



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2604  
www.CityofSacramento.org

CONSENT  
August 28, 2007

Honorable Mayor and  
Members of the City Council

**Title: Agreement: North Area Corporation Yard Site Remediation (CB96)**

**Location/Council District:** 918 Del Paso Road, Sacramento County

**Recommendation:** Adopt a **Resolution:** 1) accepting a proposal from Geomatrix Consultants, Inc. for the preparation of a final remediation plan for the North Area Corporation Yard; and 2) authorizing the City Manager to execute an agreement with Geomatrix Consultants, Inc. to prepare a final remediation plan for the North Area Corporation Yard in an amount not to exceed \$86,735.

**Contact:** Chein Kao, Program Manager, 808-8430, Cynthia Kranc, Facilities Manager, 808-2258.

**Presenters:** None

**Department:** General Services

**Division:** Facilities and Real Property Management

**Organization No:** 3285

### **Description/Analysis:**

**Issue:** On June 10, 2003, the City Council adopted Resolution No. 2003-362, purchasing the property at 918 Del Paso Road for use as a North Area Corporation Yard (NACY). The property was formerly owned by Consolidated Freightways, a trucking company. There was known underground contamination at the fuel site from a documented diesel fuel release in 1987. Additional remediation is required to clean up the contaminated soil and groundwater that were discovered after tank removal including the investigation of a newly discovered fuel oxygenates plume and the initiation of an on-site treatment system to keep the plume from migrating. The City is required to clean up this contamination under State law.

Through a competitive Request for Proposal (RFP) process, Geomatrix Consultants, Inc. was selected by an independent selection committee for the preparation and implementation of a final remediation plan (the Plan). Staff recommends proceeding with preparation and implementation of the Plan in a phased approach. Phase I will be preparation of the Plan, which will include an

estimated cost to implement site clean up. Phase II will be implementation of site clean up. This report recommends accepting the proposal from Geomatrix Consultants, Inc. and executing a professional services agreement for preparation of the Plan in an amount not to exceed \$86,735. Based on an approved Plan, staff will return to City Council for authorization to begin Phase II implementation of site clean up.

**Policy Considerations:** The proposed action is consistent with the City's strategic goal to improve and expand public safety.

**Environmental Considerations:** The preparation and implementation of the Plan will be conducted under the oversight authority of California Regional Water Quality Control Board, Central Valley Region (CRWQCB) and is generally exempted from CEQA requirements pursuant to Section 15061(b)(3). Exemption 15061(b)(3) consists of an activity covered by the general rule that CEQA applies only to projects which have the potential for causing a significant negative effect on the environment.

**Rationale for Recommendation:** The City of Sacramento has expended approximately \$675,000 in the remediation of petroleum contamination at NACY since the purchase of the site in 2003. Under the direction of CRWQCB, the City is required to select an environmental consultant to prepare and implement a final remediation plan. The proposal from Geomatrix Consultants, Inc. includes a performance guarantee and has the highest degree of certainty for success among all proposals.

**Financial Considerations:** Sufficient funding is available within the NACY Remediation capital improvement project (CB96) to execute the agreement with Geomatrix Consultants, Inc. for preparation of a final remediation plan in an amount not to exceed \$86,735. Based on initial estimates it is likely that the cost to implement the Plan for site clean up will exceed the remaining budget within CB96. After preparation and approval of the Plan, staff will report back to City Council with the cost estimate to implement the Plan, financing considerations, and for authorization to proceed with implementation of site clean up.

**Emerging Small Business Development (ESBD):** Geomatrix Consultants, Inc. is not certified as an emerging/small business enterprise. Through the third quarter of FY2006/07 the Department of General Services has achieved an ESBD percentage of 65%.

Respectfully Submitted by: Reina Schwartz  
for Cynthia Kranc  
Facilities Manager

Approved by: Reina Schwartz  
Reina Schwartz  
Director, Department of General Services

Recommendation Approved:

for Ray Kerridge  
Ray Kerridge  
City Manager

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**Attachment 1**

**BACKGROUND INFORMATION:**

On June 10, 2003, the City Council adopted Resolution No. 2003-362, purchasing the property at 918 Del Paso Road for use as a North Area Corporation Yard (NACY) for City operations. The property was formerly owned by Consolidated Freightways, a trucking company. Six underground storage tanks used to store fuel, oil, waste oil, and antifreeze existed on the site. There was known underground contamination at the fueling station site from a documented diesel fuel release in 1987. The City of Sacramento did not fill or use any of the underground storage tanks from the date of purchase.

In December 2004, the City contracted with Blymyer Engineers, Inc., to resume monitoring of ground water and to provide specification and scope for development of a final remediation plan. The first quarterly monitoring report was submitted in March 2005.

On October 7, 2005, three underground storage tanks at diesel tank site were removed. Diesel contamination under tanks, dispensers, piping and in backfill (pea gravel) at diesel tank site was detected. Pea gravel was removed and disposed of.

On October 17, 2005, three additional underground storage tanks were removed from the Maintenance Shop site. Ethylene glycol and waste motor oil contamination was detected under the tanks. The tank pit was over excavated and re-sampled. Samples indicated no contamination. The pit was filled with clean fill and paved over.

In a letter dated June 30, 2006, the California Regional Water Quality Control Board, Central Valley Region (CRWQCB) directed the City to keep CRWQCB apprised of the selection status of an new environmental consultant through Request for Proposals (RFP) and to submit second quarter 2006 groundwater and sampling report by August 31, 2006.

On August 16, 2006, the NACY site was accepted into the State Water Resources Control Board's Orphan Site Cleanup Account Program, established by Assembly Bill 1906. The fund provides reimbursement of eligible underground storage tank cleanup costs of up to \$1.5 million per site.

On June 4, 2007, the Department of General Services released a RFP for the preparation and implementation of a final remediation plan for NACY through the City's bid website.

On June 29, 2007, staff received four proposals, and the proposal from Geomatrix Consultant, Inc. was deemed the best proposal for the preparation and implementation of a final remediation plan at NACY.

**RESOLUTION NO.2006-XXXX**

Adopted by the Sacramento City Council

**August 28, 2007**

**AUTHORIZING ACTIONS RELATED TO THE NORTH AREA CORPORATION YARD REMEDIATION**

**BACKGROUND**

- A. On June 10, 2003, the City Council adopted Resolution No. 2003-362, purchasing the property at 918 Del Paso Road for use as a North Area Corporation Yard (NACY) for City operations. The property was formerly owned by Consolidated Freightways, a trucking company. Six underground storage tanks used to store fuel, oil, waste oil, and antifreeze existed on the site. There was known underground contamination at the fueling station site from a documented diesel fuel release in 1987.
- B. The City is required under State law to clean up the contamination at NACY. Under the direction of the California Regional Water Quality Control Board, the City is required to select an environmental consultant to prepare and implement a final remediation plan.
- C. On August 16, 2006, the NACY site was accepted into the State Water Resources Control Board's Orphan Site Cleanup Account Program, established by Assembly Bill 1906. The fund provides reimbursement of eligible underground storage tank cleanup costs of up to \$1.5 million per site.
- D. On June 4, 2007, the Department of General Services released a Request for Proposals for the preparation and implementation of a final remediation plan for NACY through the City's bid website.
- E. On June 29, 2007, staff received four proposals. The proposal from Geomatrix Consultant, Inc. was deemed by an independent selection committee to be the best proposal for the preparation and implementation of a final remediation plan at NACY.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

- Section 1. The proposal from Geomatrix Consultants, Inc. for the preparation of a final remediation plan for the North Area Corporation Yard is accepted.
- Section 2. The City Manager is authorized to execute an agreement with Geomatrix Consultants, Inc. in an amount not to exceed \$86,735 for the preparation of a final remediation plan for the North Area Corporation Yard.