



**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



3

April 25, 1989

Budget and Finance Committee  
of the City Council  
Sacramento, CA

Honorable Members in Session:

SUBJECT: Request to Enter Into a Performance Contract to  
Decontaminate the Groundwater at the Broadway and  
Stockton Site - Oak Park Redevelopment Area


SUMMARY

The attached report is submitted to you for review and  
recommendation prior to consideration by the Redevelopment  
Agency of the City of Sacramento.

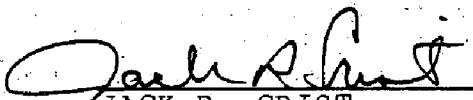
RECOMMENDATION

The staff recommends approval of the attached resolutions  
approving the contract.

Respectfully submitted,

  
ANDREW J. PLESCIA  
Acting Executive Director

TRANSMITTAL TO COMMITTEE:

  
JACK R. CRIST  
Deputy City Manager

Attachment



# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



3

April 17, 1989

Redevelopment Agency of the  
City of Sacramento  
Sacramento, California

Honorable Members In Session:

**SUBJECT:** Request to Enter Into a Performance Contract to  
Decontaminate the Groundwater at the Broadway and  
Stockton Site in the Oak Park Redevelopment Project  
Area

## SUMMARY

This staff report recommends the Agency enter into a performance contract to decontaminate the groundwater at the Broadway and Stockton Site in the Oak Park Redevelopment Area (APN: 014-163-12, 13, 14, 15 and 16).

## BACKGROUND

The subject site is comprised of five parcels and is located in the Oak Park Development Assistance Target Area as identified in the Oak Park Redevelopment Plan Update and Oak Park Implementation Strategy adopted March 25, 1985. A description and map of the site is attached as Exhibit 1. Studies indicate that the block in which these parcels are located is an economically viable site for commercial development and if so developed, has the potential to generate additional commercial spin-off development. The parcels are zoned for commercial use.

Because of the key location of this site, the Agency initiated efforts to acquire the property in 1984. A just compensation determination based on a Member of the Appraisal Institute (MAI) appraisal of the site and building (and a goodwill appraisal) was established at \$230,000. Because the Agency was unable to negotiate sale of the property, the Agency adopted a Resolution of Necessity on July 29, 1986 authorizing acquisition by eminent domain. The Agency currently has possession of the site and a court date is pending to establish the fair market value.

4-25-89 (1)  
D-5

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

3

Redevelopment Agency of the  
City of Sacramento  
April 17, 1989  
Page 2

In May 1989, staff will present to the Oak Park Project Area Committee and to the Commission a staff report requesting the Agency to distribute a Request for Proposal for the development of the site.

## Hazardous Waste Clean-up

A previous gas station in operation on the site has resulted in a current need for hazardous waste clean up. Sterling Holloway III, Inc., the general contractor who was awarded the demolition and tank removal contract in the Spring of 1987, subcontracted with Tilford and Hall, a professional engineering firm, to perform the testing required by the tank removal process and to manage any hazardous wastes on the site.

Since the soil surrounding the tanks was found to be contaminated, Tilford and Hall performed an analysis of the site to: 1) determine the extent of the soil contamination, 2) formulate and monitor a plan to remediate the soil's contamination, and 3) test the groundwater for contamination.

All soil contamination at the site has been successfully treated. However, when the groundwater was found to be contaminated, staff has determined the necessity to contract directly with Tilford and Hall to define the extent of the groundwater contamination. Tilford and Hall have identified the extent of groundwater contamination and have designed a remediation plan which is ready for implementation.

That plan essentially consists of complete engineering and construction services necessary to supply and install all system components for toxic extraction, treatment, and disposal. The proposed system would include a minimum of one and possibly two extraction wells using total fluid pumps. The groundwater will be discharged to a treatment system employing separation tanks and an air stripping tower. The treated water will be monitored for gasoline constituents, filtered if necessary using disposable carbon filters, and then discharged to the combined sewer/storm drain.

Because of their expertise and experience with this type of work and because of their familiarity with this project, staff recommends that we expand our contract with Tilford and Hall to implement this remediation plan. The cost of these services is \$95,700. We have researched this price and believe it to be very competitive given the cost of these services provided elsewhere. (Estimates from two other firms were in fact substantially higher at \$164,000 and \$150,000, respectively.)

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

3

Redevelopment Agency of the  
City of Sacramento  
April 17, 1989  
Page 3

## FINANCIAL DATA

The demolition and cleanup of the Broadway and Stockton Site is being funded by Oak Park's Project Area Tax Increment Funds. To date, total costs for demolition and site clean up equal \$135,200. These costs include \$35,000 for demolition and tanks removal, \$41,600 for testing and clean-up of the contaminated soil, and \$58,600 for testing groundwater contamination. Tilford and Hall's proposed cost to complete the decontamination of the groundwater require a reallocation of funds in the amount of \$95,700 (Exhibit 2). Funds are available in cost center A00736 (Project Blance: \$424,335) for this contract.

## ENVIRONMENTAL REVIEW

This proposed action is exempt from CEQA per section 15308, Class 8. The regulatory process involved in implementation of the Remedial Action Plan includes procedures for protection of the environment.

## POLICY IMPLICATION

This recommended action is consistent with Agency policy including the Oak Park Redevelopment Plan and Implementation Strategy.

## MBE/WBE Efforts

Efforts will be made to encourage the firm of Tilford and Hall to include MBE and WBE participation as subcontractors in the decontamination of the site.

## VOTE AND RECOMMENDATION OF OAK PARK PROJECT AREA COMMITTEE (PAC)

At their April 5, 1989 general meeting the PAC considered the recommendations presented in this report. The commission and Council will be notified of their recommendation.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

3

Redevelopment Agency of the  
City of Sacramento  
April 17, 1989  
Page 4

## VOTE AND RECOMMENDATION OF COMMISSION

At its meeting of April 17, 1989, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolutions. The votes were as follows:

AYES: Amundson, Pernel, Moose, Sheldon, Simpson, Strong,  
Wooley, Yew, Wiggins  
NOES: None  
ABSENT: None NOT PRESENT TO VOTE: Simon

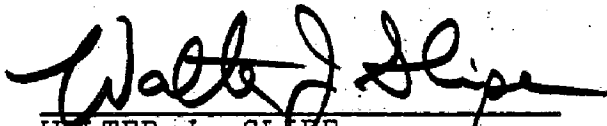
## RECOMMENDATION

Staff recommends that the Agency enter into an agreement with the firm of Tilford and Hall to decontaminate the groundwater on the Broadway and Stockton site.

Respectfully submitted,

  
ANDREW J. PLESCIA  
Executive Director

TRANSMITTAL TO COUNCIL:

  
WALTER J. SLIVE  
City Manager

Contact Person: Anne Moore, 440-1315

0846Q

# RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO  
ON DATE OF

Contract to Decontaminate the Groundwater at the  
Broadway and Stockton Site in the  
(Oak Park Redevelopment Project Area)

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY  
OF SACRAMENTO:

Section 1: The Acting Executive Director is hereby  
authorized to execute an agreement in a form approved by Agency  
with the firm of Tilford and Hall, professional engineers, to  
decontaminate the groundwater on the Broadway and Stockton  
site, described in Exhibit 1 attached for a total contract cost  
not to exceed \$95,700.

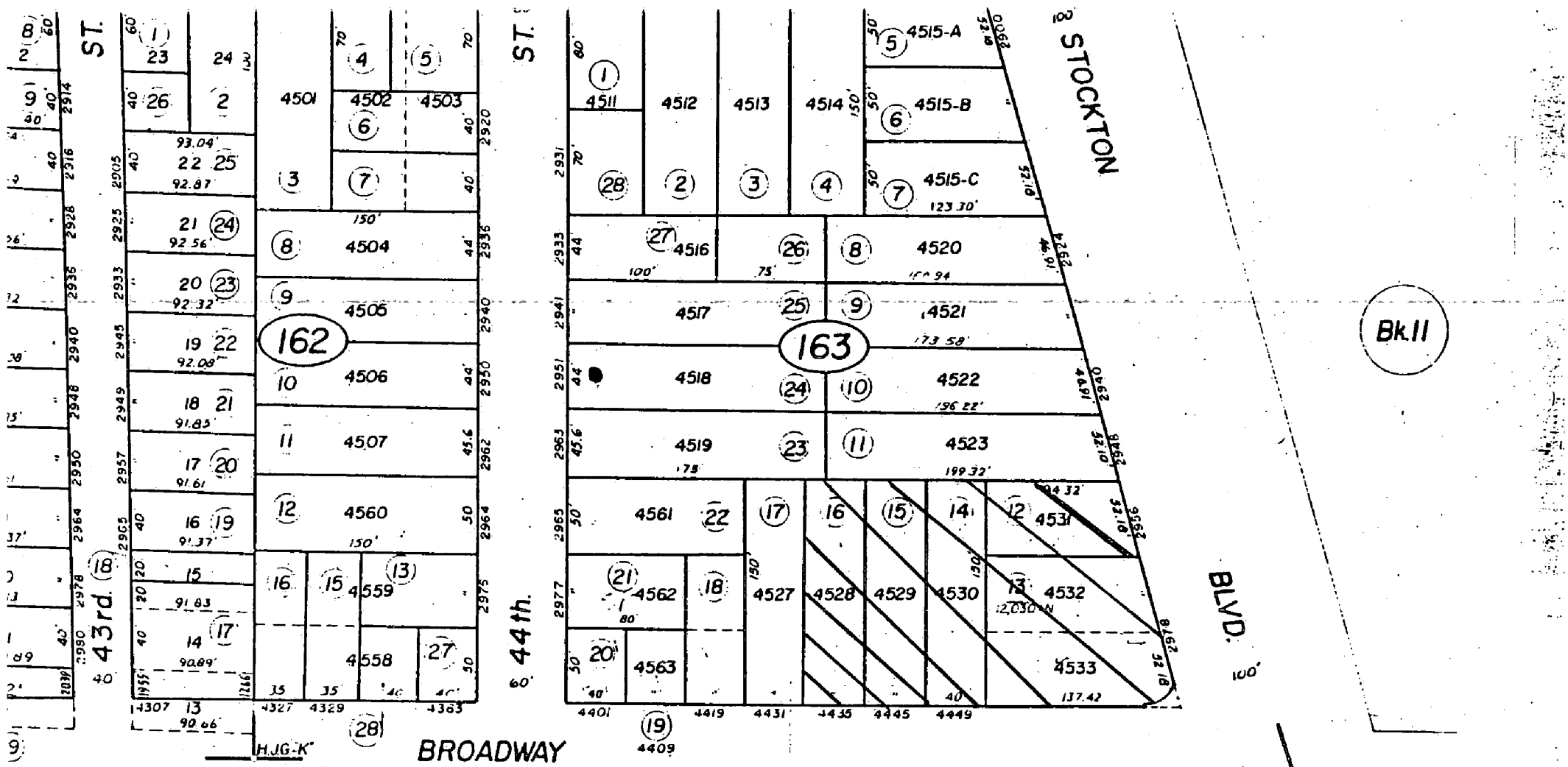
\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
ASSISTANT SECRETARY

EXHIBIT 1

Lots 014-163-12, 13, 14, 15 and 16 as shown on the "Amended Plat of H.J. Goethe Company's Addition "K" to Sacramento", Recorded in Book 14, page 16, records of said County.



NOTE—Assessor's Block Numbers Shown in Ellipses.

CITY OF SACRAMENTO  
 Assessor's Map Bk. 14 -Pg.16  
 County of Sacramento, Calif.

EXHIBIT 1

3

EXHIBIT 2

COST SUMMARY

<u>TASK</u>	<u>COST</u>
Project Management	\$ 6,800.00
Engineering Design	6,400.00
Drafting	2,000.00
Permits	1,500.00
Subtotal	\$16,700.00
Construction Management	\$ 4,000.00
Labor	10,000.00
Construct Recovery/Monitoring Wells	20,000.00
Construct Treatment System	20,000.00
Electrical/Process Controls	10,000.00
Subtotal	\$64,000.00
TOTAL ESTIMATED CONSTRUCTION COST	\$80,700.00
Monitoring/Sampling Program (6 months)	
Laboratory Analysis	\$12,000.00
Manpower	3,000.00
Total Monitoring Cost	\$15,000.00
Total Project Cost	\$95,700.00

1100WPP2(295)