



APPROVED
BY THE CITY COUNCIL

MAR 31 1998

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AG 98-013
AG 98-014

NEIGHBORHOODS,
PLANNING AND DEVELOPMENT
DEPARTMENT

CITY OF SACRAMENTO
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March 16, 1998

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: PROFESSIONAL SERVICES AGREEMENTS FOR QUARTERLY
GROUNDWATER MONITORING AND LABORATORY ANALYSES, AND A
HEALTH RISK ASSESSMENT TO BE CONDUCTED AT THE COLFAX YARD**

**LOCATION/COUNCIL DISTRICT: 2225 Colfax Street. Project Site Bounded by Arden Way,
Colfax Street and Sacramento Northern Railroad Tracks.
District 2**

RECOMMENDATION:

This report recommends that the City Council approve two Professional Services Agreements; the first, for Quarterly Groundwater Monitoring, in the amount of \$16,900, and the second, for a Risk Assessment is in the amount of \$16,000.00. The two agreements total \$32,900.00.

CONTACT PERSON: Ava R. Langston-Kenney, Toxics Program Coordinator, 264-7621

FOR CITY COUNCIL MEETING OF: March 31, 1998

SUMMARY:

Kennedy/Jenks Consultants was contracted in 1996-1997 to conduct on and off site soil gas investigations of the Colfax Yard to locate a source of halogenated volatile organic compounds (HVOCs), principally trichloroethene (TCE), a solvent. These two soil gas investigations totaled

\$98,164.00. No source of TCE has been found on the site. The soil gas investigations indicated that off site sources exist. Quarterly groundwater monitoring has been required by the Regional Water Quality Control Board (RWQCB) since 1994. In anticipation of the redevelopment of the Colfax Yard it is necessary that a health risk assessment be performed on the site to assist City staff in the determination of the highest and best reuse of the site.

Because the total cost of the contracts issued to Kennedy/Jenks for the Colfax Yard Project exceeds \$100,000.00, this report recommends that the City Council approve two Professional Services Agreements; the first, for Quarterly Groundwater Monitoring, in the amount of \$16,900.00, and the second, for a Risk Assessment is in the amount of \$16,000.00.

COMMITTEE/COMMISSION ACTION: No action was required for this report.

BACKGROUND INFORMATION:

In 1964, the City of Sacramento acquired the Colfax Yard as a part of the annexation of the City of North Sacramento. During the removal of fuel tanks in 1993-1994, gasoline and halogenated volatile organic compounds (HVOCs), principally trichloroethene (TCE), a solvent, were found to be contaminating groundwater on some areas of the site. City staff had no knowledge of TCE being used on the site, and there is no historical record that the City of North Sacramento ever used TCE at the site. Quarterly groundwater monitoring of this site has been required by the Regional Water Quality Control Board (RWQCB) since 1994.

Kennedy/Jenks Consultants was contracted to conduct soil gas investigations to locate the source of the TCE contaminating groundwater. Since 1996, a total of \$98,164.00 has been expended on soil gas investigations and quarterly monitoring required by the Regional Water Quality Control Board (RWQCB). No source of TCE has been found on the site. The soil gas investigations indicate that off site sources exist. City staff are negotiating with the RWQCB to reduce or discontinue its HVOC groundwater monitoring requirement.

The sources of gasoline groundwater contamination were the tanks that had been removed. Gasoline and its associated constituents have been absent from groundwater for three quarters. The RWQCB requires that four quarters of groundwater monitoring, where none of the target contaminant is detected, be performed before a No Further Action Letter for site remediation can be issued. Therefore, the City is likely to have only one more quarter of gasoline and its constituents groundwater monitoring to perform before remediation of this contaminant is complete.

In anticipation of the redevelopment of the Colfax Yard site, City staff are gathering information as to its the highest and best reuse. A critical portion of this information is the determination of what risks of toxic exposure exist on the property given various landuse scenarios. A Health Risk Assessment provides that information.

FINANCIAL CONSIDERATIONS:

These contracts are funded by Fleet and Facilities Management Division CIP No. CA91. Development Office. The contracts total \$36,900.00. No increase to the CIP budget is required.

ENVIRONMENTAL CONSIDERATIONS:

This action does not constitute a project under CEQA per Guideline Section 15378(a)(2).


POLICY CONSIDERATIONS:

Per Sacramento City Code, Chapter 58.02.202 and City Managers Memorandum, dated JUL 30, 1993, *Authority For Execution of Contracts - Revision*, the City Council must approve contracts which total costs exceed \$100,000.00.

MBE/WBE EFFORTS:

Kennedy/Jenks Consultants, a local company, was awarded the contract through the Environmental Consultant Short List which was approved by City Council, April 16, 1996, Item 1.7. Kennedy/Jenks Consultants is not a MBE/WBE.


Respectfully Submitted,



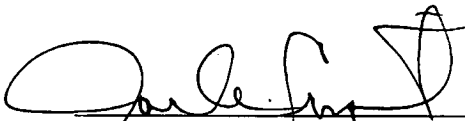
GARY STONEHOUSE, Director,
Planning Division

RECOMMENDATION APPROVED:

APPROVED:



WILLIAM H. EDGAR
CITY MANAGER



JACK CRIST, Deputy City Manager
Neighborhoods, Planning and Development Services
Department