



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2604

www.CityofSacramento.org

# 16

**CONSENT**

**July 21, 2005**

Honorable Mayor and  
Members of the City Council

**Subject:** 2<sup>nd</sup> Supplemental Agreement to Professional Services Agreement 2004-0606  
with Baseline Environmental Consulting

**Location/Council District:** Sacramento Trapshooting Club, northern terminus of  
Fulton Avenue (District 3).

**Recommendation:**

Adopt a Resolution: 1) authorizing the City Manager or his designee to execute a 2<sup>nd</sup>  
supplemental agreement with Baseline Environmental Consulting; and 2) the  
supplemental agreement authorizes the additional expenditure of \$70,350 which brings  
the total cost to \$201,044.

**Contact:** Dean Peckham Senior Project Manager, (916) 808-7064

**Department:** Economic Development Department

**Division:** Citywide

**Organization No:** 4453

**Summary:**

The City is conducting a remedial investigation of contamination at the City property  
occupied by the Sacramento Trapshooting Club. The regulatory agencies with  
jurisdiction over remediation of the contamination on the property are requiring that the  
City undertake a comprehensive sampling program. Compliance with the agencies  
requests requires work over and above that originally foreseen in the contract's prior  
scope of work. This staff report requests City Council approval of the contract  
amendment and additional funding, since the contract exceeds \$100,000.

**Committee/Commission Action:** None

**Background Information:**

The Sacramento Trapshooting Club has operated a shooting range at the present  
location within the Haggin Oaks Golf complex for approximately 80 years. The site is  
leased from the City. Trapshooting results in the deposit of lead shot and clay pigeon

debris over a relatively large area. Approximately 750,000 square feet (17 acres) are contaminated to some extent with elemental lead and polynuclear aromatic hydrocarbons (PAH). The PAHs are components of the tar used to bind the clay of the pigeons. The site may also be contaminated with arsenic, antimony and nickel, which are all found in lead shot. Cleanup of these materials is required since, depending on concentration, some are considered hazardous waste under federal and state law.

In July 2004, the City initiated a process under the regulatory oversight of the County of Sacramento Environmental Management Department (EMD) and the California Regional Water Quality Board (Board) wherein the contamination of the site would be characterized and appropriate remediation would be developed and ultimately implemented.

When the investigation was initiated in July 2004 there was some uncertainty as to the acceptability by the Board and the EMD of the City's existing data that was collected in 1995. Both agencies ultimately found data gaps that leave questions regarding the vertical (down into the soil and groundwater) and lateral (beyond the confines of the leased area) extent of contamination. In response the City's consultant prepared a 2<sup>nd</sup> workplan for sampling that both the Board and the EMD have generally found acceptable. However, the additional sampling and laboratory analysis has substantially increased the anticipated cost of the investigation. Staff therefore requests a supplement to the current contract budget.

**Financial Considerations:**

The contract will be funded by CIP # CB33, which has a current balance of \$500,000.

**Environmental Considerations:**

None

**Policy Considerations:**

Per City of Sacramento Code, Chapter 58.02.202 and the City Manager's memorandum dated July 30, 1993 (Authority for Execution of Contracts – Revision); the City Council must approve contracts where total costs (including supplemental agreements) exceed \$100,000.

**Emerging Small Business Development (ESBD):**

Baseline Environmental Consulting is an ESBD firm certified (BAE5075A30P) with the City of Sacramento.

Respectfully Submitted by: Dean J. Peckham  
Dean Peckham Economic Development/Senior Project Manager

Approved by: Wendy S. Saunders for  
Wendy S. Saunders  
Economic Development Director

RECOMMENDATION APPROVED:

Robert P. Thomas  
ROBERT P. THOMAS  
City Manager

Table of Contents:

Pg 1-3 Report

Pg 4-11 Attachment 1, Trapshoot Remediation Scope of Work

Pg 12 Attachment 2, Location Map

Pg 13-14 Resolution

**BASELINE**  
ENVIRONMENTAL CONSULTING

12 May 2005  
Y4368-00.00108

Mr. Marty Strauss, Integrated Waste Planning Superintendent  
City of Sacramento  
Public Works  
Solid Waste Division  
2812 Meadowview Road  
Sacramento, CA 95832

**Subject: Project and Budget Status for Sacramento Trapshooting Club, Sacramento,  
Environmental Investigation**

Dear Mr. Strauss:

The purpose of this letter is to provide you with a status of the work completed to date, associated costs, and a projection of additional tasks to be undertaken and those projected costs. Our original budget, as presented in our proposal, dated 8 June 2004, was \$74,830. Our contract with the City of Sacramento ("City") was in the amount of \$65,550. In October, we requested an amendment to our contract, which resulted in a Supplemental Agreement, Purchase Order No. 5481135151, dated 3 November 2004, in the amount of \$65,144.

Below is the status of the tasks proposed for this project in our original proposal, the changes in scope of budget from 3 November 2004, and the changes that are envisioned for the future. The future scope of work (and costs) are estimated based on the comments from the County and the Regional Water Quality Control Board ("RWQCB") on the *Site Assessment and Preliminary Response Option Report* ("report"), dated February 2005, prepared by BASELINE. That report presented the results of soil sampling on-site, and sediment sampling in the on-site drainage ditch and in Arcade Creek. The report also made conclusions regarding the possible impacts to groundwater from on-site contamination as well as impacts to Arcade Creek. In addition, the report presented some possible alternative remediation approaches and their associated costs.

It was decided by the City that, instead of preparing a final document with a preferred remedial alternative, the City would first present the data from the site investigation and subsequently prepare a formal remediation proposal to the County for review and approval. It was further decided that off-site sampling would occur on a separate track from on-site activities to ensure that whichever remediation, if any, were to be undertaken off-site would not interfere with the schedule of readying the site for future development.

# **BASELINE**

Mr. Marty Strauss  
12 May 2005  
Page 2

## **TASK 1: Project Initiation/Review of Information/Meeting with City (COMPLETE)**

BASELINE obtained copies of all reports and data pertaining to soil, groundwater, sediments, and surface water for the site. These data were reviewed and compiled into summary tables, which were used for subsequent discussions with the City and regulatory agencies for evaluation of the need for additional site characterization.

## **TASK 2: Develop Oversight Strategy/Meeting with City**

This task was expanded from the original proposal to include preparation of workplan(s). Two workplans have been prepared to date. An additional workplan needs to be prepared to respond to the County's request for background sampling and off-site sampling. The additional workplan is presented as the new Subtask 2c.

### **SUBTASK 2a: Develop Oversight Strategy/Meeting with City (COMPLETE)**

BASELINE met with the City and the Committee on 26 August 2004 and provided technical understanding of the site conditions and remediation options. On 17 September 2004, BASELINE met with the City and the County to discuss the overall investigation and remediation strategy.

### **SUBTASK 2b: Investigation Workplan (COMPLETE)**

BASELINE prepared an investigation workplan to address the concerns of the RWQCB. This plan was submitted to the City on 3 September 2004. Based on comments from the County, the plan was revised and resubmitted to the City on 19 October 2004.

### **SUBTASK 2c: Off-Site Sampling and Background Sampling Work Plan**

This is a new task. We will prepare a sampling plan for review and approval by the County. The workplan will provide sampling locations for off-site sampling and a geostatistical approach to developing background samples in accordance with U.S. EPA guidance. This workplan also will include a sampling strategy for collection of representative samples of the clay pigeon debris for waste classification purposes.

Deliverable: Workplan

Assumption: No additional sampling, above and beyond County requirements would be required.

Schedule: By end of May 2005

## **TASK 3: Preparation of Draft and Final Remediation and Closure Plan**

This task has been expanded from the original scope of work in response to development of an alternative approach to site closure. Instead of preparing one closure plan document, two documents would be prepared. One document would describe the results of the on-site sampling activities and

# BASELINE

Mr. Marty Strauss  
12 May 2005  
Page 3

provide a preliminary description of potential remedial approaches. A second report would be provided to the County regarding detailed remediation alternatives and the City would recommend one preferred alternative. Prior to actual approval of the preferred alternative, CEQA evaluation would likely need to be conducted. We have not included a CEQA component in our revised scope and cost estimate, below. As a result of the revised approach for documentation and development of closure alternatives, this task has now been divided into three subtasks.

## **SUBTASK 3a: Preparation of Site Assessment and Preliminary Response Option Report (COMPLETE)**

BASELINE submitted the Site Assessment and Preliminary Response Option report to the City on 7 February 2005. The report was also submitted to the County and the RWQCB.

## **SUBTASK 3b: Preparation of Feasibility Study/Remedial Action Plan**

This is a new task. The County requested that prior to their approval of a site closure option, they would require the preparation of a Feasibility Study/Remedial Action Plan ("FS/RAP"). In previous conversations with the County, we had indicated that the City would prefer not to prepare a formal FS/RAP (in accordance with the guidelines of U.S. EPA), but would prepare a document that would provide sufficient information to allow for selection of the appropriate remedy for the site, i.e., a Site Closure Report.

Deliverable: Site Closure Report  
Assumption: County will agree to a document that does not follow the National Contingency Plan format as represented by U.S. EPA guidelines.  
Schedule: By end of August 2005

## **SUBTASK 3c: Fate and Transport Modeling**

This is a new task. The modeling would be conducted to evaluate the contribution of lead and arsenic to groundwater, if any. The results would be included in a letter responding to comments received from the RWQCB on the Site Assessment. The modeling would be peer-reviewed by ETIC, Inc.

Deliverable: Letter to County responding to RWQCB comments  
Assumption: County will support the position of the City and the RWQCB will not require additional work at the site.  
Schedule: By end of May 2005

# BASELINE

Mr. Marty Strauss  
12 May 2005  
Page 4

## **TASK 4: Field Investigation Activities**

To expedite characterization of the site and the gathering of data for evaluation of remediation approaches for the property, this task was divided into two phases in the 26 October 2004 BASELINE letter. Phase I would characterize on-site contamination and evaluate impacts to groundwater and surface water; this phase has been completed. Phase II would involve investigation of off-site areas to evaluate the extent, if any, of off-site impacts resulting from activities at the trapshooting range. This letter adds a third and fourth phase to this task to comply with the County's request for background sampling and classification of the clay pigeon debris for off-site disposal/treatment purposes.

### **SUBTASK 4a. Phase I (COMPLETE)**

On-site sampling has been completed.

### **SUBTASK 4b. Phase II**

This phase has not been completed. It would consist of the collection of off-site surface samples to evaluate potential off-site impacts from lead, arsenic, and PAH. This phase has not changed from the October amendment to the proposal.

Deliverable: Data will be incorporated into the Site Closure Report  
Assumption: Scope of work presented in the workplan will provide sufficient data to achieve the sampling objectives and no additional sampling will be required by County  
Schedule: End of August 2005

### **SUBTASK 4c: Background Sampling**

This is a new task. The purpose of background sampling is to determine the arsenic background concentrations at a depth of two feet at off-site locations. The data will be used to establish cleanup goals for potential off-site arsenic contamination. The data will be used in the Site Closure Report.

Deliverable: Data will be incorporated into the Site Closure Report  
Assumption: Up to six samples will be collected and analyzed for total arsenic.  
Schedule: Sampling in June 2005

### **SUBTASK 4d: Clay Pigeon Debris Sampling**

This is a new task. The objective of sampling the clay pigeon debris is to develop disposal options/treatment options for the debris for use in the evaluation of alternative remedies in the Site Closure Report.

# BASELINE

Mr. Marty Strauss  
12 May 2005  
Page 5

Deliverable: Data will be incorporated into the Site Closure Report  
Assumption: Up to two samples will be collected and analyzed for total lead and arsenic, soluble lead and arsenic, and PAHs.  
Schedule: Sampling in June 2005

Our estimated costs to complete the revised scope of work is presented in Table 1 in conjunction with the costs from our original scope of work and the revised costs estimate from 3 November 2004. Our original cost estimate was \$74,830; we received a contract in the amount of \$65,550. The 3 November 2004 supplemental agreement was \$65,144. The additional scope of work is estimated to increase the cost for this project by an additional \$70,350.

Should you have any questions or comments to this proposed revision to the scope and costs, please do not hesitate to contact us at your convenience.

Sincerely,

Yane Nordhav  
Principal

YN:cr  
Enclosures

cc: Dean Peckham, City of Sacramento



TABLE 1: Revised Cost Estimate, May 2005, Sacramento Trapshooting Club, Sacramento, California

Task	Hours	Rate	Cost	Added Costs and Scope May 2005	Original Scope plus October 2004 Amendment Subtotal	Costs in Original Proposal
<b>1. Project Initiation/Meeting with City (COMPLETED)</b>						
Yane Nordhav	20	160	3,200			
James McCarty	20	125	2,500			
Administration/Clerical/WP	4	75	300			
Direct Costs (mileage, printing, delivery)			75			
			\$ 6,075	--	\$ 6,075	\$ 13,180
<b>2. Develop Oversight Strategy/Meeting with City</b>						
<i>2a. Workplan 3 September 2004 (COMPLETED)</i>						
Yane Nordhav	40	160	6,400			
Administration/Clerical/WP	4	75	300			
Direct Costs (mileage, printing, delivery)			75			
			\$ 6,775	--	\$ 6,775	\$ 9,300
<i>2b. Workplan 19 October 2004 (COMPLETED)</i>						
Yane Nordhav	30	160	4,800			
James McCarty	100	125	12,500			
Administration/Clerical/WP	12	75	900			
Graphics	10	85	850			
Direct Costs (EDR Report, printing, delivery)	19		400			
			\$ 19,450	--	\$ 19,450	
<i>2c. Background and Off-Site Sampling Workplan</i>						
Yane Nordhav	40	160	6,400			
James McCarty	80	100	8,000			
Aeolus, Inc (geostatistics)	16	250	4,000			
Administration/Clerical/WP	8	75	600			
Graphics	16	85	1,360			
			\$ 20,360	\$ 20,360		
<b>3. Remediation Plan/Site Assessment</b>						
<i>3a. Site Assessment (COMPLETED)</i>						
Yane Nordhav	100	160	16,000			
James McCarty	120	100	12,000			
Graphics	16	85	1,360			
Administration/Clerical/WP	50	75	3,750			
Direct Costs (mileage, printing, delivery)			1,000			
			\$ 34,110	--	\$ 34,110	\$ 34,110
<i>3b. Site Closure Report</i>						
Yane Nordhav	40	160	6,400			
James McCarty	140	100	14,000			
Administration/Clerical/WP	32	75	2,400			
Graphics	24	85	2,040			
			\$ 24,840	\$ 24,840		

TABLE 1: Revised Cost Estimate, May 2005, Sacramento Trapshooting Club, Sacramento, California

Task	Hours	Rate	Cost	Added Costs and Scope May 2005	Original Scope plus October 2004 Amendment Subtotal	Costs in Original Proposal
<b>3c. Fate and Transport Modeling</b>						
Yane Nordhav	40	160	6,400			
James McCarty	80	100	8,000			
ETIC, Inc. (Peer review)			1,000			
Administration/Clerical/WP	8	75	600			
			\$ 16,000	\$ 16,000		
<b>4. Sampling Activities</b>						
<b>4a. Phase I (COMPLETED)</b>						
Safety Plan, Project Management						
Yane Nordhav	5	160	800			
James McCarty	32	125	4,000			
Field Work						
Bill Scott	32	110	3,520			
Direct Costs						
Drilling Contractor			3,920			
Field vehicle			180			
Soil Sampling Containers (Stainless Steel)			30			
Soil Sample Tools, Hand Auger, Slide Ham			40			
Miniram			166			
PID			220			
Lab Analysis			32,438			
Water Disposal			150			
			\$ 45,464	--	\$ 45,464	
<b>4b. Phase II</b>						
Project Management						
Yane Nordhav	8	160	1,280			
James McCarty	16	125	2,000			
Field Work						
Bill Scott	20	110	2,200			
Direct Costs						
Drilling Contractor			3,920			
Field vehicle			60			
Soil Sampling Containers (Stainless Steel)			160			
Soil Sample Tools, Hand Auger, Slide Ham			40			
Lab Analysis			9,009			
Water Disposal			150			
			\$ 18,819	--	\$ 18,819	\$ 18,240

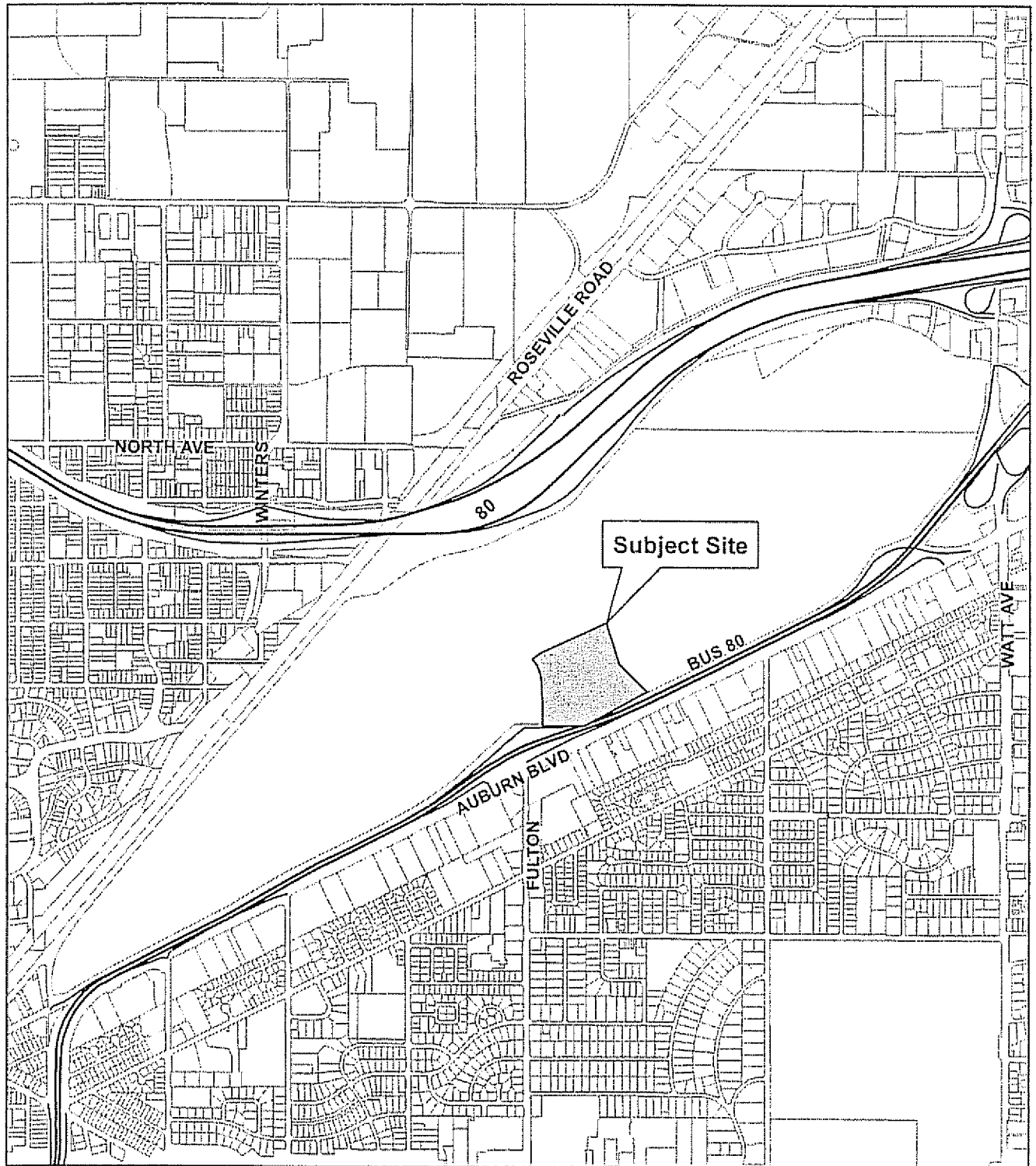
TABLE I: Revised Cost Estimate, May 2005, Sacramento Trapshooting Club, Sacramento, California

Task	Hours	Rate	Cost	Added Costs and Scope May 2005	Original Scope plus October 2004 Amendment Subtotal	Costs in Original Proposal
<b>4c. Background Sampling</b>						
James McCarty	8	100	800			
Bill Scott	24	110	2,640			
Laboratory			500			
Sampling Equipment			400			
			\$ 4,340	\$ 4,340		
<b>4d. Clay Pigeon Debris Classification</b>						
James McCarty	16	100	1,600			
Bill Scott	16	110	1,760			
Laboratory			1,000			
Sampling Equipment			450			
			\$ 4,810	\$ 4,810		
<b>TOTAL</b>				\$ 70,350	\$ 130,694	\$ 74,830 <sup>1</sup>

<sup>1</sup> Please note that we received a contract for \$65,550 from the City Supplemental Agreement #1 was \$65,144, dated 3 November 2004.

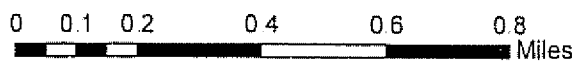
//

# Rapton Honda Trapshoot Club Site



Map Contact  
D. Peckham, Economic Development

June, 2006



19

## **RESOLUTION NO.**

Adopted by the City of Sacramento City Council

### **AUTHORIZING THE CITY MANAGER TO EXECUTE A 2<sup>ND</sup> SUPPLEMENTAL AGREEMENT WITH BASELINE ENVIRONMENTAL CONSULTING FOR ADDITIONAL TASKS NECESSARY TO COMPLETE THE REMEDIAL INVESTIGATION OF CONTAMINATION FOR SITE CLOSURE AT THE SACRAMENTO TRAPSHOOTING CLUB**

#### **BACKGROUND**

- A. The Sacramento Trapshooting Club has operated a shooting range at the present location within the Haggin Oaks Golf complex for approximately 80 years. Trapshooting results in the deposit of lead shot and clay pigeon debris over a relatively large area. Approximately 750,000 square feet (17 acres) are contaminated to some extent with elemental lead and polynuclear aromatic hydrocarbons (PAH). Cleanup of these materials is required since, depending on concentration, some are considered hazardous waste under federal and state law.
- B. In July 2004, the City initiated a process under the regulatory oversight of the County of Sacramento Environmental Management Department (EMD) and the California Regional Water Quality Board (Board) to characterize the contamination and develop a plan for remediation of the site.
- C. Following completion of the initial environmental remediation analysis of the site the Board and County Environmental Management Department (EMD) found gaps in the data collected regarding the extent of contamination.
- D. In response the City's consultant, Baseline, has prepared a 2<sup>nd</sup> workplan for sampling that both the Board and the EMD have found acceptable. The additional sampling and laboratory analysis has increased the anticipated cost of the investigation. Staff therefore requests a supplement to the current contract budget.

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

Section 1. The City Manager is hereby authorized to enter into a supplemental agreement in the amount of \$70,350 with Baseline Environmental Consulting for the completion of tasks necessary to complete the remedial investigation of contamination at the Sacramento trapshooting Club. This supplemental agreement brings the total cost of the remedial investigation to \$201,044.

Adopted by the City of Sacramento City Council on July 21, 2005 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

---

Mayor Heather Fargo

Attest:

---

Shirley Concolino, City Clerk

Resolution No. 2005-XXXX adopted on

14