

1.10



APPROVED
BY THE CITY COUNCIL

AUG 17 1999

OFFICE OF THE
CITY CLERK

AB 99-139
AG 99-199

NEIGHBORHOODS,
PLANNING AND DEVELOPMENT
SERVICES DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 302
SACRAMENTO, CA
95814-2904

TOXICS PROGRAM
916-264-7621
FAX 916-264-7185

July 30, 1999

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: PHASE II REMEDIATION - PREPARATION AND IMPLEMENTATION OF THE CORRECTIVE ACTION PLAN AND ASSOCIATED TASKS AT THE SAMUEL C. PANSELL MEADOWVIEW COMMUNITY CENTER LOCATED AT 2450 MEADOWVIEW ROAD

LOCATION AND COUNCIL DISTRICT: 2450 Meadowview Road, District 8

RECOMMENDATION:

This report recommends the City Council approve Consultant and Professional Services agreements with the following:

1. Lee & Ro, Inc. for Preparation and Implementation of the Corrective Action Plan for remediation of soil and groundwater PCE and gasoline contamination at the Pannell Community Center at the cost of \$394,625.00 Previous purchases with this consultant for closely related services were in the amount of \$144,700.00. The latest purchase brings the total of all project purchases to \$539,325.00,
2. Sierra Environmental Sampling for collection of eight quarters of groundwater sampling and associated tasks at a cost of \$24,360.00 Previous purchases with this consultant for closely related services were in the amount of \$16,480.00. The latest purchase brings the total of all project purchases to \$40,840.00,

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

FOR CITY COUNCIL MEETING OF: August 17, 1999



building better neighborhoods block by block
www.sacto.org/npds/

SUMMARY:

This report recommends that a contract be awarded to Lee and Ro, Inc., to install an extraction well; design, install and operate the gasoline source Soil Vapor Extraction\Air Sparaging (SVE\AS) remediation system; and implement onsite remediation of PCE in soil and groundwater at the Pannell Community Center Site. This report also recommends that contracts be awarded to Sierra Environmental Sampling and Excelchem Environmental Labs to perform the next eight quarters of monitoring well sampling which is an ongoing requirement of the Central Valley Regional Water Quality Board (RWQCB) Monitoring and Reporting Program No. 95-810 which was issued to the City in May 1995.

BACKGROUND:

The Samuel C. Pannell Meadowview Community Center was built on property contaminated with gasoline and PCE (perchloroethylene, a dry cleaning solvent) from a gas station and two dry cleaning facilities that were formerly located on the site. Since the City's purchase of the property in 1992, City staff have been working with the Sacramento County Environmental Management Department, and currently, the RWQCB to remediate the site. Gasoline groundwater contamination extends about 800 feet from the source. PCE groundwater contamination extends approximately 2600 feet from the source.

Phase I Remediation of the site included all toxic investigations and characterizations, feasibility studies, installation of SVE\AS underground piping, and clean up of soil contaminated with PCE by SVE\AS.

Phase II Remediation will consist of the clean up soil contaminated with gasoline by SVE\AS, the installation and operation of an onsite extraction well to remediate PCE in groundwater, and a report confirming that the clean up of PCE contaminated soil is complete.

Detailed information on the remediation work is as follows:

- Twenty-seven monitoring wells have been installed at this site since 1993. Monitoring wells are being sampled quarterly pursuant to a Monitoring and Reporting Program Order No.95-810 issued by the RWQCB.
- At both the PCE and gasoline source areas, SVE\AS piping was installed prior to the construction of the Pannell Community Center.
- The SVE\AS at the dry cleaners source area began on August 20, 1996, and is currently being operated and maintained by Department of Utilities personnel. The system has been operational for a total of 507 days. The system has removed

approximately 207 lbs of PCE and 153 lbs of gasoline from the subsurface, which correlates to a 99.8% reduction in PCE soil gas levels. Also the amount of PCE in the monitoring well closest to the source has decreased from 46,000ppb in June 1996 to 259ppb in June 1999.

- Lee and Ro, Inc. completed the final Feasibility Study (FS) for the Site in May 1998. Additional information requested by the RWQCB was completed in The "Field Investigation Summary Report for Monitoring Well Installation and Aquifer Pump Test", which was submitted to the Board in March 1999, and finalized (based on Board comments) in a report dated June 1999. The final FS, as modified by this report, is summarized as follows:
 1. Remedial actions for the dry cleaners' site included the continued operation of the SVES/AS, the installation and operation of five groundwater extraction wells, 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.
 2. Remedial action at the gasoline station site will be active remediation (SVE or enhanced bio-remediation). Estimated time for gasoline plume active remediation is 7 years at a present worth cost of \$260,000.
 3. Soil sampling at the PCE source area to confirm that clean up is complete should be postponed until the gasoline SVES/AS remediation is completed.

The above modifications are described in detail in the "Scope of Services for Preparation and Implementation of Corrective Action Plan at the Samuel C. Pannell Meadowview Community Center" Revised: June 16, 1999, which is EXHIBIT A, Attachment 1, of the Consultant and Professional Services Agreement with Lee and Ro, Inc., which is attached to this report.

COMMITTEE/COMMISSION ACTION: None.

FINANCIAL CONSIDERATIONS:

Sufficient funds are available in CIP CB27, (designated for PCE remediation) and CIP CB28, (designated for Gasoline remediation), for the execution of these two Consultant and Professional Services Agreements.

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

Pannell Community Center Remediation
City Council
August 17 1999

service station site. Under the provisions of the mitigation measures 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 remedial plan.

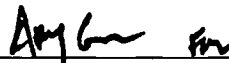
POLICY CONSIDERATIONS:

This action is consistent with long-standing City policy to remediate contaminated City properties and proactively manage relations with environmental regulatory agencies. Failure to execute the tasks described in the work plans of these agreements could result in RWQCB administrative and/or legal action to affect continued monitoring and clean up.

ESBD CONSIDERATIONS:

Sierra Environmental Sampling is a certified ESBE. Lee & Ro, Inc. is certified as a state MBE and is currently applying for ESBE certification.

Respectfully Submitted,



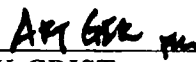
GARY STONEHOUSE,
Planning Director

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
CITY MANAGER

APPROVED:



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

RESOLUTION NO. 466

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL

AUG 17 1999

OFFICE OF THE
CITY CLERK

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE PROFESSIONAL SERVICES' AGREEMENTS WITH LEE & RO, INC., IN THE AMOUNT OF \$394,625.00 AND SIERRA ENVIRONMENTAL SAMPLING IN THE AMOUNT OF \$24,360.00 TO CONDUCT TOXIC REMEDIAL SERVICES AT THE SAMUEL C. PANNELL MEADOWVIEW COMMUNITY CENTER

BE IT HEREBY RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The City Manager is hereby authorized to enter into a contract for the amount of \$394,625.00 with Lee & Ro, Inc., for Preparation and Implementation of the Corrective Action Plan for remediation of soil and groundwater PCE and gasoline contamination at the Pannell Community Center Site.
2. The City Manager is hereby authorized to enter into a contract for the amount of \$24,360.00 with Sierra Environmental Sampling for collection of eight quarters of groundwater sampling and associated tasks to be performed at the Pannell Community Center Site.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____