6. INITIAL ANALYSIS / ELIMINATION OF TWO SITES

An initial screening analysis was performed to rule out sites based on identified fatal flaws. Two sites, Sprague Put Parcel and the GAC Chemical site, were eliminated based on not meeting the specific criteria of this analysis. This elimination does not preclude these sites from being utilized by the OSW industry.

6.1 Sprague Put Parcel

The Sprague Put Parcel is located within Long Cove. This area is a natural shoal with depths of 1 to 5 ft (MLLW) directly adjacent to the site. The site is located approximately 1 nm north of the maintained federal channel. There is a rail spur that runs through the site and would need to remain clear at all times.

Based on the existing bathymetry, required vessel draft, and length of the access channel, it is estimated that the initial dredge quantity could be more than 2 million cubic yards (CY). Dredge and disposal costs in this region are typically between $50 to $100 per CY, which, when multiplied by the estimated quantity, could add over $100 million in costs to the project. In addition, the natural state of this area is a shallow shoal. After the initial dredge has occurred the environmental forces in this area will work to return it to its natural state via sediment transport. This can often lead to a significant requirement for maintenance dredging to keep the channel open for transiting vessels. This would add significant operational maintenance cost over the life of the terminal.

The rail spur through the site is active and required to remain clear to allow for unfettered transit of rail cars to and from Mack Point Terminal. The footprint of this rail line sits directly adjacent to the waterfront access for the site. This area is critical for both storage of WTG components as well as transit of foundations to the wharf.

Due to estimated dredge quantities and associated cost, potential for significant sediment transport and maintenance dredging, and the potential interference from the existing rail spur on site operations, this site was eliminated from consideration.

6.2 GAC Chemical Site

This site is located in Stockton Harbor, however, based on the existing characteristics of the bathymetry and coastline, both the initial dredge and follow-up maintenance dredging will very likely be similar to the requirements discussed for the Sprague Put Parcel above.

M&N was notified by the site owner that the available land contains an approximately 5.5-acre covered landfill in the center of the site. It is unknown what materials were placed in this land fill and the level of compaction applied to this area. Due to the inconsistency in the placed landfill material, the geotechnical properties of the area would not be uniform and would be very difficult to quantify. The OSW industry requires upland loading criteria of up to 3,000 psf. The geotechnical characteristics of the landfill site would typically be considered poor and, therefore, the material in this landfill would require removal and replacement with engineered fill. This procedure would require significant site testing and environmental review and add substantial cost to preparation of this site.

Due to estimated dredge quantities, potential for significant sediment transport and maintenance dredging, and the presence of a landfill in the center of the site, this site was eliminated from consideration.