

PLACER COUNTY

REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Redevelopment Agency Board
FROM: Thomas M. Miller, Director
James LoBue, Deputy Director
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

**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.

PLACER COUNTY REDEVELOPMENT AGENCY

By: _____
Jim Boggan, Purchasing Manager

Date: _____

KLEINFELDER WEST, INC.

By: _____
Tony Martin
Regional Manager/Vice President

Date: _____

By: _____
Ron Heinzen
Asst. Secretary/Senior Vice President

Date: _____

**EXHIBIT A-1
SCOPE OF SERVICES**

KLEINFELDER (Consultant) SCOPE AMENDMENT

Activities Related to Soil Removal at 8784 North Lake Boulevard, Kings Beach, California

TASK 1: SOIL EXCAVATION

Consultant personnel will collect soil samples from each test pit. Soil will be screened using a photo-ionization detector (PID) by placing soil in a zip-loc bag, sealing it, and allowing hydrocarbons to volatilize for approximately 30 minutes. The tip of the PID will then be inserted into the zip-loc bag and a measurement will be made. If soil contains detectable PID readings, the test pit(s) will be extended laterally and vertically until no detectable PID readings are obtained. Soil samples will then be collected, placed in laboratory-supplied glass jars, stored on ice, and submitted under chain-of-custody protocols to Alpha Analytical, Inc., a California certified laboratory, for analysis of total petroleum hydrocarbons-diesel range organics (TPH-DRO), TPH-oil range organics (TPH-ORO) and TPH-gasoline range organics (TPH-GRO) using EPA Method 8015, for benzene, ethyl benzene, toluene, total xylenes and methyl-tertiary butyl ether (MTBE) using EPA Method 8260, and total lead using EPA Method 6020.

Consultant will also collect 11 characterization soil samples from the areas to be excavated using a contractor-supplied backhoe. Soil samples will be placed in laboratory-supplied glass jars, stored on ice, and submitted under chain-of-custody protocols to Alpha Analytical, Inc. for analysis of TPH-DRO, TPH-ORO and TPH-GRO using EPA Method 8015, for volatile organic compounds (VOCs) using EPA Method 8260, and CAM-17 metals using EPA Method 6020. Upon receipt of the analytical results, Consultant will obtain approval for soil disposal at the Lockwood Landfill in Storey County, Nevada as non-hazardous waste.

Following approval of soil disposal, soil excavation will commence. Soil samples will be collected at the base and sidewalls of each excavation for a total of 18 soil samples and headspace analysis of the soils will be performed using a PID to detect petroleum hydrocarbons. Excavation of soil will continue until PID readings are at background levels and no evidence of contamination is observed or groundwater is encountered.

Soil samples will then be collected and placed in laboratory-supplied glass jars, stored on ice, and submitted under chain-of-custody protocols to Alpha Analytical, Inc., for analysis of TPH-DRO, TPH-ORO and TPH-GRO using EPA Method 8015, BTEX and MTBE using EPA Method 8260, and Total Lead using EPA Method 6020 and will be compared to the Environmental Screening Levels listed below. Additional excavation will continue until soil sample concentrations are below ESLs. Confirmed samples will be submitted under 24-hour turnaround.

Analyte	RWQCB ESL Soil
TPH-GRO	83 mg/Kg
TPH-DRO	83 mg/Kg
TPH-ORO	370 mg/KG
Benzene	44 ug/Kg
Toluene	2,300 ug/Kg
Ethylbenzene	2,300 ug/Kg
Total Xylenes	2,300 ug/Kg
MTBE	23 ug/Kg

Following receipt of laboratory analysis, the excavations will be backfilled using imported fill materials meeting the gradation and plasticity requirements listed below for “structural fill.” The imported structural fill will be compacted to a minimum compaction of 90% of the maximum dry density as determined by ASTM D1557. The moisture content of compacted structural fill soils will be within 2% of optimum moisture. Fill placement and compaction requirements presented below should be followed.

Materials

Fill material shall consist of suitable imported fill. All materials used for structural fill shall be reasonably free of organic material, have a liquid limit less than 35, a plasticity index less than 12, 100% passing the six-inch sieve, at least 70% passing the ¾ inch sieve, 15% to 65% passing the No. 40 sieve and 5% to 20% passing the No. 200 sieve.

Placement

All fill materials shall be placed in layers of eight inches or less in loose thickness and informally moisture conditioned. The lift shall then be compacted with a sheepfoot roller or other approved compaction equipment to achieve at least 90% relative compaction in areas under structures, utilities, roadways, parking areas, and to at least 85% in undeveloped areas. No fill material shall be placed, spread, or rolled while it is frozen or thawing, or during unfavorable weather conditions.

Compaction Equipment

The Contractor shall provide and use sufficient equipment of a type and weight suitable for the conditions encountered in the field. The equipment shall be capable of obtaining the required compaction in all areas, including those that are inaccessible to ordinary rolling equipment.

Re-compaction

When, in the judgment of the Consultant, sufficient compaction effort has not been used, or where the field density tests indicate that the required compaction or moisture content has not been obtained, or if “pumping” or other indications of instability are noted, the fill shall be reworked and recompacted as needed to obtain a stable fill at the required density and moisture content prior to placing additional fill materials.

Testing

Consultant technicians will collect three samples of the imported fill material and perform laboratory testing consisting of modified proctor testing by ASTM D1557 to establish the maximum dry density and optimum moisture content. Consultant technicians will then perform field density testing of the backfill materials placed.

Site Restoration

After completion of backfilling, the excavated areas shall be covered with wood chips for erosion protection.

TASK 2: SOIL GAS SURVEY AND GROUNDWATER GRAB SAMPLING

A second soil vapor survey will be performed on the Ronning property located at 8784 North Lake Boulevard in the area of soil vapor borings B-3, B-7, B-8, B-11, B-12, B-13, B-14, B-15 and B-20 as shown in Plate 4.

A Placer County Environmental Health Department soil boring permit will be obtained prior to the start of field activities by the Consultant.

Soil Boring Installation

Seven soil borings will be installed using a truck-mounted, direct-push drill rig. A soil vapor sample probe will be advanced to approximately five feet bgs, and a soil vapor sample will be collected. Hydrated bentonite will be used to seal the drill probe and the ground surface contact area.

Soil Gas Sample Collection

Soil gas sampling procedures will be in general accordance with the Interim Guidance (CRWQCBLA, 1997) and Advisory (DTSC, CRWQCBLA 2003). Sampling system leak testing will be performed using a vacuum pump. The pump will be used to place and hold a vacuum on the sampling system. The vacuum will be held for 30 seconds to document sampling system seal integrity. Any identified leaks in the sample system will be sealed and the system retested for leaks.

Purge volume testing will be performed using a vacuum pump and photo-ionization detector (PID). The pump will be used to purge a minimum of seven purge volumes. The VOC concentration will be measured using the PID, and documented at one, three and seven purge volumes. The purge volume with the highest VOC concentration will be used for the project. If no VOCs are detected, three purge volumes will be the default purge rate for the project.

Decontamination Procedures

The decontamination procedures that will be followed are in accordance with industry standards. Decontamination of sampling equipment will be conducted consistently to assure the quality of the samples. All equipment that comes into contact with potentially contaminated soil vapor, soil or groundwater will be decontaminated prior to and after each sample is collected. All sampling devices used will be decontaminated according to the following procedures:

- Wash with Liquinox and potable water.
- Rinse with potable water.
- Rinse with deionized/distilled water.

Field Documentation

Daily Field Reports and a logbook will be used to document field activities. In addition, a Sample Control Log will be used to record information on the samples collected. All samples collected will be labeled in a clear and precise manner for proper identification in the field and for tracking in the laboratory. The samples will have pre-assigned, identifiable, and unique nomenclature. All samples collected will be accompanied by a chain-of-custody record.

Shallow Groundwater Sampling

Six shallow groundwater samples will be collected at locations shown in Plate 7 using a truck-mounted, direct-push drill rig. The borings will be advanced to below groundwater estimated at depths of 15 feet bgs. Groundwater samples will be collected using disposable tubing with a ball valve at the bottom and placed in laboratory-supplied 40 milliliter (ml) vials with Teflon-lined septa, stored on ice, and submitted under chain-of-custody protocols to Alpha Analytical, Inc. for analysis of TPH-DRO, TPH-ORO and TPH-GRO using EPA Method 8015, BTEX and MTBE using EPA Method 8260, and Total Lead using EPA Method 6020.

The borings will then be backfilled using a neat cement and bentonite mixture in accordance Placer County Environmental Health Department regulations.

Decontamination Procedures

The decontamination procedures that will be followed are in accordance with industry standards. Decontamination of sampling equipment will be conducted consistently to assure the quality of the samples. All equipment that comes into contact with potentially contaminated soil vapor, soil or groundwater will be decontaminated prior to and after each sample is collected. All sampling devices used will be decontaminated according to the following procedures:

- Wash with Liquinox and potable water.
- Rinse with potable water.
- Rinse with deionized/distilled water.

TASK 3: REPORT PREPARATION

After completion of soil excavation activities, an excavation report will be prepared containing site drawings and analytical results. The excavation report will also contain the soil vapor and groundwater sample locations, laboratory analytical reports, and tabulated laboratory data. Soil gas concentrations will be compared to applicable screening levels for vapor intrusion risks.

EXHIBIT B-1

RESOURCE	RATE		DURATION		COST
Part I					
Task 1: Soil Excavation					
Staff Professional	\$130	Per hour	80	Hours	\$10,400
Senior Professional	\$166	Per hour	10	Hours	\$1,660
Technician (Compaction)	\$100	Per hour	40	Hours	\$4,000
Mileage	\$0.51	Per mile	1,260	Miles	\$642.60
PID	\$100	Per day	10	Days	\$1,000
Composite Samples	\$443	Per sample	6	Samples	\$2,658
TPH-P, TPH-E, VOCs, CAM 17 Metals					
Confirmation Samples	\$380	Per sample	20	Samples	\$7,600
TPH-P, TPH-E, BTEX, MTBE					
Compaction Curves	\$280	Each	3	Samples	\$840
Subtotal					\$28,800.60
Task 2: Soil and Gas Survey and Groundwater Grab Sampling					
RESOURCE	RATE		DURATION		COST
Staff Professional	\$130	Per Hour	20	Hours	\$2,600
Senior Professional	\$166	Per Hour	2	Hours	\$332
Permitting					\$770
Mileage	\$0.51	Per Mile	160	Miles	\$81.60
PID	\$100	Per Day	2	Days	\$200
Air Samples – TO-15	\$247	Per Sample	9	Samples	\$2,223
Groundwater Samples	\$150	Per Sample	6	Samples	\$900
TPH-P, TPH-E, BTEX, MTBE					
Subcontractor					
ECA					\$5,750
Subtotal					\$12,856.60

Task 3: Report Preparation					
RESOURCE	RATE		DURATION		COST
Staff Professional	\$130	Per Hour	10	Hours	\$1,300
Senior Professional	\$166	Per Hour	24	Hours	\$3,984
Drafting	\$81	Per Hour	8	Hours	\$648
Word Processing	\$67	Per Hour	4	Hours	\$268
Subtotal					\$6,200
TOTAL					\$47,857.20