



City Council Report

915 I Street, 1st Floor

Sacramento, CA 95814

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File #: 2016-01224

Consent Item 06

Title: Mangan Park Remediation Capital Improvement Project (CIP)

Recommendation: Pass a Resolution: 1) establishing the Mangan Park Remediation CIP (C15000100); and 2) transferring \$375,000 from General Fund (Fund 1001) fund balance to C15000100.

Location: District 5

Contact: Chris Conlin, Director, (916) 808-5200; Shannon Brown, Operations Manager, (916) 808-6075, Department of Parks and Recreation; Karl Kurka, Environmental Program Manager, (916) 808-8430, Department of Public Works.

Presenter: None

Department: Parks and Recreation

Attachments:

1-Description/Analysis

2-Resolution

Description/Analysis

Issue Detail: The City closed the Mangan Rifle and Pistol Range in December 2014 following a determination that there was lead contamination on and around the building. The Sacramento County Environmental Management Division (EMD) issued a Corrective Action Order dated April 22, 2016 ("Order"). The order requires the City to test the soil around the gun range building and surface areas of the park to determine the extent of lead contamination caused by the spent bullets. Lead dust was tracked out of the building by range users, released from the building's air exhaust system, and from the disposal and recycling of bullet fragments by range users at the exterior bullet trap door. The project scope covers the cost of the consultants and contractors for site evaluation and remediation within the park and initial testing of soil in the adjacent neighborhood.

Thus far, staff has executed five contracts for a total of \$250,000 (each contract under \$100,000) to four environmental consultants on the City's on-call list (Stantec, Parc, Entec and Westmark) and a remediation contract issued to JM Environmental Inc. who met EMD's directive that only workers with a California Department of Public Health lead abatement certification could remediate the soil around the range building. These contracts were issued expeditiously to meet the mandated timelines in the EMD Order. An additional contract is pending to remediate an area of soil contamination in the park's archery range. Also the City is required to reimburse EMD for its staff costs under the terms of the Order. The purpose of this action is to allocate funding to cover these expenses.

The current estimate for meeting the EMD Order is approximately \$375,000 including consultant and staff costs. Council authority is required to establish a CIP and transfer General Fund fund balance to the Mangan Park Remediation (C15000100) CIP. This funding covers the cost to test the soil in the yards of the neighbors across 34th Avenue from the park to verify whether the lead dust was windblown off-site.

The funding allocation does not include the costs for remediation of the existing gun range building, any affected areas outside of the park boundaries, or additional characterization that would be required to determine if the range was the source of the off-site contamination. Staff will report to Council as additional information is available on the clean-up and relative to costs associated with this effort. Additionally, the Parks and Recreation Department will be working with the City Manager and the Parks and Recreation Commission to determine whether the existing building should be demolished or cleaned up for future reuse.

Policy Considerations: City Council approval is required to establish CIP projects and make appropriations that exceed \$100,000.

Economic Impacts: The indicated economic impacts are estimates calculated using a calculation tool developed by the Center for Strategic Economic Research (CSER). CSER utilized the IMPLAN input-output model (2009 coefficients) to quantify the economic impacts of a hypothetical \$1 million of spending in various construction categories within the City of Sacramento in an average one-year period. Actual impacts could differ significantly from the estimates and neither the City of Sacramento nor CSER shall be held responsible for consequences resulting from such differences.

This project, which contains an estimated total of \$150,000 in construction costs, is expected to create 0.60 total jobs (0.35 direct jobs and 0.26 additional jobs through indirect and induced activities). Furthermore, it will create \$92,615 in total economic output (\$58,376 of direct output and another \$34,239 of output through indirect and induced activities).

Environmental Considerations: The action to test and remediate soil and hardscape contamination is exempt from environmental review under CEQA Guidelines sections 15306 and 15330, actions to mitigate the release of hazardous wastes. Specifically, Section 15330 exempts from CEQA the "excavation and/or offsite disposal of contaminated soils" and Section 15304 exempts backfilling and site restoration.

Sustainability: The Mangan Park Remediation Project is consistent with the City's Strategic Plan and Policies; PHS 3.1. Reduce Exposure to Hazardous Materials and Waste. Protect and maintain the safety of residents, businesses, and visitors by reducing, and where possible, eliminating exposure to hazardous materials and waste.

Commission/Committee Action: None

Rationale for Recommendation: Establishment of capital improvement projects and fund transfers require the approval of City Council. The recommendations within this report will allow staff to adjust the funding for the work that has been performed and to complete remediation of the known contamination in the Park and perform initial off-site testing to be in compliance with the Order.

Financial Considerations: The proposed action will establish the Mangan Park Remediation Project (C15000100) and authorize the transfer of \$375,000 from the City's General Fund (Fund 1001) fund balance. This funding will only cover the prior and pending activities in furtherance of the Order. Should the amount of soil contamination exceed current estimates, additional testing and/or remediation be required within the neighborhood, and/or there is an increase in EMD costs, staff will return to Council for additional funding.

Local Business Enterprise (LBE): LBE participation is not required for professional services or construction projects under \$100,000.

RESOLUTION NO. 2016-

Adopted by the Sacramento City Council

MANGAN PARK REMEDIATION (C15000100) CAPITAL IMPROVEMENT PROJECT (CIP) AND FUND TRANSFER

BACKGROUND

- A. Mangan Park is an 8.29-acre community park where the indoor Mangan Rifle and Pistol Range was operated until the building was closed in December 2014.
- B. A soil testing performed last April, determined that lead contamination within the park was from dust spread from spent bullets.
- C. On April 22, 2016 the County of Sacramento issued a Corrective Action Order requiring the City to investigate and remediate the lead contamination.
- D. City Council approval is required to establish Capital Improvement Projects (CIP) and for fund transfers of \$100,000 or more.
- E. The proposed Mangan Park Remediation Project is to remediate elevated levels of lead contamination outside the perimeter of the Rifle and Pistol Range building and in the park's archery range, and to perform initial soil testing in the yards of the adjacent neighborhood.
- F. Staff will report back to Council as additional information is available on the clean-up and relative to costs associated with this effort. Additionally, the Parks and Recreation Department will be working with the City Manager and the Parks and Recreation Commission to determine whether the existing building should be demolished or cleaned up for future reuse.

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

- Section 1. The Mangan Park Remediation (C15000100) Capital Improvement Project (CIP) shall be established.
- Section 2. General Fund Administrative Contingency (Fund 1001) in the amount of \$375,000 shall be transferred to C15000100.