

**PLACER COUNTY**  
**REDEVELOPMENT AGENCY**

**MEMORANDUM**

**TO:** Honorable Members of the Redevelopment Agency Board  
**FROM:** Thomas M. Miller, Director  
James LoBue, Deputy Director *James J. LoBue*  
**DATE:** December 13, 2011  
**SUBJECT:** Notice of Completion for Contaminated Soil Excavation at 8784 North Lake Boulevard, Kings Beach Contract Number CN000864

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**ACTION REQUESTED**

Adopt a resolution accepting the contaminated soil excavation project, Contract Number CN000864, at 8784 North Lake Boulevard, Kings Beach project as complete and authorizing the Deputy Director of the Redevelopment Agency or designee to execute the Notice of Completion.

**BACKGROUND**

The Placer County Redevelopment Agency (Agency) purchased 8784 North Lake Boulevard, Kings Beach on April 23, 2007. The property was historically developed as a Chevron gasoline service station. A building structure, several underground storage tanks, and a pump island with fuel dispensers were previously located on the site. Previous remediation at the property consisted of underground storage tank removal performed by Chevron in 1974, 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 the buildings and removed a sump.

Additional remediation efforts have been required by Lahontan Regional Water Quality Control Board (Lahontan) to address remaining contamination. A Corrective Action Plan (CAP) was prepared for the Agency by Kleinfelder West, Inc. and submitted to Lahontan for approval. The CAP called for the removal of approximately 1,500 cubic yards of contaminated soil on the property near the former fuel dispenser area.

On April 12, 2011, your Board authorized the Agency to solicit bids for the project to remove the contaminated soil. Clean Harbors Environmental Services, Inc. was the lowest, responsive bidder at the amount of \$138,115.70. Part of the project scope included the contractor digging test pits to further refine the limits of the soil contamination. The results of the test pits showed approximately 2,460 cubic yards of contaminated soil to be removed. Due to the limited project budget, the Agency was able to remove approximately 1,949 cubic yards of contaminated soil. The remaining contaminated soil will be removed at a later date. The contract work has been completed in conformance with the contract bid specifications.

**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 1996 in compliance with the California Environmental Quality Act (CEQA) Guidelines. The proposed project is exempt from CEQA Guidelines pursuant to Section 15330(b)(5).

**FISCAL IMPACT**

Your Board approved a contract with Clean Harbors Environmental Services, Inc. on August 9, 2011 in the amount of \$138,115.70 plus an additional 20% of the contract amount in authorized change orders. A final contract cost of \$165,738.84, comprising the base bid of \$138,115.70 and change orders totaling \$27,623.14, has been determined by the Redevelopment Agency. A contract data and change order summary is attached as Exhibit A. Funding for the project came from the North Lake Tahoe Redevelopment Project Area budget.

Attachment    Resolution  
                  Sample Notice of Completion  
                  Contract Data and Change Order Summary

cc: Karin Schwab, Agency Counsel

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

In the matter of:

Accepting the contaminated soil excavation project,  
Contract Number CN000864, at 8784 North Lake  
Boulevard, Kings Beach, as complete and authorizing the  
Deputy Director of the Redevelopment Agency or designee  
to execute the Notice of Completion

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

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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 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 (Project) within the Project Area and has prepared bid specifications to conduct soil removal activities in furtherance of the Corrective Action Plan approved by the Lahontan Regional Water Quality Control Board on December 22, 2010;

WHEREAS, the proposed action is taken in furtherance of the goals and policies of the Project Area and Plans for which an environmental impact report was prepared and certified in compliance with California Environmental Quality Act (CEQA) Guidelines in 1996. The proposed project is exempt pursuant to CEQA Guidelines Section 15330 (b)(5);

WHEREAS, on April 12, 2011, the Agency Board approved the specifications and authorized the Agency to solicit bids for the Project;

WHEREAS, your Board, on August 9, 2011, awarded a contract to Clean Harbors Environmental Services, Inc. in the amount of \$138,115.70 with authorization to issue change orders for up to 20% of the contract amount; and

WHEREAS, the Agency has determined that the contract work was completed by Clean Harbors Environmental Services, Inc. in conformance with the contract bid specifications.

NOW, THEREFORE, BE IT RESOLVED by the Agency Board of Directors that the Agency Board accepts the project as complete and authorizes the Agency Deputy Director or his designee to execute Notice of Completion.

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

Name: 8784 North Lake Boulevard, Kings Beach  
Soil Excavation Project  
Contract No. 000864

Recording requested by:  
When recorded return to :  
Placer County Redevelopment Agency

*Space Above for Recorder*

NOTICE OF COMPLETION

PLACER COUNTY REDEVELOPMENT AGENCY  
3091 County Center Drive, Suite 260  
Auburn, CA 95603

NOTICE IS HEREBY GIVEN, pursuant to California Civil Code Section 3093, that the following Contractor, to wit: Clean Harbors Environmental Services, Inc., performed and completed, for the Placer County Redevelopment Agency, a public body, corporate, and politic, State of California, the following contract, Soil Excavation and Offsite Disposal for 8784 North Lake Boulevard, Kings Beach, California 96143, Contract No.000864.

The property is owned by the Placer County Redevelopment Agency, a public body corporate and politic in fee.

Said work was accepted and completed on ~~-----~~.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2011, at Auburn, California. I declare under penalty of perjury that the foregoing is true and correct.

\_\_\_\_\_  
DEPUTY DIRECTOR  
Placer County Redevelopment Agency



# CHANGE ORDER SUMMARY

## PLACER COUNTY REDEVELOPMENT AGENCY

### MEMORANDUM

**TO:** James LoBue, Deputy Director, Redevelopment  
**FROM:** Steve Brown, Redevelopment Program Coordinator  
**DATE:** December 13, 2011  
**SUBJECT:** Notice of Completion for the , Contract Summary

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Contractor: Clean Harbors Environmental Services, Inc.  
Work Completed:  
Preliminary Estimate: \$144,250.00  
Contract Award: \$138,115.70  
Final Contract Cost:  
Completed Contract Items: \$138,115.70  
Contract Change Orders \$27,623.14  
Liquidated Damages \$0.00  
Total \$165,738.84

Percent of Increase (Final Contract Cost vs. Contract Award) – 20%

#### Contract Change Order Summary:

CCO #1	Change in approach to store excavated soil onsite to allow for additional sampling and testing	No cost
CCO #2	Excavate and dispose of an additional 368 cubic yards of contaminated material.	\$27,623.14

