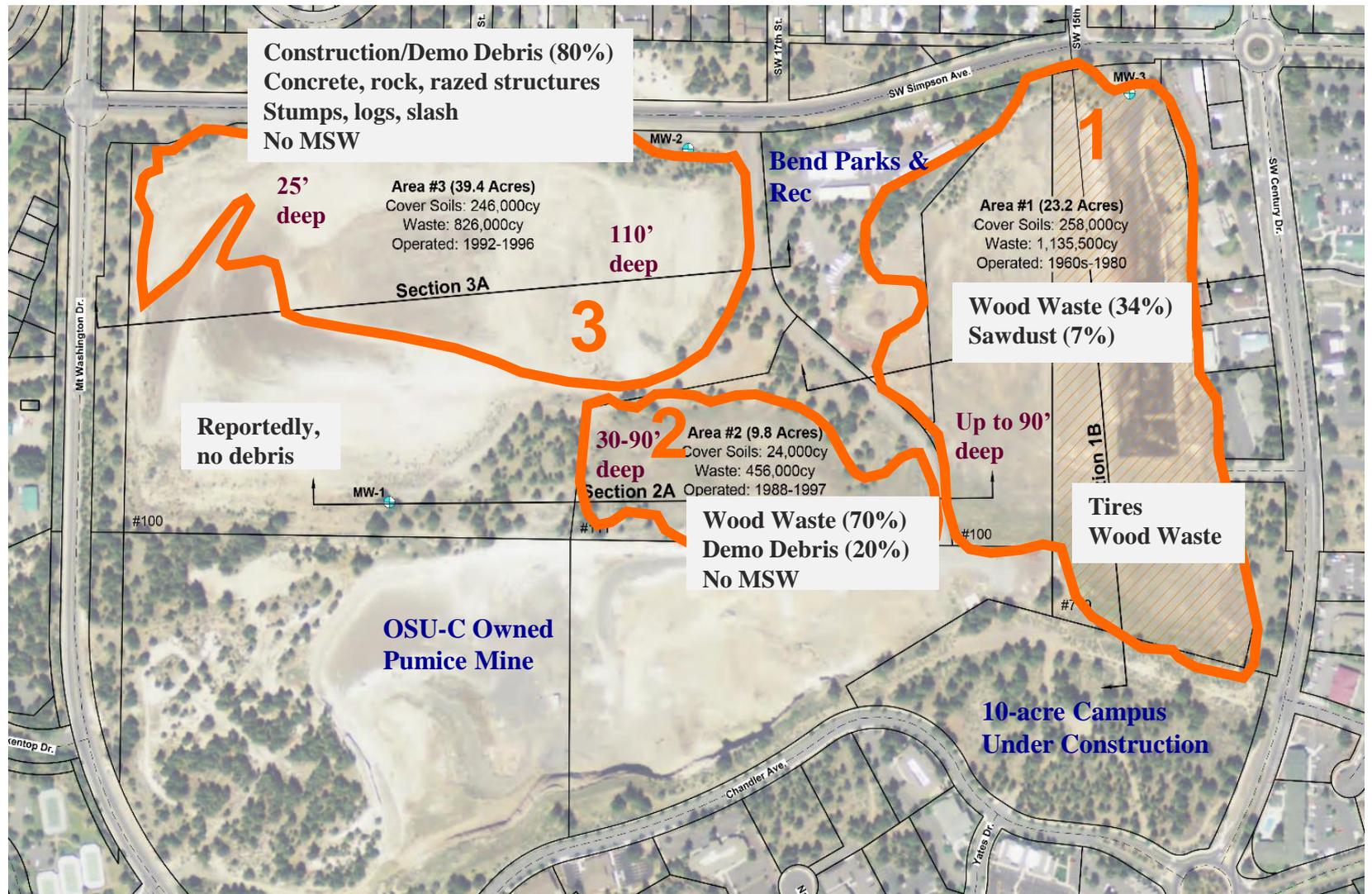
Up to 90' deep

Wood Waste (70%)
Demo Debris (20%)
No MSW

Tires
Wood Waste

**OSU-C Owned
Pumice Mine**

**10-acre Campus
Under Construction**



Redevelopment Constraints

Long-Term Settlement/ Need for Stabilization

- geotechnical mitigation
- excavation/structural backfill

Subsurface Combustion

- excavation
- fence/no access

Long-Term Monitoring

- methane gas migration
- groundwater
- settlement

DEQ Solid Waste Permit Requirements

- redevelopment must be consistent with permits

Potential Impact to Community

- odor control during construction
- minimize trucking impacts
- maintain capacity at Knotts Landfill

Waste Reuse & Backfill Strategies

Biomass fuel for co-generation plant

Composting

Student/ Demonstration Projects

Beneficial use of soil from cover material

Metal Recycling

Beneficial use of aggregate?

Beneficial use of tires?

Use of OSU-C mine?



Next steps

- Communication/engagement with the county
 - Regular check-ins with staff
 - Site access coordination
 - Periodic updates to County Commission (following each community meeting?)

How else can we be communicating / partnering?