

RESOLUTION NO. 2011-188

Adopted by the Sacramento City Council

April 5, 2011

APPROVING AGREEMENT WITH NICHOLS CONSULTING ENGINEERS FOR THE FLORIN ROAD PHASE II ENVIRONMENTAL SITE ASSESSMENT PROJECT

BACKGROUND

- A. The City's 2030 General Plan identified Florin Road as one of the opportunity areas for future growth, particularly as a center for the community and as a mixed-use corridor.
- B. Since 2008, City staff has worked closely with the former auto dealer property owners along Florin Road (i.e., Senator Ford and Senator Imports [Mazda, Subaru and Hyundai]; Winter Volvo/Lincoln-Mercury; Florin Road Toyota and Florin Road Kia; and Capitol City Chevrolet) to plan for the redevelopment of this area.
- C. In late 2008, an Environmental Site Assessment (ESA) Phase I was conducted for all of the seven sites, which concluded that there was the potential for contamination and recommended a further ESA Phase II to determine if there is evidence of any soil contamination at the locations identified in the Phase I ESA.
- D. In October 2009, the City Council accepted a Community-wide Brownfield Assessment (CWBA) Grant award from the U.S. Environmental Protection Agency (EPA) to assist with completing Environmental Site Assessment (ESA) Phase I and II's within the South Sacramento Area.
- E. In 2009, a Request for Proposals (RFP) was issued for an ESA Phase II to conduct boring and soil sampling to identify if any of the areas identified in the ESA Phase I contained hazardous materials or petroleum.
- F. Over 20 proposals were received and five proposals were selected as finalists based on the scoring criteria. An expert panel made up of City staff, a property owner representative and Brownfield specialists interviewed the finalists. Based on the interviews and the ranking, the committee selected Nichols Consulting Engineers (NCE) as the most qualified to perform the work and NCE was directed to proceed with preparing a Sampling and Analysis Plan as required by EPA to use the Brownfield Grant funds for this Phase II ESA work.
- G. The total cost for the Phase II ESA work is \$230,880 of which \$160,496 will be funded from the CWBA EPA grant and the EPA Brownfield Petroleum Grant; \$28,000 will be provided by the City through funds previously allocated in Resolution 2009-629 for master planning of the Florin auto dealer sites; and \$42,384 in contributions will be paid by the participating property owners to the City.
- H. This is the last part of the City's master planning effort for the 43-acre area and it is a

critical piece necessary to prepare for the redevelopment of the area.

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

- Section 1. The City Manager or his designee is authorized to execute an Agreement with Nichols Consulting Engineers (NCE) in an amount not to exceed \$230,880 for the Florin Road Phase II Environmental Site Assessment services.
- Section 2. Approval of the NCE Agreement to include participating properties is contingent upon the receipt by the City of Sacramento from each property owner (Exhibit A) of their contribution (\$7,064 per site totaling \$42,384 for all sites) before work at that site is included in the contract.
- Section 3. A transfer of \$28,000 (General Funds, 1001) from the Shovel-Ready Sites Program (D21001300) shall be transferred into the Community-wide Brownfield Assessment (CWBA) Grant (G18000200).
- Section 4. The City Manager is authorized to establish a General Fund (1001) revenue budget in the Community Development Department operating budget and an expenditure budget in the CWBA Grant (G18000200) upon receipt of the \$42,384 (\$7,064 per site) for the environmental study.

Table of Contents

Exhibit A - Participating Properties

Adopted by the City of Sacramento City Council on April 5, 2011 by the following vote:

Ayes: Councilmembers Ashby, Cohn, D Fong, R Fong, McCarty, Pannell, Schenirer, Sheedy.

Noes: None.

Abstain: None.

Absent: Mayor Johnson.


Bonnie Pannell, Vice-Mayor

Attest:


Shirley Concolino, City Clerk

Exhibit A

The properties to be covered by the Phase II Environmental Site Assessment include the following:

- 3655 Florin Road (Assessor Parcel Number [APN] 041-0112-018);
- 3800 Florin Road (APN 049-0010-090);
- 3801 Florin Road (APN #s: 041-0112-016; 041-0120-013; 041-0112-021);
- 3810 Florin Road (APN 049-0370-001);
- 3815 Florin Road (APN 041-0120-022); and
- 7150 Franklin Boulevard (APN 041-0120-004).