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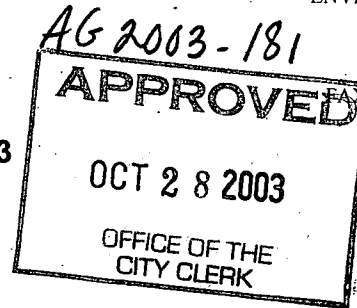
PLANNING AND BUILDING
DEPARTMENT

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September 25, 2003

City Council
Sacramento, California

Honorable Members In Session:

**SUBJECT: PROFESSIONAL SERVICES AGREEMENT FOR EXPANDED
CONTAMINANT CHARACTERIZATION AT THE SAMUEL C. PANNELL
MEADOWVIEW COMMUNITY CENTER, CIP CB27 and CB28**

LOCATION AND COUNCIL DISTRICT: 2450 Meadowview Road, District 8

RECOMMENDATION: Staff recommends that the City Council adopt the attached resolution authorizing the City Manager or his designee to execute a Professional Services Agreement between the City and *Lee & Ro, Inc.* The agreement would authorize the expenditure of \$180,092.

CONTACT PERSONS: Brad Shirhall, Associate Planner, 264-7483
Ellie Buford, Principal Planner, 264-5935

FOR CITY COUNCIL MEETING OF: October 28, 2003 (afternoon session)

SUMMARY: The California Regional Water Quality Control Board (RWQCB) is requiring the City to update the Corrective Action Plan for the Meadowview Community Center. To do so the RWQCB is in turn requiring the City to better define the characteristics of the perchloroethylene (PCE) and gasoline plumes in the groundwater under the site. This staff report requests City Council approval of a contract with *Lee & Ro, Inc.* to develop and provide this information to the RWQCB.

COMMITTEE/COMMISSION ACTION: None.

BACKGROUND: The Samuel C Pannell Meadowview Community Center was built on property the City purchased in 1992. The prior uses on the site included a gas station and

two dry cleaning facilities. Both former uses resulted in gasoline and PCE (a dry cleaning solvent) contamination of the groundwater and soil under the site. Since the purchase the City has been responsible for remediation of the contamination at the site and reports to the RWQCB on a quarterly basis.

Since 1993 the City has installed a total of 25 sampling and contaminant extraction wells at the site. The PCE soil vapor extraction system (SVES) has removed 153 pounds of gasoline and 187 pounds of PCE. The gasoline SVES has removed 2,500 pounds of petroleum hydrocarbons. The groundwater extraction system has removed 15.7 pounds of PCE. The originally estimated time for complete extraction of the PCE was 41 years for a present cost of approximately 1.2 million dollars. Estimated time for complete extraction of gasoline was 6 years for a present cost of approximately \$260,000.

In April 2003, after reviewing the City's February 2003 Corrective Action Plan the RWQCB asked the City to provide a workplan that would facilitate additional definition to the lateral and vertical extent of the PCE contamination. The RWQCB also requested that the City define the capture zone created by one of the extraction wells. The City's consultant, in consultation with the Board, prepared the workplan and cost estimate for compliance with the RWQCB request. That workplan includes the installation of eight new sampling wells, short-term contaminant extraction at one existing well, and 5 "grab samples." The additional cost is estimated at \$180,092 including a ten percent contingency. On August 28, 2003 the RWQCB approved that workplan and requested an aggressive 3 month schedule. Staff has subsequently requested a two month grace period to allow for contract approval and funding.

FINANCIAL CONSIDERATIONS: A Capital Improvement Program (comprised of CB27 and CB28 for PCE and gas, respectively) was established in 1993 to provide a funding mechanism for remediation work in compliance with the RWQCB Corrective Action Plan. The consultant projects that two-thirds of the cost of this latest work will be for PCE sampling and reporting; the remainder will be for gasoline sampling and reporting. The CIP (CB27) currently has an unencumbered balance of \$374,000 for PCE removal. The CIP (CB28) currently has an unencumbered balance of \$300,000; expenses thereto are partially reimbursed from the state's Underground Storage Tank fund. All expenses anticipated by *Lee & Ro, Inc.* would be split: two-thirds to CB27 and one-third to CB28.

ENVIRONMENTAL CONSIDERATIONS: Approval of the this agreement is not subject to any provisions of the California Environmental Quality Act. Continuing remediation of the groundwater contamination is mitigation adopted as part of the 1993 Negative Declaration for the City's acquisition of the former service station site.

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POLICY CONSIDERATIONS: Per Sacramento City Code, Chapter 58.02.202 and City Managers memorandum dated July 30, 1993 (*Authority for Execution of Contracts - Revision*), the City Council must approve contracts wherein total costs (including supplemental agreements) exceed \$100,000.

ESBD CONSIDERATIONS: *Lee & Ro, Inc.* is a City of Sacramento certified SBE firm.

Respectfully submitted,



GARY L. STONEHOUSE
Planning Director

RECOMMENDATION APPROVED:

ROBERT P. THOMAS
City Manager

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RESOLUTION NO. 2003-752

ADOPTED BY THE SACRAMENTO CITY COUNCIL
ON THE DATE OF _____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH LEE & RO, INC. IN THE AMOUNT OF \$180,092.00 FOR THE COMPLETION OF TASKS NECESSARY FOR CONTAMINANT PLUME CHARACTERIZATION AT THE SAMUEL C. PANNELL MEADOWVIEW COMMUNITY CENTER; CIP CB27 AND CB28.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The City Manager is hereby authorized to enter into a professional services agreement in the amount of \$180,092 with *Lee & Ro, Inc.* for the completion of tasks necessary for contaminant plume characterization at the Samuel C. Pannell Meadowview Community Center.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.:

DATE ADOPTED: