

PLACER COUNTY
REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Redevelopment Agency Board
FROM: Thomas M. Miller, Director
James LoBue, Deputy Director *James LoBue*
DATE: April 12, 2011
SUBJECT: Contract Amendment Number Three in the Amount of \$47,857.20 with Kleinfelder West, Inc. to Oversee Soil Excavation and Site Remediation on Redevelopment Agency-Owned Property in Kings Beach

ACTION REQUESTED

Authorize the Purchasing Manager to execute contract amendment number three with Kleinfelder West, Inc. to oversee soil excavation and site remediation on Redevelopment Agency-owned property in Kings Beach and increase the contract amount from \$41,328.00 to \$89,185.20.

BACKGROUND

The Placer County Redevelopment Agency (Agency) purchased 8797 North Lake Boulevard, Kings Beach on November 7, 2006 as part of a concentrated effort to address blighted properties in the Kings Beach Eastern Gateway. The site is the former Swiss Mart gasoline station. Lahontan Regional Water Quality Control Board (Lahontan) oversees the remediation efforts on the site. Since purchase of the site, the Agency has been working with Lahontan to remediate soil contamination on the site. To date, the Agency has demolished buildings, removed three waste oil tanks, excavated soil, and continued groundwater monitoring efforts.

The Agency purchased 8784 North Lake Boulevard, Kings Beach on April 23, 2007. It is located across the street from the Swiss Mart site and is commonly referred to as the Ronning property. The Ronning property was previously developed as a Chevron gasoline service station. A single structure, several underground storage tanks, and a pump island with fuel dispensers were previously located on the site. Remediation at the Ronning Property consisted of underground storage tank removal performed by Chevron in 1974 and removal of a waste oil underground storage tank and limited soil excavation by Environmental Control Associates in 2005. After purchase of the site, the Agency demolished old buildings and removed a sump. Additional remediation efforts have been required by Lahontan on both sites to address on-going contamination.

In 2009, the Agency entered into a contract in the amount of \$41,328 with Kleinfelder West, Inc. (Kleinfelder) to perform three tasks related to the remediation of Agency-owned property located at 8784 and 8797 North Lake Boulevard, Kings Beach. Those tasks were to perform two groundwater sampling events, perform a soil vapor survey at 8784 North Lake Boulevard, and prepare a Corrective Action Plan (CAP) for submittal to Lahontan. Kleinfelder has completed all tasks required under its existing contract with the Agency except to perform one additional

groundwater monitoring event. The CAP prepared by Kleinfelder incorporated the results of the first groundwater sampling event and soil vapor survey to determine recommendations for action in furtherance of the sites remediation efforts. Recommendations in the CAP are to remove 1,500 cubic yards of soil near the former dispenser area on the Ronning property and, after soil removal activities are done, to install an in-situ chemical oxidation system (ozone system) followed by monitored natural attenuation. Lahontan accepted the recommendations in the CAP on December 22, 2010.

The proposed amendment number three to the contract provides for Kleinfelder to oversee the soil removal activities and perform laboratory testing of the soil excavation areas. The proposed amendment is in the amount of \$47,857.20 for a total contract amount of \$89,185.20. A companion item on this agenda would authorize the soil removal activities, which are anticipated to be performed late Spring/early Summer 2011. After soil removal activities have been completed, the next step is for the Agency to install the ozone system.

ENVIRONMENTAL STATUS

The proposed action is taken in furtherance of the goals and policies of the North Lake Tahoe Redevelopment Plan for which an environmental impact report was prepared and certified in compliance with the California Environmental Quality Act Guidelines.

FISCAL IMPACT

The Agency's Fiscal Year 2010-2011 North Lake Tahoe Redevelopment Project Area budget has sufficient funds available to cover the proposed action. There is no impact to the County General Fund.

Attachment Resolution
 Contract Amendment No. 3

CONTRACT/AGREEMENT
FOR REVIEW ONLY AT
THE CLERK OF THE BOARD

**Before the Placer County
Redevelopment Agency Board of Directors
State of California**

In the matter of:

Authorizing the Purchasing Manager to execute contract amendment number three with Kleinfelder West, Inc. to oversee soil excavation and site remediation on Redevelopment Agency-owned property in Kings Beach and increase the contract from \$41,328.00 to \$89,185.20

Resol. No:.....

Ord. No:.....

First Reading:

The following Resolution was duly passed by the Redevelopment Agency Board of the County of Placer at a regular meeting held _____,

by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

**Attest:
Clerk of said Board**

Chair, Agency Board

WHEREAS, the Redevelopment Agency of Placer County (Agency) has adopted the Redevelopment Plan for the North Lake Tahoe Redevelopment Project Area (Project Area) and the Implementation Plan for the North Lake Tahoe Redevelopment Project Area (collectively, the Project Area and Plans);

WHEREAS, the Agency is vested with responsibility pursuant to the Community Redevelopment Law (Part I of Division 24 of the Health and Safety Code of the State of California) to implement the Plan in the Project Area;

WHEREAS, the Agency proposes to undertake site remediation activities within the Project Area and has prepared a proposed contract amendment with Kleinfelder West, Inc. to oversee the site remediation activities;

WHEREAS, the proposed action is taken in furtherance of the goals and policies of the Plan for which an environmental impact report was prepared and certified in compliance with California Environmental Quality Act Guidelines in 1996; and

WHEREAS, the Agency has sufficient available funds within the current Project Area budget to cover the additional cost of the contract.

NOW, THEREFORE, BE IT RESOLVED by the Agency Board of Directors that the Purchasing Manager or his designee is authorized to sign contract amendment number three in the amount of \$47,857.20 for a total contract amount of \$89,185.20 with Kleinfelder West, Inc.

BE IT FURTHER RESOLVED that this Resolution shall take immediate effect from and after its passage and approval.