

**RIVERBANK LOCAL REDEVELOPMENT AUTHORITY
AGENDA ITEM NO. 3.C**

SECTION 3: CONSENT CALENDAR

Meeting Date:	April 12, 2016
Subject:	Environmental Services Cooperative Agreement with the US Army that will Remediate and/or Remove Contamination to Real Property at the (former) Riverbank Army Ammunition Plant
From:	Jill Anderson, City Manager
Submitted by:	Debbie Olson, Executive Director

RECOMMENDATION:

It is recommended that the Local Redevelopment Authority (“LRA”) Board of Directors (“BOD”) review, approve and authorize the City Manager to execute the environmental services cooperative agreement (“ESCA”) with the US Army for the purpose of remediating and/or removing contamination to real property (“Project”) associated with the Army’s mission at the former Riverbank Army Ammunition Plant (“RAAP”), commonly known now as the Riverbank Industrial Complex.

BACKGROUND

On January 27, 2016, the LRA BOD directed the City Manager and the Executive Director of the LRA to finalize negotiations on an agreement with the US Army that would assist the Secretary of the Army in fulfilling their responsibilities to identify, investigate and clean up contamination from hazardous substances or pollutants and contaminants at the (former) RAAP. After a complete report on the draft agreement and budget, the City Council directed that the item be placed on the Consent Calendar for final approval when the final details had been completed.

The Army and the LRA concluded negotiations on the scope, sequence and cost for this ESCA project on February 16, 2016. The ESCA total is \$39,464,376. Field work is expected to take 30 months but the project could take up to five years to complete. The proposed scope of work for this ESCA (also known as Phase 2) is provided as an exhibit (E1) to this staff report.

The work associated with this ESCA (Phase 2) generally involves the removal and disposal of Galbestos panels (siding and roofs) and address PCB contamination present in building interiors such as is found on structural steel, walls, floors, and select

fixed equipment. PCB contamination that is known to exist outside of the buildings', footprints will also be addressed in the ESCA Phase 2 under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

FINANCIAL IMPACT:

No general funds are expected to be necessary for the completion of this remediation. While this is a fixed-cost project, any cost overruns are borne by the Army, environmental contractors or with existing site revenue/reserves.

The LRA will receive payments amounting to \$39,464,376 in quarterly estimated advance payments over the duration of the project and in exchange for remediation and/or removal of contaminated soil, siding, roofing, concrete and some remaining surplus Army fixtures.

ALIGNMENT WITH STRATEGIC OBJECTIVES:

This activity allows the City to protect the health and safety of the community, marshal scarce resources through acquisition of grants, encourage local business involvement and growth as well as accelerate key City initiatives.

ATTACHMENT:

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| Exhibit E1 | ESCA 2 Scope of Work and Costing – a table showing the agreed upon scope of work and costs associated with the Phase 2 ESCA remediation of PCBs at the former Riverbank Army Ammunition Plant |
| Exhibit E2 | ESCA 2 Contract – DRAFT Final Contract between the Army and the LRA for the Phase 2 remediation of PCBs at the former Riverbank Army Ammunition Plant |

Exhibit 1: Riverbank Army Ammunition Plant
Environmental Services Cooperative Agreement
Cost Summary

CLIN	TASK DESCRIPTION	COSTS	Period of Performance
	PART A - TSCA AND CERCLA		
1	WORK PLANS AND REPORTS	\$ 740,622	Year 2016 - 2017
2	MOBILIZATION	\$ 512,643	Year 2016
3	PITS AND TRENCHES	\$ 1,429,182	Year 2016 through 2017
4	PAINT REMOVAL <8 FEET	\$ 4,180,827	Year 2016 through 2017
5	PAINT CLEANING >8 FEET	\$ 4,043,185	Year 2016 through 2017
6	WATER TREATMENT	\$ 1,177,135	Year 2016 through 2017
7	CONCRETE FLOOR HOT SPOT REMEDIATION	\$ 846,958	Year 2016 through 2017
8	PANEL REMOVAL	\$ 8,815,948	Year 2017 through 2018
9	MISCELLANEOUS ITEMS	\$ 1,234,682	Year 2016 through 2018
10	DEMOB	\$ 52,451	Year 2018
11	FIELD OFFICE SUPPORT	\$ 3,888,345	Year 2016 through 2018
12	CLOSURE REPORT	\$ 422,398	Year 2018
13	TRANSPORTATION & DISPOSAL (Variable Price Budget)	\$ 1,170,984	Year 2016 through 2018
14.1	SAMPLE & CLEAN FOUR PRESSES	\$ 215,688	Year 2016 through 2017
14.2	ENCAPSULATE FOUR PRESSES	\$ 113,400	Year 2016 through 2017
15.1	PROJECT MANAGEMENT	\$ 1,644,984	Year 2016 through 2018
15.2	LRA PROGAM MGMT	\$ 1,593,440	Year 2016 through 2018
15.3	Pre-Award	\$ 400,926	Year 2016
	PART A TOTAL	\$ 32,483,799	
	PART B - CERCLA		
16.1	CERCLA PLANS AND REPORTS	\$ 953,547	Year 2016 through 2019
16.2	MOBILIZATION	\$ 84,223	Year 2017
16.3	STORMWATER CLEANING AND EXCAVATION	\$ 608,492	Year 2017 through 2018
16.4	SOIL EXCAVATION	\$ 1,504,411	Year 2017 through 2018
16.6	TRANSPORTATION & DISPOSAL (Variable Price Budget)	\$ 1,998,929	Year 2017 through 2018
16.7	DEMOB	\$ 28,500	Year 2018
16.9	FIELD OFFICE SUPPORT	\$ 968,585	Year 2017 through 2018
16.10	PROJECT MANAGEMENT	\$ 485,857	Year 2017 through 2019
16.11	LRA PROGAM MGMT	\$ 348,034	Year 2017 through 2019
	PART B TOTAL	\$ 6,980,577	
	GRAND TOTAL	\$ 39,464,376	