

Attachment 2

Staff Report on Stockpile Remediation Alternatives

July 21, 2017

Background

Since September 2013, approximately 2,259 cubic yards of material has been stockpiled on the Kalaeloa Heritage Park site. In September 2013, the City Department of Planning and Permitting (DPP) issued the HCDA, as landowner, a Notice of Violation for stockpiling without a permit, for which in May 2015, the HCDA obtained a stockpiling permit to stop further fines from accumulating.

In 2014 the State Department of Health (DOH) issued an inquiry about the stockpile. In response to the inquiry, in 2015, the stockpiled material was tested and action was taken to control run-off from the stockpiles. The DOH subsequently requested from the HCDA, its plans to resolve the stockpile to ensure compliance with DOH regulations.

Summary

Essentially there are two alternatives (or a combination of the two) for the disposition of the stockpiled material:

1. Haul away and disposal; or
2. Leaving the material on site under an approved plan.

The HCDA has worked with Frank Camacho of Community Planning & Engineering (CPE) to develop the timeframes, cost estimates and key action steps identified in this report. CPE was previously engaged by KHLF to assist with its preliminary efforts and is familiar with the situation.

With an estimated range of \$500,000 to \$800,000, Alternative 1 is the most expedient, however most costly way of dealing with the stock piled material. Alternative 2 is estimated between \$225,000 and \$400,000 however has several additional steps that take will take twice as long as Alternative 1. The wide range in the cost estimate for each alternative provides a contingency due to the limited knowledge of the composition of the stock pile. These cost estimates do *not* include the payment of any fines associated with the Notice of Violation.

Alternative 1 - Haul Away and Disposal

The key steps and timing for this alternative follow:

1. Procure a consultant with project specific expertise (three (3) months) to:
 - a. Develop a plan for DOH/DPP comment;
 - b. Develop specifications for haul away and disposal services;
 - c. Project management; and
 - d. Additional work as identified by DOH/DPP or related to project contingencies.
2. Procure for haul away and disposal – three (3) months.
3. Performance of work – one (1) month.

The actual work would involve engaging a trucking and heavy equipment company to haul the material to the PVT landfill for disposal. If this alternative is selected, the HCDA should consider sifting the material and pulverizing some of the smaller debris as disposal rates for “soil” is much lower than waste disposal rates. See PVT rates, included as Attachment 1.

When presented with a plan, DPP *may* require additional work such as a Grading Permit supported by a grading plan and possibly a topographical survey to ensure all material has been removed. Similarly, DOH *may* require additional testing to ensure the site is “clean.” While initial testing performed in 2015 indicated the material was “clean” it was limited. Time for the additional work is not considered, in the timeline presented above.

The estimated range for Alternative 1 is between \$500,000 and \$800,000. The contingency included in this range is primarily to account for landfill disposal of the stockpiled material which is based on weight. The actual weight and composition of the stockpile is unknown and therefore difficult to estimate.

Alternative 2 – Leave the Material on Site under an Approved Plan

Using a Grading Permit, the stockpiled material could be left on site whether spread over a large area or concentrated in a berm or series of berms. Regardless, the key steps and timing for this alternative follow:

1. Procure a consultant with project specific expertise to (three (3) months):
 - a. Develop a plan for DOH/DPP comment;
 - b. Draft necessary grading plan, secure necessary permits, obtain necessary supporting surveys/reports;
 - c. Develop specifications to implement grading plan;
 - d. Project management; and
 - e. Additional work as identified by DOH/DPP or related to project contingencies
2. Secure necessary permits and studies (eight (8) months) including:
 - a. Grading permit;
 - b. Topographical survey; and
 - c. Additional environmental testing of stockpile.
3. Procurement of grading services – three (3) months.
4. Performance of work – three (3) month.

The actual work would involve sifting the material and sorting it, with coarse material pulverized and included in the fill, or disposed of off-site (e.g. scrap metal, re-bar, etc.), and spread over the area identified in the plan. If berms are utilized there is a possibility that coarse material that cannot be pulverized could be encapsulated within a berm if there is adequate fill.

The estimated range for Alternative 2 is between \$225,000 and \$400,000. The contingency included in this range is primarily to account for the material handling as the actual composition of the stockpile is unknown. Significant savings are realized by avoiding disposal fees.

Attachment 1 – PVT Fee Schedule



37-2127 Farrington Highway • Waiānae, Hawaii 96792 • Tel: 808 668-4561 • Fax: 808 668-1368 • Website: www.pvtland.com

New Fee Schedule (Effective July 1, 2017):

Landfill

- All trucks: semis, tandems and bins: \$53 per ton (minimum charge \$265.00)
- All flatbeds trailers: \$53 per ton (minimum charge \$212.00)
- Pickup trucks vans less than 2 tons: \$76.00 per load

Landfill with LEED tracking (*Leadership in Energy and Environmental Design*)

- All trucks: semis, tandems & bins: \$57 per ton (minimum charge \$285.00)
- All flatbeds trailers: \$57 per ton (minimum charge \$228.00)

Asbestos

\$95 per ton plus \$95 per load handling fee
(minimum charge \$190)

Special Waste Disposal

\$97 per ton plus \$97 per load handling (\$194 min)

Select Concrete Pricing:

- Clean concrete loads (Not mixed waste): \$53 per ton
 - Lead painted concrete must be separate from clean concrete
- Concrete with Lead Base Painted Surfaces: \$53 per ton
 - TCLP required for all residential and commercial demolition and all commercial renovation projects that contain lead base paint.

Mixed loads of concrete:

\$53 per ton (minimum charge \$265.00)

Screened Dirt & Co-Plane:

No Charge: Call Office for Approval

Carpets:

\$98 per ton (minimum charge \$294.00)

Additional Handling Fee for Unacceptable Materials:

- Lead-acid batteries \$40.00 per battery
- Tires up to regular size auto \$40.00 per tire
- Mattresses \$50.00 per mattress
- Tires up to bus size tires \$80.00 per tire

Additional Service Fees:

- Assistance to empty wedged or trapped debris \$150.00 minimum
- Assistance to reload unacceptable material \$98.00 minimum
- Hydraulic fluid spills on landfill \$196.00 minimum
- Onsite Inspection fee (effective 08 17 2015) \$100.00 minimum

TREE STUMPS ONLY UPON APPROVAL

Call for Information

ADD GENERAL EXCISE TAX (GET 4.712%) TO ABOVE FEE SCHEDULE