



CITY OF COMMERCE AGENDA REPORT

TO: Honorable Successor Agency **Item No.** _____

FROM: Interim Executive Director

SUBJECT: Additional Environmental Assessment for 5710 Smithway

MEETING DATE: November 7, 2017

RECOMMENDATION:

The Successor Agency to the Commerce Community Development Commission, as agreed to under the Voluntary Cleanup Agreement with the California Department of Toxic Substance Control (DTSC) approved on August 2, 2017, will consider for adoption a Resolution approving:

1. Requesting the Department of Finance to recognize this assessment and all related work as a debt obligation of the Successor Agency and authorize submittal of an amendment to the ROPS for funding;
2. Completion of outstanding work in the DTSC-approved Block Environmental Work Plan for additional site characterization dated September 6, 2006;
3. Resuming groundwater monitoring; and
4. Awarding an agreement to EFI Global to complete the outstanding work, perform the environmental assessment and conduct groundwater monitoring.

BACKGROUND/ANALYSIS:

On August 2, 2017 and August 23, 2017, the Successor Agency and Oversight Board respectively approved a Voluntary Cleanup Agreement (VCA) with the DTSC for additional site characterization. DTSC approved a Work Plan dated September 6, 2006 prepared by Block Environmental with modifications, which were incorporated in Addendum to Work Plan for Additional Site Characterization dated January 31, 2007, also prepared by Block Environmental.

The pre-established monitoring system consists of 10 groundwater monitoring wells and 12 soil vapor borings to conduct quarterly sampling on the southeastern half of the property to evaluate possible presence of VOC contamination. As previously reported to the Successor Agency and Oversight Board, the additional site assessment and completion of the Work Plan and Addendum was placed on hold due to the State dissolving the Redevelopment Agency and until such time that the Successor Agency and Oversight Board could obtain funding from the California Department of Finance (DOF) as an enforceable obligation.

The DTSC sent the Successor Agency a letter dated February 24, 2017 requesting the completion of the Work Plan and Addendum for additional site characterization and continued groundwater monitoring. The DTSC specifically requested the following:

1. Execution of updated VCA.
2. Submit a report of completed Work Plan and Addendum tasks to the DTSC.
3. Submit a new Work Plan to complete remaining tasks from the original Work Plan and Addendum.

Since the Successor Agency and the Oversight Board approved the release of an RFP for completion of the Work Plan and Addendum and continuing the groundwater monitoring program per DTSC, staff is now returning to the Successor Agency and Oversight Board to execute a professional services agreement for the aforementioned scope of work. The purpose of the RFP process was to determine the budget needed and to submit a funding request to the DOF for approval. The work will begin once the DOF approves the funding. For now, the results of the RFP are as follows:

Consulting Firm	Proposal Cost	Determination
ATC	\$98,266.95	<i>Non-responsive.</i> Costs incomplete, only portion of costs at fixed rate. Sampling and monitoring does not meet requirements of Work Plan.
McAlister GeoScience	\$112,862.90	<i>Non-responsive.</i> Limited resources. Experience with very small projects. No public experience. Sampling and monitoring does not meet requirements of Work Plan.
CPI Geologic	\$160,048.75	<i>Non-responsive.</i> Predominantly a driller. Proposal lacks detailed information on company resources, employees, and required reporting of monitoring and sampling activities. Does not meet the requirements of the Work Plan.
EFI Global	\$168,236.70	<i>Responsive.</i> Consultant under contract with DTSC for sampling and assessment activities for Exide which includes a portion of Commerce.
Converse	\$192,533.28	<i>Responsive.</i> Served as the Industrial Hygienist for the Veteran's Park Lead and Asbestos Remediation Project in Commerce.
Tetra Tech	\$454,985.00	<i>Responsive.</i>

After analysis of the proposals, staff recommends awarding an agreement to EFI Global in the amount of \$168,236.70 with work to begin following DOF debt obligation recognition and approval of funds.

ALTERNATIVES:

1. Approve staff recommendation.
2. Decline staff recommendation and provide further direction to staff.

FISCAL IMPACT:

There is no fiscal impact to the City of Commerce since this is a Successor Agency property now under the State's purview. Staff will submit a funding request to the DOF. Work will not commence until the DOF recognizes the DTSC ordered work and monitoring and sampling activities as a debt obligation of the Successor Agency and approves the requested funding.

RELATIONSHIP TO STRATEGIC GOALS:

This item is related to the specific 2016 Strategic Goal to foster environmentally conscious initiatives and continue to identify and develop city codes that support a clean, well-maintained, sustainable community.

Respectfully submitted by: Fernando Mendoza, Interim Executive Director

Approved by: Maryam Babaki, Director of Public Works and Development Services

Prepared by: Gina Nila, Deputy Director of Public Works Operations

Reviewed by: Josh Brooks, Assistant Director of Finance

Approved as to form by: Noel Tapia, Agency Counsel

ATTACHMENTS:

1. Resolution
2. Agreement