



City of Richmond

September 26, 2014

Finance and Corporate Services Department

Finance Division

Telephone: 604-276-4218

Fax: 604-276-4162

Attention: To All Proponents

5289 P –Site Remediation for 14940 Triangle Road – Addendum #1

This Addendum includes items of clarification; forms part of the Contract Documents and shall be read, interpreted and coordinated with all other parts. Please review and consider the following information in the preparation of your Proposals:

Clarification:

See page 2 for 5 identified APEC and the locations of monitoring wells and test pits dug on site.

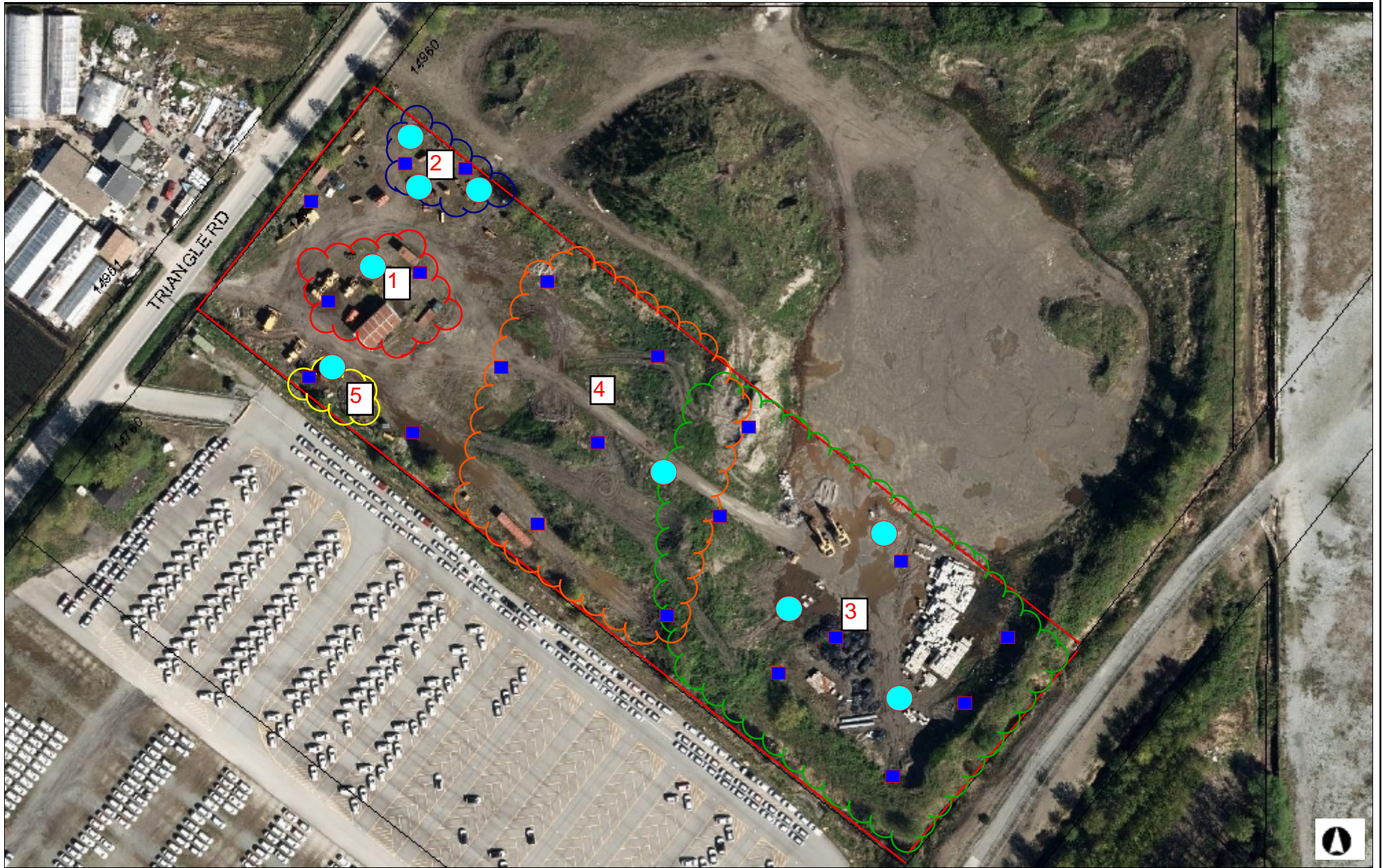
See page 3 for description of the level of effort applied to each APEC and notes on that investigation.

Regards,

Sharon Bentley, SCMP

Buyer 2

14940 Triangle Road



74.3 0 37.13 74.3 Meters

■ test pit

● BH / MW

APEC

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

APEC 1:

Schedule 2 Activity: Onsite construction equipment maintenance area.

CoCs: Hydrocarbons, metals, salt

Level of effort in Phase 2:

1 Borehole completed as Monitoring well;

2 Soil test pits;

Soil Samples analysed for CoC: 7

Exceedences in soils: None

Groundwater samples for CoC: 1

Exceedence in groundwater: None

APEC 2:

Schedule 2 Activity: Offsite waste oil AST, possible migration to site.

CoCs: Hydrocarbons, metals, salt

Level of effort in Phase 2:

3 Boreholes completed as Monitoring wells;

2 Soil test pits;

Soil Samples analysed for CoC: 5

Exceedences in soils: None

Groundwater samples for CoC: 6

Exceedences in groundwater: As (2) Mg (2) Na (3) Cl (2)

APEC 3:

Schedule 2 Activity: Onsite imported dredged Fraser River sand.

CoCs: Metals, salt

Level of effort in Phase 2:

3 Boreholes completed as Monitoring wells;

9 Soil test pits;

Soil Samples analysed for CoC: 16

Exceedences in soils: Cl (4) Na (1)

Groundwater samples for CoC: 7

Exceedences in groundwater: Cl (3) Na (2) Ni (3) Mg (3) Co (4) Cd (1) Ba (1)

APEC 4:

Schedule 2 Activity: Onsite imported fill.

CoCs: Metals, Hydrocarbons

Level of effort in Phase 2:

1 Borehole completed as Monitoring well;

6 Soil test pits;

Soil Samples analysed for CoC: 7

Exceedences in soils: None

Groundwater samples for CoC: 2

Exceedences in groundwater: Cl (1) Na (1) Co (1)

APEC 5:

Schedule 2 Activity: Onsite fuels ASTs

CoCs: Metals, Hydrocarbons

Level of effort in Phase 2:

1 Borehole completed as Monitoring well;

2 Soil test pits;

Soil Samples analysed for CoC: 3

Exceedences in soils: None

Groundwater samples for CoC: 2

Exceedences in groundwater: Co (2) Na (1)

Other notes:

Only APEC 3 was carried forward as an AEC – all suspected exceedences were presumed to be related to the storage and processing of Fraser River dredge material, as elevated metals in water were found to correlate with elevated chloride. A Third-party review following that investigation challenged the statistical validity of that correlation.

The Phase 1 investigation was completed to the standards of the CSA (Z768-01) as would be typical for a Real Estate transaction, but may not meet the standards of the Contaminated Sites Regulations for a Stage 1 PSA.

Sizes and volume estimates of the stockpiles on site were not conducted, nor was their differentiation between dredge material and other fill in stockpiles.