



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

CONSENT
July 13, 2010

Honorable Mayor and
Members of the City Council

Title: Establishing a Capital Improvement Project: Colfax Maintenance Yard Toxic Cleanup Recertification Project (C13001800)

Location/Council District: 2225 Colfax Street / Council District 2

Recommendation: Adopt a **Resolution:** 1) approving the establishment of a Capital Improvement Project (CIP) for the Colfax Maintenance Yard Toxic Cleanup Recertification Project (C13001800); and 2) authorizing the City Manager or the City Manager's designee to transfer \$87,000 from the North Area Corporation Yard (NACY) Remediation CIP (2003 Capital Improvement Revenue Bond (CIRB) funds, Fund 3003) to the Colfax Maintenance Yard Toxic Cleanup Recertification Project.

Contacts: Karl Kurka, Environmental Program Manager, 808-8430; and Rhonda Lake, Facilities and Real Property Superintendent, 808-7902

Presenter: Not applicable

Department: General Services

Division: Facilities and Real Property Management

Organization No: 13001551

Description/Analysis

Issue: The Colfax Maintenance Yard was formerly used to fuel City vehicles. Petroleum contamination was discovered at the property soon after it closed in 1994. The City cleaned up the site and the Central Valley Regional Water Quality Control Board (RWQCB) issued a "No Further Action" cleanup certification letter on March 21, 2000, allowing unrestricted development of the property. On June 25, 2008 the RWQCB notified the City that it was reopening the case due to benzene vapor detected in a soil sample that was collected *adjacent* to the property. The City contends Colfax is clean, but the RWQCB is requiring the City to perform additional soil and groundwater investigation (see Attachment 1). If contamination is found, the RWQCB will require the City to remediate the site to regain its clean up status.

Policy Considerations: The proposed action is consistent with the City's Strategic Plan goals to improve public safety and economic development.

Committee/Commission Action: None

Environmental Considerations:

California Environmental Quality Act (CEQA): The project will be conducted under the regulatory oversight of the State (i.e. RWQCB). The project is an action taken by a regulatory agency, as authorized by state statute, to assure the maintenance, restoration, or protection of the environment. During the course of the project, the RWQCB will enact regulatory processes that involve procedures for the protection of the environment. For these reasons, the project is exempt from the provisions of the CEQA guidelines per Section 15308.

Sustainability Considerations: Investigating and cleaning up potential contamination will protect public health and preserve groundwater for future beneficial uses as required by state law.

Rationale for Recommendation: The City is required by state law to investigate and clean up potential contamination. Once the City has regained a clean certification for the Colfax Maintenance Yard, it will be marketable for sale and redevelopment. Sale proceeds from the Colfax Maintenance Yard are designated for capital improvements at NACY as directed by City Council in 2004.

Financial Considerations: This report recommends funding the Colfax Maintenance Yard Toxic Cleanup Recertification Project by transferring \$87,000 in 2003 Capital Improvement Revenue Bond (CIRB) funds (Fund 3003) from the NACY CIP (C13001400). The NACY CIP is nearing completion and the project is expected to be completed under budget. Sufficient funding is currently available in the NACY CIP to support this transfer. The recommended amount to be transferred is based on an existing scope of work for site investigation at the Colfax Maintenance Yard prepared by an environmental consultant, and an estimate of additional work that may be needed to achieve re-certification.

Emerging Small Business Development (ESBD): At this time no goods or services are being purchased as a result of this report.

Respectfully Submitted by:


Rhonda R. Lake
Facilities and Real Property Superintendent

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

Recommendation Approved:

for Gus Vina
Gus Vina
Interim City Manager

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Attachment 1



Linda S. Adams
Secretary for
Environmental
Protection

California Regional Water Quality Control Board
Central Valley Region

Karl E. Longley, ScD, PE, Chair



Arnold
Schwarzenegger
Governor

Sacramento Main Office
11020 Sun Center Drive #200, Rancho Cordova, California 95670-6114
Phone (916) 464-3291 • FAX (916) 464-4645
<http://www.waterboards.ca.gov/centralvalley>

25 June 2008

Mr. Karl Kurka
City of Sacramento - Department of General Services
5730 24th Street, Building No. 4
Sacramento, California 95822

**CITY OF SACRAMENTO COLFAX MAINTENANCE YARD, 2225 COLFAX STREET,
SACRAMENTO, SACRAMENTO COUNTY**

On 9 May 2008, Central Valley Regional Water Quality Control Board (Regional Water Board) staff met with you, Rhonda Lake also of the City of Sacramento, and Chris Pahule and Brad Satterwhite of the Sacramento Housing and Redevelopment Agency (SHRA) regarding the City of Sacramento Colfax Maintenance Yard (Site). During the meeting, Regional Water Board staff informed you that we intended to reopen the site due to current soil gas data, and that we would be requesting additional investigative activities.

The Site, owned by the City of Sacramento, was a former maintenance yard and fueling facility. Three, two 1,000 gallon and one 500 gallon, underground storage tanks (USTs) were owned and operated by the City of Sacramento from 1974 until their removal in 1992. The USTs were used to store gasoline and diesel fuel. A 575 gallon waste oil UST was removed from the Site in April 1994. Soil gas surveys were conducted in September 1996 and May 1997. Soil gas samples contained petroleum hydrocarbon constituents at concentrations up to: total petroleum hydrocarbons as gasoline (TPH-G) 170 micrograms per liter (ug/l), benzene 7.7ug/l, toluene 9.6 ug/l, and ethylbenzene 4.0 ug/l. Additionally, the chlorinated solvents trichloroethene (TCE) and tetrachloroethene (PCE) were detected at maximum concentrations of 69.6 ug/l and 2.2 ug/l, respectively.

On 3 March 1998, petroleum hydrocarbons were not detected in Site wells, and had not been detected since at least December 1996. On 16 August 2000, PCE and TCE were detected in all site wells at maximum concentrations of 26 ug/l and 2,600 ug/l, respectively. Results of soil and groundwater investigations indicated that the Colfax Maintenance Yard was not a source of the solvent plume detected in the El Monte Area, and that petroleum hydrocarbon contamination did not threaten the beneficial uses of the groundwater underlying the Site. A finding of No Further Action Required from the Regional Water Board was granted on 21 March 2000. Site wells MW-1, MW-2, MW-4, and MW-5 were destroyed on 6 November 2004. Well MW-3 has not been destroyed.

A regional soil gas survey was conducted by SHRA, for proposed development of the El Monte Area. The results were presented in the report titled *Site Characterization Report, El Monte Area* dated 13 December 2007. Elevated concentrations of benzene were detected in

City of Sacramento
Colfax Maintenance Yard
2225 Colfax Street
Sacramento, Sacramento County

- 2 -

25 June 2008

soil gas samples collected in the vicinity of the Colfax Maintenance Yard owned by the City of Sacramento, and in the vicinity east of the Site. Benzene was detected in soil gas samples at concentrations above California Human Health Screening Levels (CHHSL) of 36.2 ug/m^3 (0.0362 ug/l) (residential) and 122 ug/m^3 (0.122 ug/l) (commercial) to the east of the Site, in the vicinity of residential properties. Additional assessment and coordinated groundwater monitoring is needed to establish the source of the benzene vapor plume and to obtain a regional understanding of contributing sources of pollution in this area.

Based on historic and current soil gas data, the Colfax Yard could be a source or a contributing source of the benzene vapor plume. ~~For this reason, Regional Water Board staff is reopening this case, and request additional investigative activities.~~ As the current property owner and owner at the time the release was discovered, and as the owner and operator of the former tank system, the City of Sacramento has been identified as the Responsible Party for investigation of the Colfax Maintenance Yard Site.

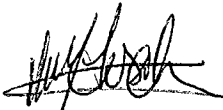
I have attached a draft Monitoring and Reporting Program (MRP) to this letter. This MRP has been drafted and distributed for your review. Additional MRPs have been drafted and distributed to the Responsible Parties of the following sites:

- Continental Chemical (2175 Acoma Street, Sacramento).
- Dennis Micheletti's Property (2147 Barstow Street, Sacramento).
- The Former Rawson McKesson Facility (2189 Acoma Street, Sacramento).
- The Former Lawson Mechanical Site (58 Arden Way, Sacramento).

Please submit any comments on the MRP by **15 July 2008**. Final MRPs are expected to be issued by **30 July 2008**. We are planning to schedule a meeting for the week of **7 to 11 July 2008** for the Responsible Parties and their representatives to meet to discuss a coordinated groundwater sampling, and mapping of the regional groundwater pollutant plumes. Please contact me directly to coordinate the specific date and time for this meeting.

~~Quarterly groundwater monitoring of well MW-3 must begin immediately. The Third Quarter 2008 Groundwater Monitoring Report is due 1 November 2008.~~

If you have any questions, please contact me via phone at (916) 464-4792, or via email at vfischer@waterboards.ca.gov.



Vera J. Fischer
Engineering Geologist

cc: Ms. Pat Preslar, Division of Financial Assistance, UST Cleanup Fund, State Water Resources Control Board
Mr. Dana Booth, Sacramento County Environmental Management Department

RESOLUTION NO. 2010-

Adopted by the Sacramento City Council

July 13, 2010

**AUTHORIZING ACTIONS RELATED TO ESTABLISHING A CAPITAL
IMPROVEMENT PROJECT FOR THE COLFAX MAINTENANCE YARD TOXIC
CLEANUP RECERTIFICATION PROJECT (C13001800)**

BACKGROUND

- A. The Colfax Maintenance Yard was formerly used to fuel City vehicles. Petroleum contamination was discovered at the property soon after it closed in 1994. The City cleaned up the site and the Central Valley Regional Water Quality Control Board (RWQCB) issued a "No Further Action" cleanup certification letter on March 21, 2000, allowing unrestricted development of the property. On June 25, 2008 the RWQCB notified the City that it was reopening the case due to benzene vapor detected in a soil sample that was collected *adjacent* to the property. The City contends Colfax is clean, but the RWQCB is requiring the City to perform additional soil and groundwater investigation. If contamination is found, the RWQCB will require the City to remediate the site to regain its clean up status.

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

- Section 1. The Colfax Maintenance Yard Toxic Cleanup Recertification Project (C13001800) is established as a new capital improvement project.
- Section 2. The City Manager or the City Manager's designee is authorized to transfer \$87,000 (2003 Capital Improvement Revenue Bond (CIRB) funds, Fund 3003) from the North Area Corporation Yard Remediation capital improvement project (C13001400) to the Colfax Maintenance Yard Toxic Cleanup Recertification Project (C13001800).



REPORT TO COUNCIL

City of Sacramento

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

CONSENT
July 13, 2010

Honorable Mayor and
Members of the City Council

Title: Contract: Tree Pruning and Removal Services

Location/Council District: Citywide

Recommendation: Adopt a **Resolution:** 1) awarding a one-year contract with four one-year renewal options to George Salinas Tree Preservation for tree pruning and removal services in a total amount not to exceed \$2,153,900 for the potential maximum five year term; and 2) authorizing the City Manager or the City Manager's designee to execute the contract and renewal options specified above provided that sufficient funds are available in the budget adopted for the applicable fiscal year(s).

Contacts: Joe Benassini, Urban Forestry Manager, 808-6258; Sonny Eboigbe, Procurement Analyst, Procurement Services, 808-7432

Presenters: Not applicable

Department: Transportation

Division: Urban Forestry Services

Organization No: 15001811

Description/Analysis

Issue: Contracted tree pruning and removal services supplement the work performed by City staff and are needed to address the maintenance needs of the urban forest in an efficient and timely manner. The recommended contract will provide scheduled and emergency tree pruning and tree removal services.

Policy Considerations: The recommendations in this report are consistent with City Code Section 3.56, and Resolution 2010-346 prohibiting the City from entering into any contract to purchase goods or services from any business or entity headquartered in Arizona. The Equal Benefits Ordinance and Living Wage Ordinance are applicable to this contract and the contractor has affirmed its intent to comply.

The recommendations are also consistent with the City's 2030 General Plan goal of a healthy public urban forest funded and maintained to ensure longevity, replanting, and safety, and with the Urban Forest Best Management Practices Implementation Plan, and the Urban Forest Enhancement Program.

Committee/Commission Action: Not applicable

Environmental Considerations:

California Environmental Quality Act (CEQA): The current proposal involves the purchasing of tree pruning and removal services. This is not a 'project' and is not subject to CEQA, in accordance with Section 15378(b)(2) of the CEQA Guidelines. Therefore, as determined by the City's Environmental Services Planning Manager, no environmental review is necessary.

Sustainability Considerations: None

Rationale for Recommendation: Contracted tree pruning and removal services supplement the work performed by City staff and are needed to address the maintenance needs of the urban forest in an efficient and timely manner. The recommended contract will provide scheduled and emergency tree pruning and tree removal services.

On March 11, 2010, Procurement Services, in accordance with City Code Section 3.56, issued Invitation for Bid No. B1013106012 for the purchase of tree pruning and removal services. Six responses were received. The lowest responsive and responsible bidder was determined to be George Salinas Tree Preservation. A wholly owned tree care company located and headquartered in Yorba Linda, California. A summary of the bid results is provided in Attachment 1.

Financial Considerations: Funding for tree pruning and removal services will be provided by the departments utilizing the service. The majority of these services will be utilized by the Department of Transportation, Urban Forestry Services Division. However, other City departments occasionally have a need for these services for projects or routine maintenance work. Sufficient funding is available in the FY2010/11 operating budget for the purchase of tree pruning and removal services through June 30, 2011. Purchases made after June 30, 2011 are subject to funding availability in the adopted budget for the applicable fiscal years. The total contract amount over the potential five year term is based on an analysis of prior year work orders, and anticipated city-wide maintenance needs of the urban forest, including the aging English Elm tree population and the increasing number of trees infected with Dutch elm disease. The recommended contract is \$3.5 million less than the previous contract with no expected decrease in the level of service. Procurement Services and Urban Forestry Services met with the recommended contractor and verified that it has the ability to meet the City's service requirements.

The estimated annual expenditure amounts are as follows:

Vendor	Year 1	Year 2	Year 3	Year 4	Year 5	Total
George Salinas Tree Preservation	\$430,780	\$430,780	\$430,780	\$430,780	\$430,780	\$2,153,900

Emerging/Small Business Development (ESBD): George Salinas Tree Preservation is not certified as an emerging/small business enterprise.

Respectfully Submitted by: Craig B. Lymus
 Craig B. Lymus
 Acting Procurement Services Manager

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

Approved by: Jerry Way
 Jerry Way
 Director, Department of Transportation

Recommendation Approved:

Gus Vina
 Gus Vina
 Interim City Manager

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Attachment 1

BID RESULTS - BID NO. B10131061012

	George Salinas	West Coast Arborists	Fallen Leaf Tree	Richards Tree Services	Tree Tech Services	Arbor Plus
5 - Year Total	\$2,153,900	\$5,725,000	\$7,080,777.50	\$8,114,500	\$9,063,000	\$10,097,606.50
E/SBE Preference	None	None	Yes	Yes	Yes	None
1% City Limit Preference	None	None	None	None	None	None
Total Bid Evaluation	\$2,153,900	\$5,725,000	\$7,080,777.50	\$8,114,500	\$9,063,000	\$10,097,606.50

Award to:

George Salinas Tree Preservation
 3514 Merienda Lane, Yorba Linda, CA

Total 5 year contract \$2,153,900

No. of Bids Received
 6

No. of E/SBE Bids Solicited
 25

No. of E/SBE responses
 3

RESOLUTION NO. 2010-XXXX

Adopted by the Sacramento City Council

July 13, 2010

AWARD CONTRACT FOR TREE PRUNING AND REMOVAL SERVICES

BACKGROUND

- A. The City of Sacramento has 100,051 street and parks trees. In order to effectively manage and maintain the health of the urban forest, Urban Forestry Services issues a contract for tree pruning and removal services to supplement services provided by City staff.
- B. On March 11, 2010, Procurement Services, in accordance with City Code Section 3.56, issued Invitation for Bid No. B10131061012 for the purchase of tree pruning and removal services. Six responses were received. The lowest responsive and responsible bidder was determined to be George Salinas Tree Preservation.

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

- Section 1. George Salinas Tree Preservation is awarded a one-year contract with four one-year renewal options for the purchase of tree pruning and removal services in a total amount not to exceed \$2,153,900 for the potential five year term.
- Section 2. The City Manager or the City Manager's designee is authorized to execute the contract and renewal options specified above provided that sufficient funds are available in the budget adopted for the applicable fiscal year(s).