

CITY OF YUBA CITY
STAFF REPORT

Date: August 21, 2007
To: Honorable Mayor & Members of the City Council
From: Public Works
Presentation by: George L. Musallam

Summary

Subject: Great Pacific Associates – Professional Services Agreement

Recommendation: Authorize the Public Works Director to execute a modification to the City's current Professional Services Agreement with Great Pacific Associates of El Dorado, California for continuation of the Phase II Environmental Investigation at the former Yuba City Steel Site (AP# 52-380-016) located at the northeast corner of Franklin Avenue and Plumas Boulevard, in an amount not to exceed \$100,000, with the finding that it is in the best interest of the City; and approve a related supplemental appropriation to Account No. 6011-62701.

Fiscal Impact: Up to \$100,000 to be funded from Account No. 6011-62701 (Redevelopment – Professional Services).

Background:

Great Pacific Associates has performed environmental testing and monitoring at the Town Center site since the late 1990's. Work originally started with efforts to determine and monitor the extent of groundwater contamination due to the former use of the Town Center property by Del Monte Cannery, more specifically in the area west of Plumas Boulevard near C Street. Work was then expanded to include investigation and monitoring at the former Yuba City Steel site located at the northeast corner of Franklin Avenue and Plumas Boulevard, which the City purchased in 1991.

On April 3, 2007, your Council authorized the Public Works Director to execute a Professional Services Agreement with Great Pacific Associates of El Dorado, California for a Phase II Environmental Investigation at the former Yuba City Steel Site. The purpose of the Phase II Environmental Investigation was to determine the lateral and vertical extent of the groundwater contaminant plume at the former Yuba City Steel site. In May, drilling and analysis was performed in accordance with the Professional Services Agreement. While extremely successful in determining a portion of the plume boundary, this effort did not identify the southern extent of the plume. Additional drilling and analysis is required to define the full extent of the plume. Furthermore, additional monitoring wells must be installed and a year's worth of quarterly monitoring will be required to obtain the data necessary to produce an action plan for cleanup of the site.

Analysis:

In May, Great Pacific Associates drilled and analyzed twenty locations on a grid pattern extending from the source of the former Yuba City Steel site contamination in accordance with the current Professional Services Agreement. Great Pacific Associates found that the contaminant plume extends beyond the grid pattern studied and therefore recommends another round of sampling in a refined grid pattern to further characterize the extent of the plume. This proposed additional sampling will extend south to Franklin Road. There is no guarantee that the southern extent of the plume will be captured by this second round of sampling. However, terminating the sampling at Franklin Road makes sense because the logistics of sampling within and beyond the road will significantly increase the time and cost of completing the work.

Once the full extent of the plume has been identified, the final layout of the monitoring well field can be developed and implemented. Then, a minimum of four quarterly monitoring and reporting events covering the complete well field will be necessary to develop a corrective action plan for the site. Once the quarterly monitoring and reporting data has been collected, the City can assess its options for moving forward with cleanup of this site, at which point Staff will bring its recommendations to Council for approval.

The proposed Modification No. 1 to the current Professional Services Agreement with Great Pacific Associates is attached for review.

Fiscal Impact:

The proposed modification to the Agreement is for an amount not to exceed \$100,000 to be paid out of Account No. 6011-62701 (RDA Professional Services). The budget for Account No. 6011-62701 is not sufficient to accommodate this amount. However, the Redevelopment Agency has sufficient available funds from which to cover this expenditure. Additionally, Yuba City Steel is responsible to reimburse the Redevelopment Agency for charges associated with the cleanup of the property.


Alternatives:

Delay or modify the proposal from Great Pacific Associates, or reject the proposal and direct staff to issue a Request for Proposals to provide the required services.

Recommendation:

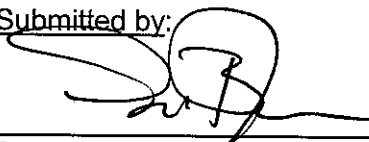
Authorize the Public Works Director to execute a modification to the City's current Professional Services Agreement with Great Pacific Associates of El Dorado, California for continuation of the Phase II Environmental Investigation at the former Yuba City Steel Site (AP# 52-380-016) located at the northeast corner of Franklin Avenue and Plumas Boulevard, in an amount not to exceed \$100,000, with the finding that it is in the best interest of the City; and approve a related supplemental appropriation to Account No. 6011-62701.

Prepared by:



Kevin Bradford
Associate Civil Engineer


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
Steven R. Jepsen
City Manager

Reviewed by:

Department Head



Finance



City Attorney

Other: (name, title)

Exhibit A-1
Scope of Services
Modification No. 1

City is contracting for a Phase II Environmental Investigation at the former Yuba City Steel site (APN 52-380-016) located at the northeast corner of Franklin Avenue and Plumas Boulevard in accordance with the original Professional Services Agreement dated April 3, 2007. The purpose of the Phase II Environmental Investigation is to provide a reconnaissance-level determination of the lateral and vertical extent of the groundwater contaminant plume at the former Yuba City Steel site. In May 2007, Great Pacific Associates drilled and analyzed twenty locations on a grid pattern extending from the source of the former Yuba City Steel site contamination in accordance with the original Professional Services Agreement. Great Pacific Associates found that the contaminant plume extends beyond the grid pattern studied and therefore recommends another round of sampling in a refined grid pattern to further characterize the extent of the plume. This proposed additional sampling will extend south to Franklin Road.

Once the full extent of the plume has been defined, the final layout of the monitoring well field must be developed and implemented. Then, a minimum of four quarterly monitoring and reporting events covering the complete well field will be necessary to develop a corrective action plan for the site.

The following is a description of the scope of services to be provided under this Modification No. 1 to the original Professional Services Agreement.

Continuation of Geoprobe Reconnaissance Groundwater Survey:

Previously conducted work at the former Yuba City Steel site has shown non-aqueous phase liquid (NAPL) contaminants, including MEK, Toluene and Ethylbenzene, to be present on groundwater underlying the subject site including approximately 2.5 inches of floating product on MW-4. Consultant shall utilize the Geoprobe direct push groundwater sampler to provide additional reconnaissance-level determination of the lateral and vertical extent of the groundwater contaminant plume and provide a basis from which a monitoring well field may be designed and implemented. Up to 25 Geoprobe sample points are covered under this Modification No. 1.

Development and Implementation of Monitoring Well Field:

Consultant shall utilize the data collected during the Geoprobe Reconnaissance Groundwater Survey to determine the number and location of any additional monitoring wells required to formulate a corrective action plan for the site. Consultant shall submit the proposed layout for the well field to City for review and approval. Upon approval from the City, Consultant shall install approved monitoring wells. Up to 2 new monitoring wells are covered under this Modification No. 1.

Quarterly Monitoring and Reporting:

Consultant shall perform up to four quarterly monitoring and reporting events in accordance with Appendix A of the Tri-Regional Recommendation and the California Regional Water Quality Control Board's Conditional Concurrence with Geoprobe Sampling Plan. The quarterly monitoring and reporting performed shall be of sufficient quality to result in the data necessary to develop a corrective action plan for the site. All results shall be uploaded to the State's Geotracker database.

Compensation

Not-to-exceed costs for this Modification No. 1 are provided below:

TASK	TOTAL COST
GEOPROBE SURVEY	\$ 39,960.00
MONITORING WELL FIELD	\$ 38,040.00
QUARTERLY MONITORING AND REPORTING	\$ 22,000.00
TOTAL MODIFICATION NO. 1:	\$ \$100,000.00