CAPITAL PROJECT STAGE GATE: OSU-CASCADES 46-ACRE SITE RECLAMATION
**RECLAMATION SUMMARY**

- Realign north campus entrance and add parking
- Remediate landfill material and reclaim with engineered fill
- Remove berm along Chandler Ave

**CONTRACT SCOPE**

- Pumice Mine Reclamation
  - Slope sides of mine to meet DOGAMI requirements
  - Regrade and fill pumice mine
    - Bottom will come up ~40FT
  - Realign north entrance to campus
  - Regrade and add new north parking area
  - Prepare Academic Building 2 site
  - Prepare 1st innovation building site
  - Remediate cell 2 of landfill
  - Install phase 1 geo-exchange
  - Remove berm along Chandler Ave
## SITE RECLAMATION SUMMARY

### Project Funding

<table>
<thead>
<tr>
<th></th>
<th>XI-Q Bonds</th>
<th>XI-G Bonds</th>
<th>Gifts</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>46-Acre Site Reclamation (SRR)</td>
<td>$9M</td>
<td></td>
<td>$9M</td>
<td>$9M</td>
</tr>
<tr>
<td>Academic Building 2 (AB2)</td>
<td>$29M</td>
<td>$10M</td>
<td>$10M</td>
<td>$49M</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$38M</td>
<td>$10M</td>
<td>$10M</td>
<td>$58M</td>
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</table>

### Contracting Strategy

<table>
<thead>
<tr>
<th></th>
<th>XI-Q Bonds</th>
<th>XI-G Bonds</th>
<th>Gifts</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>SRR &amp; AB2 Site Work CM/GC</td>
<td>$9M (SRR)</td>
<td>$4.5M (AB2)</td>
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<td>$13.5M</td>
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<td>AB2 CM/GC</td>
<td>$24.5M</td>
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<td>$10M</td>
<td>$44.5M</td>
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<td>TOTAL</td>
<td>$38M</td>
<td>$10M</td>
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### Project Timelines

<table>
<thead>
<tr>
<th></th>
<th>Design Estimate</th>
<th>Independent Estimate</th>
<th>GMP Set</th>
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</thead>
<tbody>
<tr>
<td>46-Acre Reclamation/Landfill Remediation</td>
<td>April 2019</td>
<td>June 2019</td>
<td>August 2019</td>
</tr>
<tr>
<td>Academic Building 2</td>
<td>June 2019</td>
<td>September 2019</td>
<td>March 2020</td>
</tr>
</tbody>
</table>
RECLAMATION SCHEDULE SUMMARY

• Master Plan + Rezone
  • Submitted to City: January 2018 ✔
  • Planning Commission and City Council Reviews: March – July 2018 ✔
  • Effective: August 2018 ✔

• Remediation/Reclamation
  • Materials Management Pilot Study: October 2018 – March 2018 ✔
  • Remediation Design: April 2018 – June 2019 – Near completion
  • Board of Trustees Review: May 31, 2019 – In progress
  • Remediation Bid + Permits: May – October 2019
  • Remediation Site Work: July 2019 – June 2020
RECLAMATION RISK REVIEW

- Insufficient material for structural backfill
- Discovery of prohibited waste in landfill
- Reclamation and remediation process may be more time consuming and thus more expensive than estimated
- Unforeseen environmental conditions create air, water, soil quality impacts during work
RECOMMENDATION

Staff recommend that the Finance & Administration Committee recommend to the Board approval of a total capital project budget of $13.4M for the OSU-Cascades site reclamation project and advancing of the project to the construction phase.