

PROJECT STATUS REPORT

To:	Village of Lytton	Contact:	Recovery Director - Travis Abbey
Project:	Lytton Recovery	From:	Recovery Project Manager - James Heigh
Report Period:	July 2022	Date Issued:	Aug 12, 2022

1. Project Dashboard

Current Project Phase:



Status	Overall Status	Scope	Budget	Schedule
Last Period	Moderate Risk	Moderate Risk	Low Risk	Moderate Risk
This Period	Moderate Risk	Moderate Risk	Low Risk	High Risk

Project Status Executive Summary

Matcon

Matcon continued removal of metal and ACM debris from the footprint of 5 municipal properties and 75 private properties. Sewer and water capping continues at 75 properties. Concrete footings have been removed from 35 properties. Contaminated soil removal has been completed or initiated from 12 properties. Temporary space has been provided for the Village Site Support and incoming CAO, Vegetation Management in being conducted throughout the Village. Matcon's schedule has been readjusted to add the insured properties to the scope. An additional month has been added to the schedule for these properties with an estimated completion date of October 30. As properties become accessible for remediation via homeowner sign offs, schedule risk will be reduced. Slower excavation rates due to potential archeological shutdowns (chance finds) and limited excavation depths may affect schedule and more machinery may be required. A Powered sediment screener is due to arrive on August 15 which will make archeological screening more efficient.

To date Matcon has removed the following volumes of soil and debris:

- ACM Debris – 6,400 MT (75% complete)
- Metal Debris – 373 MT (80% complete)
- Concrete Debris – 2,710 (60% complete)
- IL+ Soil – 780 MT (5% complete)
- Backfill – 150 MT (5% complete)

IBI Group

IBI Group is concurrently completing the following activities in the VoL during this time period:

- Stage 1 Preliminary Site Investigation (PSI),
- Issuing Notifications of Independent Remediation (NIR),
- Monitoring remedial contractor (Matcon Environmental) works,
- Collection of samples of anthropogenic materials that have undergone combustion (debris samples) for laboratory analysis, and
- Collection of soil and air samples for laboratory analysis.

The Stage 1 PSI being conducted for all VoL properties will identify historic Schedule 2 activities under the BC Contaminated Sites Regulation (CSR) and other potential land uses of concern, such as residential vehicle maintenance areas and residential fuel storage tanks (above and below ground). Areas of Potential Environmental Concern (APECs) identified by the Stage 1 PSI that are not already encompassed by the assessment of wildfire impacts, may require additional site-specific investigations. Please note, with the addition of the insured properties, we are in the process of updating the key components of the Stage 1 PSI to include these properties.

IBI Group has completed the following Stage 1 PSI components during this period:

- Historic Research and Records Review – complete
- Interviews – complete
- Site Inspection – complete
- Report Preparation – 90% complete (municipal and uninsured) / 60% (insured)

The Stage 1 PSI has identified CSR Schedule 2 Industrial or Commercial Activities at the following VOL properties:

- 280 Main Street – Underground fuel storage tank (UST)
- 281 Main Street - USTs
- 120 Third Street - USTs
- 350 Main Street – USTs
- 424 Main Street – UST
- 464 Main Street – UST
- 475 Main Street – USTs
- 537 Fraser Street – Electrical Generation and Fuel Storage
- 556 Main Street – UST
- 575 Main Street - USTs
- 140 Seventh Street – UST
- 810 Main Street – USTs

Notification of Independent Remediation (NIR) (Initiation) have been issued to the BC Ministry of Environment and Climate Change Strategy (ENV) in accordance with the requirements of the Environmental Management Act (EMA) and Contaminated Sites Regulation (CSR) for the following properties:

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- Lytton Public Works Yard, 14 Main Street
 - Lytton Firehall, 500 Fraser Street
 - Lytton Pool, 400 Fraser Street
 - Lytton Museum, 420 Fraser Street
 - 85 Fraser Street
 - 71 Fraser Street
 - 57 Fraser Street
 - 47 Fraser Street
 - 33 Fraser Street
 - 84 Main Street
 - 165 First Street
 - 44 Main Street
 - 55 Main Street
 - 58 Main Street
 - 68 Main Street
 - 71 Main Street
 - 87 Main Street

Debris removal works have been completed by Matcon on 64 properties. IBI Group has been monitoring debris removal works at these properties which includes the following activities:

- Monitoring of the tackifier spraying and management of the asbestos containing material (ACM) being completed by Matcon's subcontractor, Actes Environmental.
- Monitoring removal of ACM debris that is disposed of at the Campbell Hill Landfill located in Cache Creek, BC. All ACM debris is transported under manifest signed by IBI Group field staff.
- Monitoring the segregation of metal from the waste debris for subsequent offsite recycling. Metal is transported to Lindsay Ventures located in Surrey, BC for recycling.
- Monitoring the segregation of other waste items from the debris fields such as vehicle batteries, computer boards, electronics, etc.

Remediation of contaminated soil by excavation and offsite disposal have been initiated at the following Zone 1 properties during this period:

- 57 Fraser Street
- 47 Fraser Street
- 33 Fraser Street
- 84 Main Street
- 165 First Street
- 44 Main Street
- 55 Main Street
- 58 Main Street
- 68 Main Street
- 71 Main Street
- 87 Main Street

Excavated soils were classified as waste quality (IL+) and were disposed by Matcon at the Campbell Hill Landfill.

Over 600 soil samples have been collected from properties in Zones 1 to 7 within areas in close proximity to burned structures and vehicles below where visible impacts of burned debris, ash and soot were deposited. In addition, some lateral delineation samples have been collected at select worst case

locations. Samples were submitted to CARO for analysis of potential contaminants of concern (PCOCs) including metals, benzene, toluene, ethylbenzene, xylenes (BTEX), volatile petroleum hydrocarbons (VPH), polycyclic aromatic hydrocarbons (PAH) and sodium chloride.

A.E.W LP

In July, AEW conducted 21 days (out of an original estimate of 22 days) of monitoring contractor debris removal and screening material for potential heritage artifacts. As of Submission 12, 152 lots have been approved for monitoring. AEW is actively monitoring work at 94 of these approved lots, plus monitoring at 14 lots pending approval, and 6 Ad hoc sites (an area outside of a lot identified as requiring monitoring or screening, for example a roadside or sidewalk). A total of 14 potential heritage sites have been identified and are undergoing further investigation.

The addition of a power sediment screener should increase productivity, though a power screener requires a crew of 6 to 10 to operate, and this could potentially limit the Field Directors ability to tackle multiple sites at the same time.

AEW has implemented an exploratory shovel testing program to help assess the level of disturbance, potential for intact deposits and depths of cultural material. Shovel testing will not be conducted at every property and will be used as a tool to help develop a work plan for remediation activities on different properties.

On July 11th, a flake on a new property (57 Fraser Street) was recovered from screening sediment excavated from a sanitary line. In addition, A new site found in June was expanded over 4 properties. There was 1 day of no work due to waiting for permits or contractor communication – July 29. The number of Heritage technicians monitoring per day ranged from 2 to 10, with an average of 3.6 Heritage technicians per day. Monitoring is budgeted at a 2-person crew per monitor day. This increase in daily monitors is allowing AEW to catch up on schedule. Colliers will start sharing with AEW when a lot is deemed 'complete'.

Critical Infrastructure is continuing to be worked on and assessed. With leak detection and a full assessment of the water treatment plant coming that will identify what additional works are required to have the system operating normally. Golder will be completing a source water protection plan update in August after a review of currently available info and data, and the Lytton Creek Watershed Assessment will go out for tender once new Regulations are released from the Ministry. Well #2 is currently shut down due to a burnt out VFD which will be replaced with approval from council.

2. Key Risk Changes

Risk Title	Impact on Scope / Schedule / Budget	Mitigation Strategy
Archeological delays due to registered archaeological sites or chance finds	Schedule & Budget	<ul style="list-style-type: none"> Work closely with Archaeologist and KHC to add applicable data to Site Alteration Permit for identified sites. Increase manpower and machinery to expedite the schedule if needed.

<p>RoEP signoffs are required to access properties. Delay's in obtaining the RoEP will delay the project.</p>	<p>Schedule</p>	<ul style="list-style-type: none"> Follow up with residents to receive RoEP signoffs on a timely manner to prevent project delays. Develop a process using the State of Local Emergency (SOLE) that will allow the project team to complete debris removal and remediation activities where RoEP have not been received.
<p>Heritage Investigation Permit delays can affect project schedule and budget</p>	<p>Schedule & Budget</p>	<ul style="list-style-type: none"> Continue to work with Kumsheen Heritage Committee and the Province of BC, Heritage Branch to have properties listed on Heritage Investigation Permit in order to start subsurface soil sampling and excavation. Maintain a project contingency within the budget to compensate for additional equipment and workforce needs during investigation work.
<p>Site Alteration Permit delays can affect the project schedule and budget</p>	<p>Schedule & Budget</p>	<ul style="list-style-type: none"> Work with AEW, Kumsheen Heritage Committee, and the Province of BC to identify properties requiring to be included on the Site Alteration Permit and expedite the planning for those sites. Maintain a project contingency within the budget to compensate for additional equipment and workforce needs during investigation work.
<p>Asbestos and Vermiculite contents in soil and air</p>	<p>Schedule & Budget</p>	<ul style="list-style-type: none"> Matrixes containing asbestos and vermiculite found in soil and air are above 1% according to CSR regulation, further analysis and study required. Continue to complete air monitoring and testing on a weekly basis to analyze the risks during construction activities.
<p>Misunderstanding between the prime contractor and subcontractors</p>	<p>Schedule</p>	<ul style="list-style-type: none"> Colliers to ensure and lead the communication and coordination among all the contractors and subcontractors. Matcon to coordinate bi-weekly construction/coordination meetings to ensure clear communications to all teams.
<p>Long process in dealing with Chance finds</p>	<p>Schedule</p>	<ul style="list-style-type: none"> Colliers to expedite getting properties on the Heritage Investigation Permit, so that contractors can move and work



		on the other properties as the archeological assessments are being completed during chance finds.
Failure of Well #2 will result in Boil Water advisory	Scope & Budget	<ul style="list-style-type: none"> • Expedite repairs to the Water Treatment Plant to ensure adequate treatment is available when drawing from Lytton Creek intake. • Expedite the repairs to Well #3 to provide additional ground water capacity for the Village.
Former gas stations and underground tanks	Scope & Budget	<ul style="list-style-type: none"> • Gas station and underground tanks are very old and could possibly impact the schedule. Limited investigation should be conducted ahead of the situation to avoid risk.

3. Budget Status

The project budget is specific to the debris removal and remediation activities within the Village of Lytton. In April, Colliers issued the fully executed change order #1 for Matcon to continue in the role of Prime Contractor for the Village of Lytton recovery project. In June, a change order was issued to IBI Group to extend their work.

In early August the recovery teams plans to issue additional change orders to Matcon, IBI and A.E.W LP as they take on the additional scope of completing the insured properties in the Village.

By adding the additional scope of the insured properties to the recovery team, the project budget will be in moderate risk. Some planned activities will be deferred to later in the project until the final costs associated with the scope increase is fully confirmed.

Current Project Status	Cost	Comments
Baseline Budget	\$19,190,500.00	Planned budget
Committed	\$ 10,475,813.00	Exton & Dodge, Colliers Project Leaders, Matcon Environmental, IBI Group, and A.E.W LP
Approved Change Orders	\$ 8,184,108.00	Matcon & IBI CO's
Forecast Cost at Completion	\$19,190,500.00	
Forecast Variance at Completion	\$ 0.00	

4. Schedule Status

Matcon continues with surface debris removal as the Village receives RoEPs, once properties have been reviewed by the Kumsheen Heritage Committee (KHC) and added to the Heritage Investigation Permit by AEW, IBI Group will start subsurface soil sampling, and will develop NOIs based on the test results. Matcon will then proceed with subsurface soil and concrete removal. AEW will cease all mechanized work and contact VoL, NNTC and the Archeology Branch in the event of any unanticipated potential cultural materials or features (“chance finds”) are encountered by construction personnel or other individuals during development activities, or observed by heritage field technicians during monitoring. Matcon would

continue work on other properties until the archeological assessment of any such finds is completed, minimizing schedule impacts.

The schedule is now considered at high risk due to the additional scope added to the recovery team to undertake all debris removals and remediation of the insured properties. In discussion with Matcon, we are now projecting completion of most key tasks i.e. surface debris, soil remediation and capping of services to be completed by October 30, 2022.

Row	Milestone	Planned Baseline	Current Plan	Actual/Forecast	Variance Current Plan – Actual/Forecast (weeks)
1	Procurement of Environmental QP	Mar 01, 2022	Mar 01, 2022	Mar 01, 2022	0
2	Procurement of Prime Contractor	Mar 01, 2022	Mar 01, 2022	Mar 01, 2022	0
3	Procurement of Archaeologist and Heritage Monitors	Apr 01, 2022	Apr 01, 2022	Apr 01, 2022	0
4	Construction mobilization	Mar 08, 2022	Mar 08, 2022	Mar 08, 2022	0
5	Completion of Work in Zone 1 and Hobo Hollow	May 19, 2022	May 19, 2022	June 28, 2022	6
6	Establish a safe corridor between Highway 12 and CN Rail bridge for public access	May 19, 2022	May 19, 2022	May 22, 2022	0.5
7	Completion of Work in Zone 2	June 6, 2022	June 6, 2022		0
8	Completion of Work in Zone 3	June 22, 2022	June 22, 2022		0
9	Procure Watershed Analysis Engineering Team	June 24, 2022	June 24, 2022	Aug 11, 2022	6
10	Completion of Work in Zone 4	July 8, 2022	July 8, 2022		0
11	UV System Repair and fully operational	July 8, 2022	July 8, 2022	July 11, 2022	0
12	Completion of Work in Zone 5	July 26, 2022	July 26, 2022		0
13	Completion of Work in Zone 6	August 11, 2022	August 11, 2022		0
14	Source Water Protection Plan Update	August 26, 2022	September 16th, 2022		3
15	Completion of Work in Zone 7	August 29, 2022	August 29, 2022		0
16	Substantial Performance	Sept 30, 2022	October 30, 2022		4

5. Project Photos



Figure 1 – Lot 141 Debris Removed



Photo 4 – RCMP Detachment Demo Debris



Figure 3 – Scotia Bank Demo and Debris removed



Figure 4 – Grocery Store Demo and Debris Removed