



APPROVED
BY THE CITY COUNCIL

SEP 22 1998

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CITY CLERK

AG 98-160
AG 98-161

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NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

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September 8, 1998

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: ADOPTION OF RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE PROFESSIONAL SERVICES' AGREEMENTS WITH LEE AND RO, INC., AND JOHN J. TOMKO TO CONDUCT TOXIC REMEDIAL SERVICES AT THE SAMUEL C. PANNELL - MEADOWVIEW COMMUNITY CENTER

LOCATION AND COUNCIL DISTRICT: Meadowview Road and 24th Street
District 8

RECOMMENDATION:

Staff recommends that City Council, by resolution, authorize the City Manager to execute Professional Services' Agreements with Lee and Ro, Inc., for an amount not to exceed \$63,000.00 and with John J. Tomko, for an amount not to exceed \$68,356.00 for professional services to remediate the soil and groundwater contamination at the Samuel C. Pannell - Meadowview Community Center.

CONTACT PERSON: Ava Langston-Kenney, Toxics Program Coordinator

FOR COUNCIL MEETING OF: September 22, 1998

SUMMARY

This report recommends that a contract be awarded to Lee and Ro, Inc., to conduct pre-design investigations for the remediation of soils and groundwater. This work will include the installation of three monitoring wells, the performance of a step and long-term aquifer pump test, and the preparation of a field investigation report on these activities. This report also recommends that a contract be awarded to John J. Tomko to provide technical project management services associated with these pre-design investigations, oversight and coordination of remediation activities being performed by

Department of Utilities' personnel, and monitoring and reporting tasks associated with regulatory oversight/permits for this project.

BACKGROUND INFORMATION

- Soil and groundwater are contaminated with gasoline from a former gasoline station, and with PCE (perchloroethylene - a dry cleaning solvent) from two former dry cleaners. Gasoline groundwater contamination extends about 800 feet from the source. PCE groundwater contamination extends approximately 2600 from the sources.
- Twenty-five monitoring wells have been installed at this site. Monitoring wells are being sampled quarterly pursuant to a Monitoring and Reporting Program Order (No. 95-810) issued by the Central Valley Regional Water Quality Control Board.
- At both source areas, soil vapor extraction and groundwater sparging remediation systems (SVE/AS) have been installed.
- The SVE/AS system at the dry cleaners source area was started-up on August 20, 1996, and is currently being operated and maintained by Department of Utilities' personnel. The system has been operational for 458 days, and has removed approximately 203.9 pounds of PCE and 147.6 lbs of gasoline from the subsurface. Also, the PCE level has dropped in the groundwater at the source from 46,000 ppb to 1500 ppb.
- Lee and Ro Inc. completed the final Feasibility Study for this site in May 1998.
- The recommended remedial plan for the dry cleaners site includes the continued operation of the SVE/AS, groundwater extraction and treatment from five extraction wells. Estimated time for PCE plume remediation is 41 years at a present worth cost of 1.2 million dollars.
- The recommended remedial plan for the gasoline site is passive (intrinsic) remediation of the gasoline plume. Estimated time for gasoline plume passive remediation is 22 years at a present worth cost of \$197,000.
- A pre-design phase that includes the installation of three shallow zone monitoring wells at the downgradient boundary of the PCE plume, and the conductance of a step and long-term aquifer pump test, are required prior to the design and implementation of the remedial action plans.
- A detailed report describing the current status of all ongoing activities associated with this project is provided (Exhibit A).

ENVIRONMENTAL CONSIDERATIONS

The implementation of remediation efforts at the project site will carry out the mitigation adopted as a part of the April 1993 Negative Declaration for the acquisition of the former service station site. Under the provisions of the mitigation measure adopted for this project, the City will obtain the approvals required by all local and State agencies for the preparation and implementation of a remediation plan to clean the site. No additional environmental review is required for implementation of the remediation plan.

FINANCIAL CONSIDERATIONS

Sufficient funds are from CIP Fund 704-500-CD24-4802 and CIP Fund 512-500-CD24-4802 for this project.

POLICY CONSIDERATION

This action is consistent with Chapter 58, Article III, Section 58.301 of the City Code governing advertising and bidding requirements.

MBE/WBE

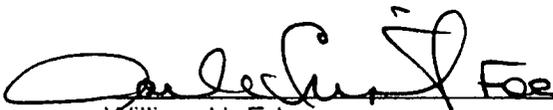
Lee and Ro Inc. is a MBE Environmental Consultant. John J. Tomko is a local Environmental Consultant.

Respectfully submitted,



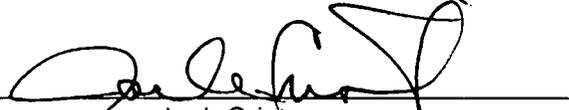
Ava R. Langston-Kenney
Toxics Program Coordinator

APPROVED:



William H. Edgar
City Manager

RECOMMENDATION APPROVED:



Jack Crist
Deputy City Manager

EXHIBIT A

MEADOWVIEW COMMUNITY CENTER SITE REMEDIAL INVESTIGATIONS STATUS

Dry Cleaners' Site

Four phases of the Remedial Investigation (RI) have been completed for this site. A detailed summary of this work is described in the 1997 Annual Monitoring Report submitted to the Board on July 23, 1997. RI work to be completed this summer includes the installation of three shallow zone monitoring wells and the conductance of a long-term aquifer pump test on EW-1 (See Feasibility Study section below).

Gasoline Station Site

Four phases of the Remedial Investigation (RI) have been completed for this site. A detailed summary of this work is described in the 1997 Annual Monitoring Report submitted to the Board on July 23, 1997. The areal and vertical extent of the hydrocarbon plume has been delineated. Therefore, except for the quarterly monitoring program, no additional RI work is contemplated at this time.

QUARTERLY MONITORING WELL SAMPLING

Twelve quarters of the monitoring well sampling program pursuant to the Regional Board's Monitoring and Reporting Program No. 95-810 have been completed. Order No. 95-810 requires that an Annual Monitoring Report be submitted by January 30 of each year. However, since the Meadowview monitoring well sampling program began in June of 1995, board staff has agreed that Annual Reports could be produced and submitted to the Board by July 30th of each year.

The 3rd Annual Monitoring Report has been prepared. The report includes a groundwater contour map, iso-concentration contour maps for PCE and TPH(g), and laboratory data sheets for the June 1996 data; and summary tables of all historical data collected at this site.

FEASIBILITY STUDY (FS) STATUS

The December 6, 1993 RI/FS report (previously submitted to the Board) contained a preliminary feasibility study (FS) for the remediation of on-site contaminated soil and groundwater from the former dry cleaners' site and the former gasoline station site. This FS was conducted prior to the full delineation of the PCE and petroleum hydrocarbon contaminant plumes to enable the City to install on-site underground pipes that may be

necessary for some future (worst case) remedial action, and hence not unnecessarily delay the construction of the Meadowview Community Center.

The preliminary FS recommendation for source remediation included soil vapor extraction with air sparging of groundwater at both sites. Horizontal vapor extraction wells and air sparging wells have been installed at both source areas as discussed below. Also, underground pipes from these wells to an on-site treatment building (also constructed) were installed.

The preliminary FS recommendation for on-site groundwater remediation included the installation of five extraction wells. Extracted groundwater would be pumped from these wells through underground pipes to the on-site treatment building for treatment and disposal to the sanitary sewer. Underground piping to these proposed extraction well locations to the treatment building were installed as part of the Community Center construction contract. However, extraction wells were not installed. The extraction wells were to be installed after the final FS is completed and the most cost-effective groundwater remediation plan is determined.

Lee and Ro, Inc. were awarded a contract by City Council on April 28, 1997 to conduct the final FS. The final FS was submitted to the Board on February 4, 1998. Board comments on the final FS dated March 6th were responded to, by the city, in a letter dated March 26th, and discussed at a meeting with the Board staff on April 30th. The one remaining outstanding issue, the modeling of the gasoline alternatives, was addressed in a letter to Board staff from Lee and Ro, Inc. dated May 29, 1998. The recommended remedial actions for the dry cleaners site includes the continued operation of the SVES/AS, the installation and operation of five groundwater extraction wells (see attached Figure 5-1), and the treatment of extracted groundwater to non-detectable levels with discharge of effluent to the sanitary sewer system. Estimated time for PCE plume remediation is 41 years at a present worth cost of 1.2 million dollars. For the gasoline station site the recommended remedial action is passive (intrinsic) remediation of the gasoline plume. However, this recommendation will be reassessed in the fall of 1999 (the expected termination time of the SVES/AS system at the dry cleaners's site). If benzene levels at the source area have not decreased significantly by this time, then active remediation (SVE or enhanced bio-remediation) will be implemented. Estimated time for gasoline plume passive remediation is 22 years at a present worth cost of \$197,000. Estimated time for gasoline plume active remediation is 7 years at a present worth cost of \$260,000.

The final FS also recommended pre-design studies/investigations including the installation of three shallow zone monitoring wells at the downgradient boundary of the PCE plume, the conductance of a long-term aquifer pump test, and the sampling of soils at the PCE source area. At the Board meeting held on April 30th, it was agreed that the soil sampling at the PCE source area should be postponed until the SVES/AS remediation is completed (estimated in fall of 1999). Lee and Ro, Inc. are expected to initiate the pre-design work

by September 20thst. Field work is expected to commence by the October 15th. An investigation report on these activities will be submitted to the Board by January 15, 1998.

SOURCE REMEDIATION PROJECTS

Former Dry Cleaners Source Area

Three horizontal vapor extraction wells (100 feet long, and approximately 15 feet deep) were installed by the contractor for the Community Center per plans and specifications developed by Kleinfelder, Inc. The Meadowview Community Center contractor also connected these horizontal vapor extraction wells and an existing vertical vapor extraction well (VEW-3) to the onsite treatment building with underground pipelines. In addition, one air sparging well was also installed per plans and specifications and likewise piped to the treatment building. The treatment building construction was also part of the Community Center construction contract. The installation of the remedial facilities was by Azteca Construction. Inspection activities were conducted City inspectors.

Kleinfelder was awarded a contract to install a soil vapor extraction and treatment system on January 12, 1996. An Interim Remedial Workplan was submitted to the Regional Board on April 15, 1996. The Board approved this workplan in a letter dated April 26, 1996. The system startup was on July 5, 1996. Since startup, approximately 195.6 pounds of PCE and 138.4 lbs of TPH(g) have been removed from the subsurface. Twelve progress reports on the operation of the SVES/AS system has been submitted to the Board. The latest report dated April 27, 1998 notified the Board that the system was shutdown on April 3, 1998 due to rising ground waters that could have jeopardized the successful and safe operation of this system. The system as of April 3, 1998 had been operational for 430 days. The SVES/AS system has been very successful in reducing the PCE levels in monitoring wells near the source area. W-1B, located adjacent to the dry cleaners' site has had a reduction in PCE from 46,000 ppb to 2100 ppb since startup. The SVES/AS system was restarted on July 9, 1998. Monthly progress reports will again be submitted to the Board.

Former Gasoline Station Site

Six deep horizontal vapor extraction wells (total length of 259 feet, and approximately 20 feet deep), and one shallow vapor extraction well (length of 18 feet, and approximately 10 feet deep) were installed by City of Sacramento Department of Utility forces per plans developed by John Tomko. The City forces also connected these horizontal vapor extraction wells and an existing vertical vapor extraction well (VEW-1) to an onsite treatment building with underground pipelines. In addition, three air sparging wells, installed by Kleinfelder, were also piped to the treatment building.

The recommended remedial action is passive (intrinsic) remediation of the gasoline plume.

However, this recommendation will be reassessed in the fall of 1999 (the expected termination time of the SVES/AS system at the dry cleaners's site). If benzene levels at the source area have not decreased significantly by this time, then active remediation (SVE or enhanced bio-remediation) using the existing remediation facilities will be initiated.

APPROVED
BY THE CITY COUNCIL

SEP 22 1998

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 98-483

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE PROFESSIONAL SERVICES' AGREEMENTS WITH LEE AND RO. INC, IN THE AMOUNT OF \$63,000.00, AND JOHN J. TOMKO IN THE AMOUNT OF \$68,356.00 TO CONDUCT REMEDIAL SERVICES AT THE SAMUEL C. PANNELL MEADOWVIEW COMMUNITY CENTER

BE IT RESOLVED BY THE SACRAMENTO CITY COUNCIL THAT:

1. The City Manager is hereby authorized to enter into a contract with Lee and Ro, Inc., for an amount of \$63,000.00 for the performance of pre-design studies at the Meadowview Community Center site.
2. The City Manager is hereby authorized to enter into a contract with John J. Tomko for an amount of \$68,356.00 for the remedial oversight services at the Meadowview Community Center site.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____