

CLERK'S OFFICE

APPROVED

Date: 12-17-02

Submitted by:

Chair of the Assembly at
the Request of the Mayor

Prepared by:

Heritage Land Bank

For Reading:

November 26, 2002

ANCHORAGE, ALASKA

AR NO. 2002- 367

**A RESOLUTION OF THE MUNICIPALITY OF ANCHORAGE ASSEMBLY
APPROPRIATING FORTY-ONE THOUSAND DOLLARS (\$41,000) FROM THE HERITAGE
LAND BANK GENERAL FUND (221) TO THE HERITAGE LAND BANK CAPITAL FUND
(421) FOR A PHASE II ENVIRONMENTAL SITE ASSESSMENT OF HLB PARCEL NO. 4-
043, (THE FORMER HOLLYWOOD VISTA SITE) LOCATED ON GOVERNMENT HILL,
AND AMENDING THE 2002 GENERAL GOVERNMENT CAPITAL IMPROVEMENT
BUDGET AND AMENDING THE 2002-2007 GENERAL GOVERNMENT CAPITAL
IMPROVEMENT PROGRAM BUDGET.**

WHEREAS, it is the responsibility of the Heritage Land Bank to manage its lands and to use the Heritage Land Bank Fund "only for the acquisition of land for municipal use and for improvements to Heritage Land Bank land..." (AMC25.40.025A); and

WHEREAS, the subject property, HLB Parcel #4-043, has been identified as a site for future comprehensive housing and community development project; and

WHEREAS, it is the obligation of HLB to identify and quantify all parameters and conditions relating to eventual development and potential disposition prior to commencing work property in its inventory; and

WHEREAS, a recent Phase I environmental site assessment has indicated possible contamination of soils on the subject property; and

WHEREAS, estimated expenses for the proposed Phase II environmental site assessment (ESA) have been estimated by Shannon & Wilson, Inc. at an amount not to exceed \$41,000 for this project;

WHEREAS, a term contract exists between the Municipality of Anchorage and Shannon & Wilson, Inc., through the Office of Planning, Development and Public Works and is accessible to HLB for this purpose; and

WHEREAS, the 2002 General Government Capital Improvement Budget and the 2002-2007 Capital Improvement Program were approved October 30, 2001 (AO 2001-164(S) and AR 2001-276(S), respectively), at which time their approval did not anticipate monetary support for this project on HLB Parcel #4-043,

NOW THEREFORE, THE ANCHORAGE ASSEMBLY HEREBY RESOLVES

Section 1. That FORTY-ONE THOUSAND DOLLARS (\$41,000) shall be appropriated from the Heritage Land Bank General Fund (221) to the Heritage Land Bank Capital Improvement Program Fund (421) for conducting a Phase II ESA on HLB Parcel #4-043.

Section 2. That the 2002 HLB Capital Improvement Budget for HLB Capital Fund #421, Department HLB, is amended to include appropriation of \$41,000 from the Heritage Land Bank General Fund for the above-noted expenses.

Section 3. That the 2002-2007 Capital Improvement Program is amended to include appropriation in 2002 of \$41,000 into HLB Capital Fund #421, Department HLB, for the above-noted expenses.

Section 4. That this resolution shall take effect immediately upon Assembly approval.

PASSED AND APPROVED by the Anchorage Assembly this 17th day of December, 2002.


Chair

ATTEST:


Municipal Clerk

Departmental Appropriation:
Real Estate Department \$41,000



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 981 -2002

MEETING DATE: November 26, 2002

FROM: Mayor Wuerch

SUBJECT: A Resolution of the Municipality of Anchorage Assembly Appropriating Forty-One Thousand Dollars (\$41,000) from the Heritage Land Bank Fund (221) to the Heritage Land Bank Capital Improvement Fund (421) for a Phase II Environmental Site Assessment (ESA) of HLB Parcel No. 4-043 (the Former Hollywood Vista Apartments Site on Government Hill) and Amending the 2002 General Government Capital Improvement Budget (CIB) and the 2002-2007 General Government Capital Improvement Program (CIP) Budget.

Heritage Land Bank (HLB) Parcel #4-043 is a parcel in the HLB inventory and is the site of the former Hollywood Vista Apartments on Government Hill (see map, Appendix A). In preparation for future redevelopment of this parcel, it is the responsibility of the HLB to assure the safety and quality of the land prior to its disposal.

A recent phase I site assessment of the property revealed the potential presence of contaminants on the subject property. A second, phase II Environmental Site Assessment (ESA) is warranted in order to determine the depth and degree of any contamination that may be present. This includes groundwater monitoring and other forms of sampling, some of which must begin immediately in order to determine results before next summer (please see scope of work by Shannon and Wilson, Appendix B).

Due to the size of the property and period required for contamination monitoring, the ESA is expected to cost up to \$41,000 (see Appendix C).

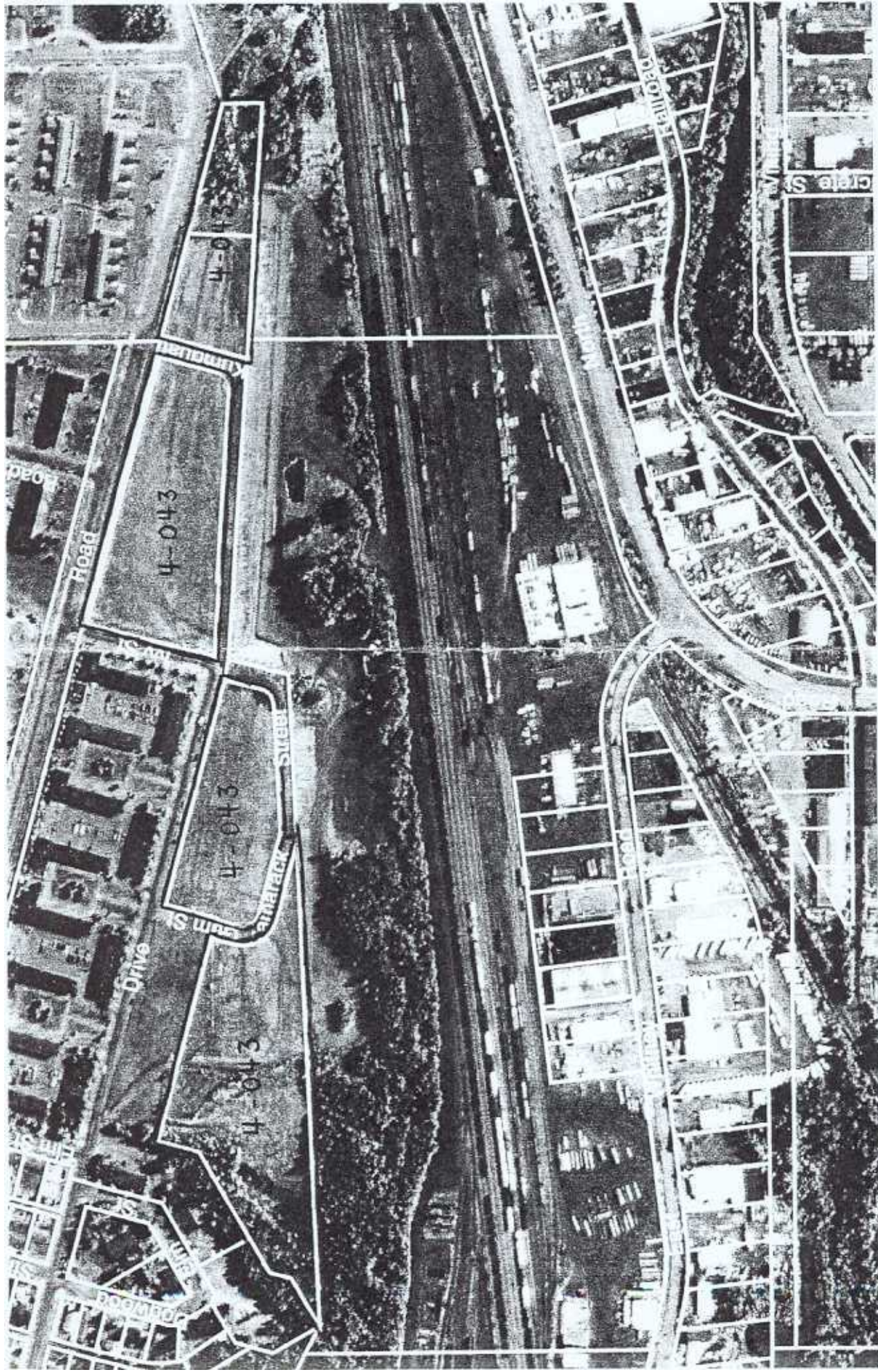
On October 9, 2002, the HLB Advisory Commission approved HLBAC Resolution 2002-19, recommending Assembly approval for the ESA for the subject property at an amount not to exceed \$41,000 (Appendix D).

This appropriation request is necessary to initiate work in a timely fashion, and is in accordance with the current HLB work program, cited above. Sufficient funds are available in the HLB General Fund (221) to cover this appropriation.

THE ADMINISTRATION RECOMMENDS APPROVAL OF THIS APPROPRIATION REQUEST.

Prepared by: George J. Canelos, Executive Director, Heritage Land Bank
Fund Certification: Kate Giard, Chief Fiscal Officer
2002 Funds Certification: 221-0740
(\$41,000 of HLB Fund Balance)
Concur: Harry J. Kieling, Jr., Municipal Manager
Respectfully submitted: George P. Wuerch, Mayor

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Appendix A

Satellite Imagery

Appendix B

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SCOPE OF SERVICES

Our scope of work was developed based on the recommendations in DOWL's June 2002 Phase I report, our interpretation of site conditions and the data uses requested, and our conversations with you. The following three-phase work scope was developed to satisfy the project objectives in a manner that will result in usable and defensible data, and is consistent with the local standard of practice. To complete the project, Shannon & Wilson will conduct the Task 1 planning effort, the Task 2 field monitoring activities, and the Task 3 reporting. Subcontractors include Discovery Drilling Inc. (Discovery), Alaska Soil Recycling (ASR), Emerald Alaska Inc. (Emerald), and CT&E Environmental Services Inc. (CT&E).

Task 1 – Project Planning

Project planning consists of research and planning tasks conducted prior to the on-site invasive work. The information will be used to enhance the efficiency of our field efforts, and to obtain the necessary data to satisfy project objectives. Because the site is not currently designated by the state as a contaminated site, a work plan is not required. However, we have included provisions to prepare a site map that depicts the proposed boring/monitoring well locations. This site plan will be based on an on-site meeting with MOA and/or HLB representatives, research of available documents pertaining to potential off-site sources, and interviews with persons knowledgeable of the site and surrounding areas. In particular, we understand that Mr. Don Bennett may have useful information that is not contained in the June 2002 DOWL Phase I report.

The project planning task also includes work to coordinate the drilling effort, which may entail permits for site access and/or right-of-way drilling. It is assumed that MOA and HLB will also assist in obtaining the necessary permits and access agreements.

Task 2 – Field Activities

The field activities consist of drilling up to ten soil borings, installing a monitoring well in five borcholes, and collecting soil and groundwater samples. Following our initial document research, refinement of project objectives may allow a reduction in the number of borings and/or monitoring wells. The boring and well locations will be provided in a site plan to be approved by the MOA/HLB prior to site mobilization. It is noted that modifications to the proposed locations may be necessary in the field due to utility positions, site access, and other site-specific considerations.

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Borehole Drilling and Soil Sampling

The five boreholes will be drilled by Discovery, using a truck-mounted drill rig equipped with a hollow-stem drill flights. Each borehole will be advanced to a depth at least 5 feet below the observed groundwater contact. Based on our knowledge of the project site area, we anticipate groundwater to be encountered about 50 feet below the ground surface (bgs). For planning purposes, it is assumed that each borehole will extend to a total depth of about 60 feet bgs. Drill cuttings that are not clearly impacted will be used as backfill in the corresponding borehole or monitoring well installation. Excess soil will be containerized and transported to ASR for disposal.

Soil samples will be collected from each borehole at 5-foot intervals from the surface to 20 feet bgs, and at 10-foot intervals thereafter. Each sample will be visually classified and field-screened using an organic vapor monitor (OVM) and headspace soil screening methods. Two soil samples from each borehole will be submitted for chemical analyses. These samples will include the sample from each boring that exhibits the highest headspace reading or the most visually impacted sample; and a sample from either the interval directly above the groundwater contact or from a depth to characterize the concentration profile or otherwise satisfy project data objectives. Analytical samples will be submitted to CT&E Environmental Services (CT&E) and selectively tested for gasoline range organics (GRO) by Alaska Method 101 (AK101); diesel range organics (DRO) by AK102; polynuclear aromatic hydrocarbons (PAH) by Environmental Protection Agency (EPA) Method 8270 SIM; and volatile organic compounds (VOCs) by EPA Method 8260B. The samples tested for GRO and VOCs will be extracted in the field using the AK101 protocol.

Monitoring Well Installation, Development, Surveying, and Sampling

The monitoring wells will be installed through the hollow-stem drilling flights. Each well will be constructed of 2-inch diameter polyvinyl chloride (PVC) casing, with 10-foot screened sections containing 0.010-inch, machine-cut slots. The wells' screened sections will be placed to extend about 5 feet above and 5 feet below the observed groundwater contact. This interval is specified to straddle the range of groundwater fluctuations, assuming that the static water level observed during drilling is representative of the seasonal average elevation. Well packing materials will consist of 20-40 silica sand, bentonite chips, and drill cuttings. The monitoring wells will be completed with flush-mount monument covers set in cement.

Following installation, the monitoring wells will be developed, surveyed, and sampled. Development will be conducted between 24 and 48 hours after the wells are installed, using either a mechanical or hand-operated pump to remove at least 10 well volumes of water. During development, water quality parameters of temperature, pH, and conductivity will be measured

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once every one or two well volumes. Development will be considered complete when the water quality parameters stabilize over consecutive measurements, 55 gallons are purged, or three hours have elapsed. The purge water will be containerized on-site, pending receipt of analytical results. For planning purposes, it is assumed that 200 gallons of purgewater will require off-site treatment and disposal by Emerald.

A closed-loop level survey will be used to establish the elevations of each well, with measurements taken with respect to both the ground surface and to the top of the well casings. Elevations will be determined to an accuracy of 0.01 foot, relative to an on-site temporary benchmark.

Groundwater samples will be collected from the new monitoring wells within 24 hours following development, using a peristaltic pump or dedicated, disposable bailers. In addition, up to two screening-level groundwater samples may be collected directly from soil borings that are not completed as monitoring wells. The groundwater samples will be submitted to CT&E and analyzed for GRO, DRO, and VOCs. In addition, up to two samples may also be tested for PAHs.

Task 3 - Reporting

The field activities for this project will be summarized in a report that will include tabulated field and analytical results, a site plan showing the final monitoring well locations and the groundwater flow direction, boring logs detailing subsurface conditions and monitoring well installation materials, and a monitoring well development and sampling log. The results of soil and groundwater samples will be reviewed in context of project objectives to develop conclusions and recommendations for further work, as warranted.

SCHEDULE

Based on our current schedule, we are available to start work within 1 week of your authorization to proceed. We anticipate that the on-site activities can be conducted within 2 weeks of authorization, with analytical results received within a standard 2-week turnaround time. The final report will be submitted to MOA/HLB within 30 days following receipt of analytical results. If desired, we can provide a more detailed project schedule to satisfy project objectives and meet specific time requirements of yours.

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Appendix C

From:
Sent: To:
Subject:

Matt Hemry [MSH@shanwil.com]

Thursday, September 12, 2002 11 :25 AM dmahoney@akanhs.org; EashAS@ci.anchorage.ak.us Hollywood Vistas

As discussed with you, we have increased the scope of work for our Phase II, to include additional characterization to evaluate potential contamination near the seeps on ARRC property. The current scope consists of 10 soil borings, 5 of which to be completed, developed, and sampled as groundwater monitoring wells. The cost estimate for this project is \$40,640. The actual scope of work will be determined in the project's preliminary planning stages, and may be modified in the field to accomodate observed site conditions. Thanks,

Matthew S. Hemry, P.E.
Shannon & Wilson, Inc.
5430 Fairbanks Street, Suite 3 Anchorage, Alaska 99518

(907) 561-2120 (phone) (907) 561-4483 (fax) (907) 229-1064 (cell)

Appendix D

Heritage Land Bank Advisory Commission

Resolution 2002-19

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING ASSEMBLY APPROVAL FOR AN APPROPRIATION NOT TO EXCEED \$41,000 FROM THE HLB FUND TO THE HLB CAPITAL IMPROVEMENT FUND FOR A PHASE II ENVIRONMENTAL SITE ASSESSMENT OF HLB PARCEL NO. 4-043, THE FORMER HOLLYWOOD VISTA SITE ON GOVERNMENT HILL.

WHEREAS, "It is the mission of the Heritage Land Bank to manage uncommitted municipal land ... to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the comprehensive plan." (AMC 25.40.010); and

WHEREAS, "The HLB advisory commission shall be required to hold a public hearing, with public notice as specified in this chapter, prior to making a recommendation to the mayor and assembly regarding the transfer of funds from the HLB Fund to the Heritage Land Bank Land Capital Improvement Fund or an interest in land..." (AMC 25.40.025A); and

WHEREAS, "...revenue in the Heritage Land Bank operating budget as provided in section 25.40.035.B, revenue in the Heritage Land Bank operating fund may be appropriated by the mayor and assembly to the Heritage Land Bank capital fund only for the acquisition of land for municipal use, and for improvements to Heritage Land Bank land." (AMC 25.40.035C)

WHEREAS, the subject property has been identified as a site for a future comprehensive housing and community redevelopment project; and

WHEREAS, it is the obligation HLB to identify and quantify all parameters relating to eventual development and sale or other disposition prior to commencing work on the subject property; and

WHEREAS, a recent Phase I environmental site assessment and other sources indicate that possible contamination of soils of the subject property may exist; and

WHEREAS, an estimated fee for the proposed environmental site assessment was submitted by Shannon & Wilson, Inc. on September 12, 2002, in the amount not to exceed \$41,000; and

WHEREAS, a term contract exists through the Public Works Department with Shannon & Wilson, which is accessible by HLB for this purpose.


NOW THEREFORE THE HERITAGE LAND BANK ADVISORY COMMISSION RESOLVES TO RECOMMEND ASSEMBLY APPROVAL OF AN APPROPRIATION NOT TO EXCEED \$41,000 FROM THE HLB FUND TO THE HLB CAPITAL IMPROVEMENT FUND FOR A PHASE II ENVIRONMENTAL SITE ASSESSMENT OF HLB PARCEL NO. 4-043, THE FORMER HOLLYWOOD VISTA SITE.



Section 1. This resolution will take effect immediately upon passage and approval.

APPROVED:

ATTEST:


James Cantor, Chair
Heritage Land Bank Advisory Commission


George Cannelos, Director
Heritage Land Bank

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Work Flow History Report

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Workflow History

Workflow Name	Action Date	Action	User	Security Group	Content ID
FundsAppropWorkflow	10/22/02 3:24 PM	Checkin	vanhornlr	Public	000325
HLB_SubWorkflow	11/5/02 1:33 PM	Approve	cannelosgj	Public	000325
FundsAppropWorkflow	11/6/02 1:51 PM	Reject	frascaci	Public	000325
FundsAppropWorkflow	11/6/02 2:19 PM	Checkin	vanhornlr	Public	000325
HLB_SubWorkflow	11/7/02 9:02 AM	Approve	cannelosgj	Public	000325
OMB_SubWorkflow	11/12/02 2:48 PM	Approve	frascaci	Public	000325
Finance_SubWorkflow	11/14/02 10:22 AM	Approve	giardkh	Public	000325
MuniManager_SubWorkflow	11/18/02 11:08 AM	Approve	campbellce	Public	000325
MuniMgrCoord_SubWorkflow	11/18/02 4:05 PM	Approve	bealejl	Public	000325

INTRODUCTION

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