



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2671  
www. CityofSacramento.org

CONSENT  
December 13, 2005

Honorable Mayor and  
Members of the City Council

**Subject:** Agreement: Samuel C. Pannell Meadowview Community Center Phase II  
Remediation & Associated Tasks.

**Location/Council District:** 2450 Meadowview Road (District 8).

**Recommendation:**

Adopt a Resolution: 1) Authorizing the City Manager to execute Supplemental Agreement #4 to Professional Services Agreement No. 99-134 with Lee & Ro, Inc. in the amount of \$ 258,530, and 2) approving the continuation of monitoring and operation of the remediation systems.

**Contacts:** Brian Reilly, Senior Engineer, 916-808-8427;  
Cynthia Kranc, Facilities Manager, 916-808-2258

**Presenters:** Not Applicable

**Department:** Department of General Services

**Division:** Facility and Real Property Management

**Organization No:** 3283

**Summary:**

The City's professional services agreement with Lee & Ro, Inc. for services related to continuing contaminant remediation efforts at the Samuel C. Pannell Community Center requires periodic extension and update. The uncertain nature of subsurface contamination, occasional modification of the work plan required by the state Regional Water Quality Control Board (RWQCB), and the long term nature of the remediation effort necessitates supplements to the original agreement and modification of the scope of work. Staff requests Mayor and City Council approval of the contract amendments and subsequent additional funding from existing CIPs CB27 and CB28.

**Committee/Commission Action:** None.



**Background Information:**

The Samuel C. Pannell Community Center was built on property the City purchased in 1992. The prior uses on the site included a gas station and two dry cleaning facilities. Both former uses resulted in gasoline and perchlorethylene or PCE (a dry cleaning solvent) contamination of the groundwater and soil under the site. Since the purchase, the City has been responsible for remediation of the contamination at the site and reports to the RWQCB on a quarterly basis.

Since 1993, the City has installed a total of 33 sampling and contaminant extraction wells at and around the site. The PCE soil vapor extraction system (SVES) and groundwater extraction system has removed a combined total of 211 pounds of PCE. The gasoline SVES and groundwater extraction system has removed a combined total of 2,800 pounds of petroleum hydrocarbons. As of April 2005, more than 16 million gallons of groundwater have been extracted and treated. The first three supplemental agreements approved on March 12, 2002, August 16, 2003 and August 24, 2004, respectively, increased the cost to \$725,146. The authorization of Supplemental Agreement #4 in the amount of \$258,530 will allow the continuation of this existing program.

In late 2003 and through spring 2004, the City conducted an additional investigation, as required by the RWQCB, to further define the lateral and vertical extent of the PCE contamination. The results of the investigation were generally positive for the City in that the lateral and vertical extent of the PCE plume was found to be considerably smaller than originally anticipated. However, the PCE plume continues to spread. Measures recommended by the RWQCB are directed toward establishing hydraulic control of the PCE plume. In addition, the gasoline plume was found to have migrated further than expected.

Upon review of these results, the RWQCB requested that the City complete its revised Corrective Action Plan (CAP) and design and construct a system to control the expanding gasoline plume. The RWQCB has also suggested that the City conduct a cost analysis and feasibility study of insitu bioremediation for both the gasoline and PCE "hotspots". The gasoline plume bioremediation study was completed in December 2004. The study concluded that bioremediation techniques for the gasoline plume were not cost-effective since the gasoline plume can most likely be controlled within two years with the installation of two additional wells and one additional treatment system. The RWQCB concurs with this approach. Staff requests approval for the continuation of monitoring and operation of the PCE plume remediation system (Attachment A) and for the addition of the gas plume extraction and treatment system (Attachment B). Included in Attachment B are the scope and cost of the additional gas plume extraction and treatment system.

Staff anticipates returning to City Council within three months to request approval of a contract to complete the CAP for control of the PCE plume. This contract will include the addition of three shallow wells, an analysis of deep well extraction and an investigative study of alternate treatment methods, including bioremediation and density-driven recirculation. The RWQCB is in support of these actions for PCE plume control.

Agreement: Samuel C. Pannell Community Center Remediation (CIP: CB27 & CB28)

**Financial Considerations:**

In response to the RWQCB corrective action plan for the community center property, two capital improvement projects (CIP) were established in 1993 for required remediation work. The Meadowview Community Center Toxics PCE CIP (CB27) currently has an unobligated balance of approximately \$1.1 million for PCE removal and monitoring. The PCE remediation portion of the consultant contract is \$78,287.

The Meadowview Community Center Toxics Gas CIP (CB28) is currently funded through the reimbursement of costs associated with gasoline remediation by the State's Underground Storage Tank Fund (USTF). The USTF is funded by a tax on statewide fuel purchases.

On March 29, 2005, the City Council approved the acceptance of up to \$1.2 million in aggregate funds on a reimbursement basis from the USTF. There is some risk for the City in that any given reimbursement request could be denied in part or in whole by the State of California for failure to comply with the USTF cost and procurement principles or if the USTF were to become insolvent. However, since first requesting reimbursements in 1998 the City has received payment on all requests submitted and the USTF has remained solvent. If the USTF were to become insolvent, remediation work at the site would cease until another funding source was obtained. The gasoline remediation portion of the consultant contract is \$180,243.

The existing Professional Services Agreement (No. 99-134) and associated supplements for this project total \$725,146. Supplemental Agreement #4 included with this report totals \$258,530 and will increase the total cost of the agreement to \$983,676.

**Environmental Considerations:**

Approval of the supplemental agreement is not subject to any provisions of the California Environmental Quality Act. Continuing remediation of the groundwater contamination is mitigation adopted as part of the 1993 Negative Declaration for the City's acquisition of the former service station site.

**Policy Considerations:**

The recommendations contained in this report are consistent with the City Council Strategic Plan goal of achieving sustainability and livability by continuing to improve air and water quality to ensure a healthy community.

**Emerging Small Business Development (ESBD):**

Lee and Ro, Inc. is a City of Sacramento certified SBE firm.

Respectfully Submitted by:   
Cynthia Kranc  
Facilities Manager

December 13, 2005

Agreement: Samuel C. Pannell Community Center Remediation (CIP: CB27 & CB28)

Approved by:   
Reina J. Schwartz  
Director, Department of General Services

Recommendation Approved:

  
ROBERT P. THOMAS  
City Manager

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**Scope of Services**  
**Samuel C. Pannell Meadowview Community Center**  
**Continued PCE Plume Remediation**  
**August 2005**

This Scope of Services covers ongoing efforts to remediate the impact from past commercial operations at the Samuel C. Pannell Meadowview Community Center site in Sacramento, California. This work is a continuation of work begun under Sacramento City Council Resolution No. 99.446 dated August 17, 1999.

**Task A 1: CONTINUED OPERATION OF EXTRACTION WELL AND TREATMENT SYSTEM**

Extraction well EW-1 was installed in September of 1993. Full time groundwater extraction began in March of 2002. The primary goal of this well has been and continues to be to capture the groundwater at the source PCE hot spot on the west side of the Community Center. To date approximately 32.29 lbs of PCE have been removed via this well. Operations at this well will likely continue for approximately 20 years.

Additional information can be found in the latest semi-annual report entitled "*2004 Annual Monitoring Report Samuel C. Pannell Meadowview Community Center*" dated January 2005 prepared by the City's consultant John Tomko.

**Subtask A 1.1 Operate Extraction Wells and Treatment System:** LEE & RO, Inc. (LEE & RO) will continue in our role of operator of the existing groundwater extraction well and treatment system through July 2006. Operations include weekly regular site visits and routine maintenance. The extraction well and treatment system discharge will be sampled on a quarterly basis (March, June, September and December).

It is anticipated that during this period of operation the aqueous phase carbon used to remove the PCE from the groundwater prior to discharge will become foul and saturated. LEE & RO will replace the existing carbon drums with virgin coconut shell aqueous phase carbon drums. It is important to note that over 26 million gallons of groundwater have been extracted from EW-1 and gasoline constituents have not been detected. If gasoline constituents are detected in the well additional carbon beyond the budget allowance will be required.

Electrical power and water supply services will continue to be paid directly by the City.

**Subtask A 1.2 Reports to the Regional Water Quality Control Board:** LEE & RO will continue to prepare text for insertion into the semiannual groundwater monitoring reports (prepared by others). Inserts will summarize quarterly activities, sampling results and past remediation efforts at the site.

Agreement: Samuel C. Pannell Community Center Remediation (CIP: CB27 & CB28)

**Subtask A 1.3 County Discharge Permit Management:** LEE & RO will prepare monthly discharge reports as required by the Sacramento Regional County Sanitation District (SRCSD) permit GRW030. LEE & RO will calibrate the flow and lower explosive limit (LEL) meters as well as provide on-call services for County Inspections.

**Subtask A 1.4 Health and Safety Plan Updates:** LEE & RO will maintain and update the site specific Health and Safety Plan twice yearly with regard to the extraction activities.

Agreement: Samuel C. Pannell Community Center Remediation (CIP: CB27 & CB28)

**PROJECT: PCE Groundwater Remediation, O&M Budget August 1, 2005 to July 31, 2006**

Labor Expenses		Engr.	Engr.	Engr.	Total Labor Expenses
		6	3	2	
Task	Description	Jetton	Andam	Woodward/ Pollock	
		Rate, \$/hr	\$128	\$87	\$76
1	Operate PCE Treatment System				
1.1	System operation	26	52	218	\$24,420
1.2	Reports to Water Board	4	12	4	\$1,860
1.3	Sewer permit reporting and inspections	4	10	10	\$2,142
1.4	H&S plan updates	4	16	4	\$2,208
1.5	Health and Safety Requirements		16	32	\$3,824
1.6	Carbon Replacement	4	12	40	\$4,596
	Subtotal				<b>\$39,050</b>

Other Direct Cost Worksheet						
Task	Item	Description	Number Required	Unit of Measure	Cost per Unit	Gross Cost
1		Operate PCE Treatment System				
	1	Well EW-1 quarterly sampling (influent only)	4	sample	\$184	\$736
	2	Discharge sampling for permit	4	sample	\$242	\$968
	3	Treatment system O&M supplies	1	ls	\$1,500	\$1,500
	4	Autodialer monthly charges	12	months	\$36	\$432
	5	Mileage	4560	miles	\$0.405	\$1,847
	6	Sewer discharge fees	12	months	\$2,155	\$25,860
	7	Flow Meter and LEL Calibration	1	ls	\$1,000	\$1,000
	8	Carbon replacement	1	ls	\$5,000	\$5,000
	9	Hazmat training classes	1	ls	\$894	\$894
	10	Misc	1	ls	\$1,000	\$1,000
		Subtotal				<b>\$39,237</b>

**TOTAL PROJECT COSTS** **\$78,287**

**Scope of Services**  
**Samuel C. Pannell Meadowview Community Center**  
**Gasoline Plume Remediation**  
**August 2005**

This Scope of Services covers the gasoline gradient control portion of the January 2005 Interim Corrective Action Plan (CAP) at the Samuel C. Pannell Meadowview Community Center site in Sacramento, California. The proposed work is a continuation of work begun under Sacramento City Council Resolution No. 99.446 dated August 17, 1999.

**Task 1: Construction of Gradient Control System on Gasoline Plume**

The January 2005 Interim Corrective Action Plan (CAP) proposed to construct a groundwater extraction system as a step towards implementing gradient control on the gasoline plume. The design of the gradient control system includes: two extraction wells (EW-E and EW-F), skid mounted granular activated carbon treatment units, and associated services discussed in the following sections. To meet the requests by the California Regional Water Quality Board, a remote well (EW-F) will be installed across Meadowview Road using horizontal boring techniques. The second well (EW-E) located near MW-9 will also be connected to the remediation system using horizontal borings.

**Subtask 1.1 Well Permitting:** LEE & RO, Inc. (LEE & RO) will acquire Sacramento County Well Installation and City of Sacramento Encroachment permits and will pay all associated permitting fees.

**Subtask 1.2 Well Installation:** LEE & RO will contact Underground Service Alert (USA) for marking and clearance of utilities around the location of extraction wells EW-E and EW-F. Additionally, the area will be surveyed by an independent underground utility locator.

Extraction wells EW-E and EW-F will be installed using air rotary drilling to bore a 12-inch diameter hole. The well casing will be 6 inches in diameter. It is anticipated that the well will be approximately 55 feet deep. Soil samples will be collected at five-foot intervals from the 30-foot depth to the 55-foot depth for review and use in the well construction.

A well development rig will be used to purge and develop the extraction well. The extracted purged water and boring soil cuttings will be collected into separate 55-gallon drums and transported to the treatment enclosure. The purged water will be decanted and processed through the existing treatment system. The soil cuttings will be sampled and characterized by LEE & RO. In this budget, it is assumed that soil cuttings will be non-hazardous and can be disposed of off-site at an approved facility.

It is assumed a city survey crew will survey the well location and elevation after each well construction is completed.

**Subtask 1.3 Well Installation Report:** LEE & RO will prepare and submit all required well installation reports to the respective agencies.

**Subtask 1.4 Horizontal Borings and Vault Installation:** Two (2) sets of horizontal borings will connect the new extraction wells to the existing remediation compound. LEE & RO will specify that three (3) 2" polyethylene conduits be installed from each of the well heads. The conduits will be used to house electrical conductors for the pumps, convey water from submersible pumps, and house instrumentation and/or be used as a spare.

An associated pull vault will be installed outside the existing remediation compound to accommodate both sets of conduits. The vault will allow transition from SDR piping to PVC and provide an accessible pull location for electrical conductors. LEE & RO has specified a single 3' by 3' vault to be installed for this purpose.

**Subtask 1.5 Treatment System:** LEE & RO will install three activated carbon treatment units in the existing compound. The treatment units will be inter-connected by a pre-fabricated pipe rack that will allow for treatment in parallel and series. The treatment system will also include flexible hosing, PVC pipe, valves, flow meters, and a pre-treatment filter unit. Two variable frequency drive controllers will be installed in the compound to operate the extraction well pumps to optimize the extraction rates. LEE & RO will obtain all necessary City of Sacramento building permits.

**Subtask 1.6 Electrical and Control System Modifications:** An evaluation of the existing electrical and control system identified that the existing system is not adequate to support two additional pumps. The existing control panel, load center, and transformer will be replaced to accommodate the additional load requirements. Qualified electrical subcontractors will perform all work.

**Subtask 1.7 County Discharge Permit:** The existing Sacramento Regional County Sanitation District (SRCSD) discharge permit (GRW030) limits discharge from the existing PCE treatment system. LEE & RO will apply on the City's behalf to amend the existing permit to include operation and discharges from the gasoline gradient control system. At this time it is anticipated that discharge from the proposed system will be 20 GPM and will increase SRCSD discharge fees (paid by the City) between \$1,700 - \$2100 a month.

**Subtask 1.8 Health and Safety Plan Updates:** LEE & RO will update the site specific Health and Safety Plan with regard to well drilling, horizontal boring, and construction activities.

**Subtask 1.9 EW-E and EW-F Startup:** Once the wells are installed and the treatment system in place, startup and initial operations will be performed. LEE & RO will verify that the equipment functions as expected and evaluate the potential maximum well production rate and the gradient control.

**Task 2: Operation of Gasoline Extraction and Treatment System**

LEE & RO, Inc will serve as the operator of the gasoline extraction and treatment system through July 2006.

**Subtask A 2.1 Operate Extraction Wells and Treatment System:** LEE & RO, Inc. will perform the following operations including regular site visits, routine and yearly maintenance. Influent from extraction wells EW-E and EW-F will be sampled on a quarterly basis (March, June, September and December).

It is anticipated that during this period of operation the aqueous phase carbon used to remove the gasoline from the groundwater prior to discharge will not require replacement until the following contract year.

**Subtask A 2.2 Reports to the Regional Water Quality Control Board:** LEE & RO, Inc. will prepare text for insertion into the semiannual groundwater monitoring reports (prepared by others). Inserts will include summarized quarterly activities, sampling results and remediation efforts performed at the site.

**Subtask A 2.3 County Discharge Permit Management:** LEE & RO, Inc. will prepare monthly discharge reports as required by the Sacramento Regional County Sanitation District (SRCSD) permit and provide on-call services for the county Inspections.

**Subtask A 2.4 Health and Safety Plan Updates:** LEE & RO, Inc. will maintain and twice yearly update the site specific Health and Safety Pan with regards to the gasoline extraction activities.

PROJECT: Gasoline Plume Groundwater Remediation											
Work Description											
Task	Description	Engr.		Andam	Woodward/ Pollock	CAD	Admin	Total Labor Expenses	ODC Reimburs. Expenses	Total Project Cost	Rate, \$/hr
		6	3								
		Jetton									\$60
		\$128	\$87		\$76	\$71					
1	Construction of Gradient Control System on Gasoline Plume										
1.1	Well Permitting	8	16				4	\$2,656			
1.2	Well Installation	20			50			\$6,360			
1.3	Well Installation Repot	8	16			4	4	\$2,940			
1.4	Horizontal Borings & Vault Installation	6			24			\$2,592			
1.5	Treatment System	20	36		36			\$8,428			
1.6	Electrical/Control System Modifications	20	44		44			\$9,732			
1.7	County Discharge Permit	4	16			8	4	\$2,712			
1.8	Health and Safety Plan Updates	4	16			8	4	\$2,712			
1.9	EW-E and EW-F Startup	8	20		20			\$4,284			
	Subtotal Task	98	164		174	20	16	\$42,416	\$116,459	\$158,875	
2	Operate EW-E and EW-F and Treatment System (February 1, 2006 to July 31, 2006)										
2.1	Systems operations	6	6		52			\$5,242			
2.2	Reports to the Water Board	2	6					\$78			
2.3	Sewer permit reporting and inspections	2	6		4			\$1,082			
	Subtotal Task	10	18		56			\$7,102	\$14,266	\$21,368	
	<b>Total Project</b>	108	182		230	20	16	\$49,518	\$130,725	\$180,243	

Agreement: Samuel C. Pannell Community Center Remediation (CIP: CB27 & CB28)

**Other Direct Cost Worksheet**

Task	Item	Description	Number Required	Unit of Measure	Cost per Unit	Gross Cost
1	1	County well permit fee (both wells)	1	ls	\$710	\$710
	2	Discharge sampling for permit	6	sample	\$242	\$1,452
	3	Underground Utility Survey	1	ls	\$900	\$900
	4	Well drilling and development	2	ea	\$9,800	\$19,600
	5	Soil Samples	12	sample	\$265	\$3,180
	6	Soil cutting and purge water disp.	2	ls	\$1,500	\$3,000
	7	Initial well sampling/analysis	6	sample	\$242	\$1,452
	8	Pumps w/controllers	2	ea	\$3,500	\$7,000
	9	M/E Sub for well head installation	2	ea	\$5,000	\$10,000
	10	Trenching / backfill / restoration for conduits/piping	250	ft	\$30	\$7,500
	11	Install two horizontal boring sets including associated costs to connect to compound	1	ls	\$22,460	\$22,460
	12	Carbon Absorbers (w/ carbon)	3	ea	\$5,800	\$17,400
	13	Pipe Rack	1	ea	\$4,400	\$4,400
	14	Prefilter	1	ea	\$1,800	\$1,800
	15	Control Panel	1	ea	\$5,000	\$5,000
	16	Load Center	1	ea	\$1,700	\$1,700
	17	Transformer	1	ea	\$2,000	\$2,000
	18	Milceage	1000	mile	\$0.41	\$405
	19	Misc. City Permitting Fees	1	ls	\$1,500	\$1,500
	20	Miscellaneous Treatment System ODC's	1	ls	\$2,500	\$2,500
	21	Miscellaneous Electrical System ODC's	1	ls	\$2,500	\$2,500
					<b>Subtotal</b>	<b>\$116,459</b>
2	<b>Operation and Maintenance Cost</b>					
	1	EW-E and EW-F quarterly sampling (influent)	4	sample	\$184	\$736
	2	Discharge sampling for permit (effluent)-shared	0	sample	\$242	\$0
	3	Treatment system O&M supplies	0	ls	\$1,500	\$0
	4	Autodialer monthly charges	0	months	\$36	\$0
	5	Milceage	0	miles	\$0.405	\$0
	6	Sewer discharge fees	6	months	\$2,255	\$13,530
	7	Flow Meter and LEL Calibration	0	ls	\$1,000	\$0
	8	Miscellaneous	0	ls	\$1,000	\$0
					<b>Subtotal</b>	<b>\$14,266</b>

## **RESOLUTION NO.**

Adopted by the Sacramento City Council

December 13, 2005

### **AGREEMENT: SAMUEL C. PANNELL MEADOWVIEW COMMUNITY CENTER PHASE II REMEDICATION & ASSOCIATED TASKS**

#### **BACKGROUND**

- A.** The Samuel C. Pannell Community Center was built on property the City purchased in 1992. The prior uses on the site included a gas station and two dry cleaning facilities. Since the purchase, the City has been responsible for remediation of the contamination at the site and reports to the Regional Water Quality Control Board (RWQCB) on a quarterly basis.
- B.** Since 1993, the City has installed a total of 33 sampling and contaminant extraction wells at and around the site. As of April 2005, more than 16 million gallons of groundwater have been extracted and treated. The authorization of Supplemental Agreement #4 will allow the continuation of this existing program.
- C.** The RWQCB requested that the City complete its revised Corrective Action Plan (CAP) and design and construct a system to control the expanding gasoline plume. The RWQCB concurs with the City's remediation approach.

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

- Section 1. The City Manager is authorized to execute Supplemental Agreement #4 to Professional Services Agreement No. 99-134 with Lee & Ro, Inc. in the amount of \$ 258,530.
- Section 2. The City Manager is authorized to approve the continuation of tasks necessary for the remediation of subsurface and groundwater contamination at the Samuel C. Pannell Community Center.