



Staff Report

June 27, 2019

TO: Honorable Mayor and Members of the Town Council
FROM: Sean Rabé, Town Manager
DATE: June 27, 2019
RE: Contract with Geocon Consultants, Inc. for Environmental Cleanup at 3800 Taylor Road

Recommendation

Staff recommends the Town Council approve the attached resolution authorizing the Town Manager to enter into a contract with Geocon Consultants, Inc., for \$121,042.90 for the environmental contamination cleanup for the Town-owned property at 3800 Taylor Road (WW Moulding). This amount includes the base amount of \$110,039 plus a 10 percent contingency, which can only be used upon Town Manager authorization.

Issue Statement and Discussion

The Town of Loomis entered hired Geocon Consultants, Inc., to update the firm's previous Phase 1 Environmental Site Assessment (which was done in 2004) as part of the Town buying the land along the railroad tracks from Union Pacific. That update, which is not part of this proposed contract, produced enough concern by Geocon that the firm recommended a Phase 2 study be performed to ascertain the level of potential contamination on the site.

Subsequently, Geocon had several discussions with the Central Valley Regional Water Quality Control Board (Board) regarding the cleanup of the site. Geocon, Town staff and staff at the Board agreed that rather than spending money on a Phase II assessment, that money could be better used for the actual cleanup at the site. As a result, Geocon prepared a Removal Action Workplan (RAW) for the cleanup of the site and sent it to the Board staff. The Board has concurred with the RAW, allowing work to proceed onsite.

Staff now requests the Council authorize the Town Manager to enter into a contract with Geocon for the cleanup of the site. The firm's proposal is attached as Attachment B. The RAW itself is available at Town Hall, should Council or members of the public desire to review it. I have attached the Board's concurrence with the RAW for reference.

Staff is prepared to answer any questions you may have.

CEQA Requirements

There are no CEQA implications associated with the recommended action.

Financial and/or Policy Implications

The base amount of \$110,039 plus the 10 percent contingency of \$11,003.90 will be funded through current year excess revenue over expenditures.

Attachments

- A. Resolution
- B. Geocon Soil Removal Proposal
- C. RAW Concurrence Letter Dated June 19, 2019

TOWN OF LOOMIS

RESOLUTION NO. 19 – __

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOOMIS
AWARDING A CONTRACT WITH GEOCON CONSULTANTS, INC. FOR SOIL REMOVAL
AT 3800 TAYLOR ROAD AND AUTHORIZING TOWN MANAGER TO EXECUTE AN AGREEMENT
ACCEPTABLE TO THE TOWN FOR PROVIDING SUCH SERVICES**

WHEREAS, The Town owns property located at 3800 Taylor Road; and

WHEREAS, in November 2018 the Town hired Geocon Consultants, Inc., to update its previous Phase 1 Environmental Site Assessment from 2004; and

WHEREAS, the results of that updated Phase 1 ESA indicated the need for additional site assessment; and

WHEREAS, in order to create a cost savings for the Town and to ensure a more expedited cleanup of the contaminated areas of the site, Geocon Consultants, Inc. worked with the Central Valley Regional Water Quality Control Board (Board) to create a Removal Action Workplan without the need for a Phase II assessment; and

WHEREAS, the Removal Action Workplan indicates soil removal is necessary for the cleanup of the site; and

WHEREAS, the Removal Action Workplan is available at Town Hall for review and the Board has concurred with the steps outlined in the Removal Action Workplan; and

WHEREAS, Geocon Consultants, Inc. is uniquely qualified to conduct the required environmental cleanup because of the firm's previous work on the site.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Town Council of the Town of Loomis hereby authorizes the Town Manager to execute a contract acceptable to the Town for the removal of contaminated soil for the Town-owned property located at 3800 Taylor Road in the amount of \$121,042.90.

BE IT FURTHER RESOLVED, the contract amount of \$121,042.90 includes the base amount of \$110,039 plus a 10 percent contingency of \$11,003.90. The Town Manager is hereby authorized to allow Geocon Consultant, Inc. expenses using the contingency upon Town Manager approval.

PASSED AND ADOPTED this 27th day of June 2019, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Mayor

ATTEST:

Town Clerk

GEOCON

CONSULTANTS, INC.

G E O T E C H N I C A L ■ E N V I R O N M E N T A L ■ M A T E R I A L S



Proposal No. S8321-03-15P
June 18, 2019

Sean Rabé, Town Manager
Town of Loomis
3665 Taylor Road
Loomis, California 95650

Subject: CHANGE ORDER REQUEST
SCOPE OF SERVICES AND COST ESTIMATE FOR SOIL REMOVAL
3800 TAYLOR ROAD
LOOMIS, CALIFORNIA

Mr. Rabé:

In accordance with your request, Geocon Consultants, Inc. is pleased to provide the Town of Loomis (the Town or Client) with this change order request for removal of soil impacted with petroleum hydrocarbons at 3800 Taylor Road (the Site) in Loomis, California (Figure 1). Removal of soil from this area is proposed to be performed with Central Valley Regional Water Quality Control Board (CVRWQCB) oversight in preparation for redevelopment of the Site as a brewery and parking lot. This change order agreement describes the proposed scope of services and provides a cost estimate and schedule to perform the work.

BACKGROUND

We performed the following investigations at the Site as summarized below:

1. *Limited Environmental Site Assessment, Union Pacific Spur Track, Loomis, California, October 31, 2003.*
2. *Limited Environmental Assessment, Lincoln Highway Abandonment Parcel, Loomis, California, October 27, 2004.*
3. *Phase I and Phase II Environmental Site Assessment, Union Pacific Parcels 1 through 7, Loomis, California, December 10, 2008.*
4. *Phase I Environmental Site Assessment, 3800 Taylor Road, Loomis, California, February 20, 2019.*
5. *Asbestos and Lead-containing Paint Survey Report, 3800 Taylor Road, Loomis, California, April 26, 2019.*
6. *Removal Action Workplan, 3800 Taylor Road, Loomis, California, June 13, 2019.*

2003 Limited ESA - The referenced 2003 Environmental Site Assessment (ESA) report presents the results of site investigation activities performed in November 2000. We completed two exploratory borings (B1 and B2) and four trenches (T1 through T4) at the Site to assess potential impacts associated with a former onsite 10,000-gallon diesel aboveground storage tank (AST) located southwest of the W&W Moulding facility. The former diesel AST was noted in 1962 and 1971 aerial photographs. A 1974 Southern Pacific lease map identified the parcel containing the AST as "C.R. England & Sons L.A. #117229." Information obtained from Vic Williams, the owner of W&W Moulding, confirmed that England & Sons formerly operated a "large" diesel AST for refueling tractor trailer trucks through the early 1970s. Soil impacts were only identified in samples obtained from

boring B1 located near the former diesel AST. Diesel concentrations of 3,400 and 1,700 milligrams per kilogram (mg/kg) were reported for soil samples obtained from boring B1 at depths of 2 and 6 feet, respectively. Forensic analysis of sample B1-2 indicated the diesel fuel was likely released into the environment prior to 1990. Diesel-impacted soil was observed in trenches T2 and T4.

2004 Limited ESA - We completed seven additional borings in June 2004 (B3 through B9) to further define the extent of diesel-impacted soil and groundwater. Diesel-impacted soil was identified in borings B3, B4, and B5 to a maximum depth of 6 feet. Groundwater samples obtained from borings B5, B6, and B8 contained diesel at concentrations ranging from 1.2 to 6.1 milligrams per liter (mg/l). Our referenced October 2004 Report was submitted to Ms. Wendy Cohen with the CVRWQCB by Union Pacific Railroad (UP) in December 2004. Based on information provided by Ms. Cohen in October 2008, the CVRWQCB did not actively require additional assessment or corrective action with respect to the identified diesel soil and groundwater impacts due to other priority hazardous substance release cases. Ms. Cohen indicated at that time that the CVRWQCB will be the lead oversight agency when corrective action and regulatory "no further action" closure status is pursued under the Spills, Leaks, Investigations and Cleanup program.

2008 Phase I and II ESA - We completed another seven borings and one trench in November 2008 (B10 through B16 and trench LT8), to further define the extent of diesel-impacted soil and groundwater identified on the Site near the former diesel AST. The approximate extent of diesel-impacted soil was defined as depicted on Figure 2. Diesel was detected in groundwater samples collected from each of the November 2008 perimeter borings at concentrations less than or near the CVRWQCB water quality objective (taste and odor threshold) of 0.1 mg/l.

2019 Phase I ESA - We completed a Phase I ESA in February 2019 that identified environmental concerns at the Site including the presence of documented diesel soil and groundwater impacts associated with the former diesel AST, stained soil areas, and a former railroad spur.

2019 Structure Survey - We completed an asbestos and lead-containing paint survey of the vacant onsite mill building. Asbestos was identified in samples of floor tile and roofing mastic. Appropriate asbestos abatement procedures were presented. Lead was not detected in paint samples at concentrations exceeding hazardous waste thresholds.

2019 Removal Action Plan - The Town of Loomis entered into a Voluntary Cleanup Agreement (VCA) with the CVRWQCB who will provide regulatory oversight of the Site. In June 2019, we completed a Removal Action Workplan (RAW) that addresses the cleanup of the petroleum hydrocarbon-impacted soil and offsite landfill disposal, confirmation sampling and analytical testing, supplemental groundwater assessment, and site restoration/closure activities at the Site. We then submitted the RAW to CVRWQCB, who reviewed and approved it in June 2019. After the soil cleanup is completed and the supplemental groundwater assessment generally complies with low threat criteria for petroleum releases, the CVRWQCB will issue regulatory case closure.

PURPOSE AND OBJECTIVE

The purpose of the soil removal will be to mitigate the potential threat to the health of future site users from exposure to petroleum hydrocarbons in soil. The objective of the removal will be to excavate soil known to contain elevated concentrations of petroleum hydrocarbons. This is a conservative approach that is intended to render the Site suitable for the brewery and parking lot. The soil will be temporarily stockpiled, waste profiled, then transported to an appropriate waste disposal facility.

SCOPE OF SERVICES

We propose to complete the soil removal by performing the following tasks:

- Task 1 – Pre-field activities: prepare a Health and Safety Plan (HSP), utility clearance, and retain a laboratory subcontractor for soil sample analysis.
- Task 2 – Field activities: excavate, stockpile and waste profile the soil for disposal, and collect confirmation soil samples from the sidewalls and base of the excavations;
- Task 3 – Laboratory analysis of confirmation soil samples and stockpile waste profile samples; and
- Task 4 – Preparation of a soil removal report.

Each of the tasks is described in greater detail below.

Task 1 – Pre-field Activities

Health and Safety Plan

We will prepare a site-specific HSP describing the work to be performed and the physical and chemical hazards. The HSP will provide health and safety guidelines protective of site workers.

Utility Clearance

We will mark the excavations at the Site with fencing then contact Underground Service Alert (USA) a minimum of 72 hours prior to the start of field activities so that subscribing public utilities can mark their subsurface utilities and conduits on and in proximity to the excavations.

Laboratory Subcontractor

We will retain the services of Advanced Technology Laboratories (ATL) of Signal Hill, California, for soil sample analysis. ATL is accredited by the State of California's Department of Health Services Environmental Laboratory Accreditation Program and the National Environmental Laboratory Accreditation Program.

Task 2 – Field Activities: Excavate, Backfilling, Stockpile and Characterize Soil for Disposal, and Collect Confirmation Soil Samples

Excavation

We will excavate petroleum hydrocarbon-impacted soil with a backhoe or excavator from two areas shown on Figure 2. The anticipated maximum excavation depth is approximately 7 feet for the former diesel AST area and 0.5 feet for the soil stain area. We will temporarily stockpile the excavated soil onsite in a designated stockpile area, as shown on Figure 3, for landfill disposal characterization. We will spray the excavation area with water prior to and during excavation to minimize generation of airborne dust. With permission from the Town, we will obtain water from the Town's corporation yard.

Backfilling

The excavations will be backfilled with imported clean fill provided by the Town. The location of the fill is depicted on Figure 3. We previously collected and analyzed a representative sample of the fill and confirmed that it's suitable for the Site. We will spray the excavation with water prior to and during backfilling to minimize generation of airborne dust. The placed and compacted backfill materials will be tested to confirm 90% relative compaction.

Soil Stockpile Waste Profile Sampling

We will collect up to five, 4-part composite soil samples from the stockpile for laboratory analysis to profile the stockpiled soil as waste for acceptance at a waste disposal facility. Discrete soil samples will be collected from four locations and depths in the stockpile by scooping soil from each sampling location with a clean, stainless steel trowel and placing it into a one-gallon Ziploc plastic bag, homogenizing it, then placing the homogenized (composited) soil into a 8-ounce glass jar with a Teflon-lined lid. The sample will be labeled with a unique sample ID, the date and time of collection, the sampler's initials, and project name and number. The samples will be stored in a chilled cooler for transport under standard chain-of-custody protocol to the laboratory.

Confirmation Soil Sample Collection

Following completed removal of petroleum hydrocarbon-impacted soil within the designated areas that exhibit field indicators of contamination (i.e. staining, odors, etc.), confirmation soil samples will be collected from the floor (and mid-point of the sidewall for the former diesel AST area) of the excavations for laboratory analysis to confirm the site cleanup goals have been met. We will collect soil samples from the former diesel AST area excavation bottom on a 20-by 20-foot grid pattern (minimum 6 samples) and one sidewall sample per approximately 50 linear feet of the excavation sidewalls (minimum 5 samples). Three confirmation soil samples will be collected from the base of the oil stain area excavation. The confirmation soil samples will be collected directly into laboratory-provided 4-ounce glass jars with Teflon-lined lids. The samples will be labeled with unique sample IDs, the date and time of collection, the sampler's initials, and project name and number. The samples will be stored in a chilled cooler for transport under standard chain-of-custody protocol to the laboratory.

Task 3 – Laboratory Analysis of Soil Samples

Soil Stockpile Composite Samples

ATL will analyze the soil stockpile composite samples for analytes required by the disposal facility. Our cost estimate assumes analysis of this sample for metals cadmium, chromium, nickel, lead and zinc by United States Environmental Protection Agency (EPA) Method 6010B, diesel- and oil-range organics (DRO/ORO) by EPA Method 8015B, and benzene, toluene, ethylbenzene, and xylenes (BTEX) by EPA Method 8021. Laboratory analysis results will be provided to appropriate waste disposal facility for acceptance of the soil as non-hazardous waste.

Confirmation Soil Samples

ATL will analyze the confirmation soil samples collected from the base and each sidewall of the excavations for diesel- and/or oil-range organics by EPA Method 8015B. Our cost estimate assumes that the results of analysis of confirmation soil samples will show that no further excavation of soil will be necessary.

Task 4 – Soil Removal Report and No Further Action Request

We will prepare a report documenting the soil removal action for submittal to CVRWQCB and requesting no further action for the Site. The report will include:

- A description/photo documentation of soil excavation, dust control, and stockpiling;
- A qualitative description of soil observations including soil types encountered and any evidence of impacts (staining, odors, etc.);
- A site map depicting the final lateral and vertical extent of the excavation;
- Tabulated soil stockpile waste profile and confirmation soil sample analysis results with copies of certified analytical laboratory results in an appendix;
- Copies of waste manifests from the receiving landfill;
- Include the results of the supplemental groundwater assessment, to be completed during the soil removal, under the current change order agreement (Geocon Project No. S8321-03-14); and
- A request for no further action.

COST ESTIMATE AND SCHEDULE

We propose to perform the scope of services outlined herein for an estimated fee of \$110,039. A breakdown of these costs is provided on the attached *Cost Estimate Worksheet*. This fee is valid for a period of 60 days from the date of this proposal. Our services would be provided on a time and materials basis in accordance with the enclosed *2019 Schedule of Fees*, which are incorporated into and made a part of this proposal. These costs do not include CVRWQCB oversight costs. We anticipate that the final report would be completed and submitted within approximately 5 to 6 weeks of authorization to proceed.

Please review the contents of this proposal. If it meets with your approval, please sign the attached Change Order Agreement for Professional Services and return it to our office.

We appreciate the opportunity to assist you with this project. Please contact the undersigned if there are any questions concerning this proposal or if we may be of further service.

Sincerely,

GEOCON CONSULTANTS, INC.

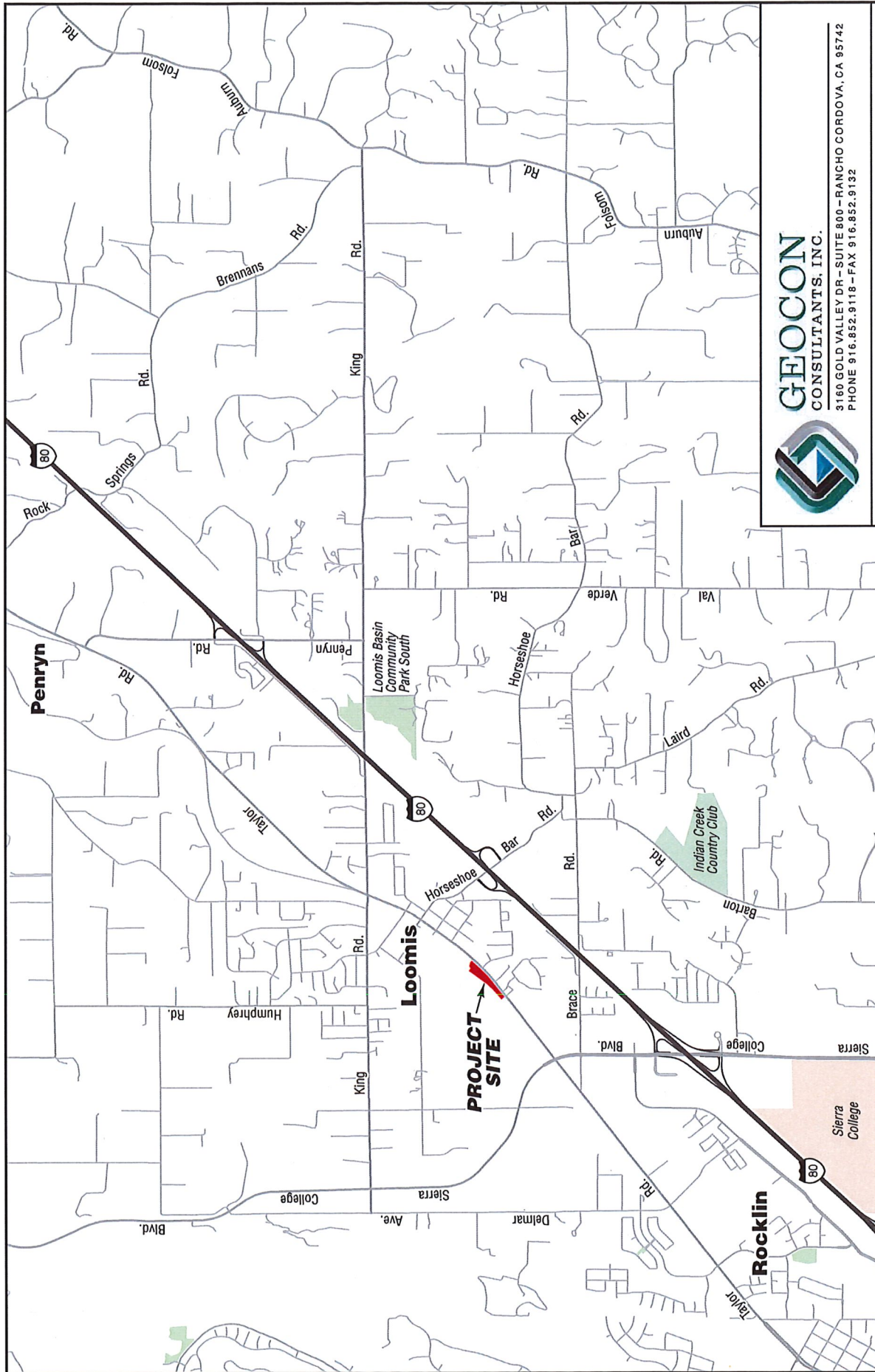


Matthew Tidwell
Senior Staff Geologist



John Juhrend, PE, CEG
Senior Engineer

Attachments: Figure 1 – Vicinity Map
Figure 2 – Site Plan
Figure 3 – Planned Layout of Removal Action
Cost Estimate Worksheet
Change Order Agreement
2019 Schedule of Fees



GEOCON
CONSULTANTS, INC.

3160 GOLD VALLEY DR. SUITE 800 - RANCHO CORDOVA, CA 95742
PHONE 916.852.9118 - FAX 916.852.9132

3800 Taylor Road

Loomis,
California

VICINITY MAP

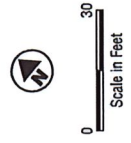
S8321-03-15P

June 2019

Figure 1



- LEGEND:**
- BT Approximate Direct-Push Boring Location (Nov. 2000)
 - T1 Approximate Test Pit Location (Nov. 2000)
 - B3 Approximate Hollow-Stem Auger Boring Location (June 2004)
 - L76 Approximate Exploratory Trench Location (Nov. 2008)
 - SS7 Approximate Former 10,000-Gallon Diesel Aboveground Storage Tank Location
 - GW2 Approximate Groundwater Sample Location
 - BT Approximate Groundwater Sample Location (Nov. 2008)



TAYLOR ROAD



3160 GOLD VALLEY DR., SUITE 800 - RANCHO CORDOVA, CA 95742
PHONE 916.882.8110 - FAX 916.882.8132

3800 Taylor Road

Loomis,
California

SITE PLAN

S8321-03-15P June 2019 Figure 2



3180 GOLD VALLEY DR - SUITE 800 - RANCHO CORDOVA, CA 95742
 PHONE 916.882.5110 - FAX 916.882.5132

3800 Taylor Road
 Loomis,
 California

Planned Layout of Removal Action

S8321-03-15P June 2019 Figure 3



0 200
 Scale in Feet



TABLE 1
COST ESTIMATE

Project Name 3800 Taylor Road

Project Scope Excavate soil in impacted areas, stockpile, and waste profile for offsite disposal. Collect and analyze confirmation soil samples and prepare Soil Removal Report and no further action request from Central Valley Regional Water Quality Control Board.

TASK	QUANTITY	UNITS	RATE	MARKUP	AMOUNT
<u>TASK 1 - Pre-field Activities: HSP, utility clearance subcontractor procurement</u>					
Senior Geologist	2	HRS	\$165.00	1.00	\$330.00
Senior Staff Geologist	15	HRS	\$125.00	1.00	\$1,875.00
Construction Manager	15	HRS	\$115.00	1.00	\$1,725.00
Technical Illustrator	2	HRS	\$90.00	1.00	\$180.00
Word Processor/Technical Editor	3	HRS	\$80.00	1.00	\$240.00
Task 1 Subtotal:					\$4,350.00
<u>TASK 2 - Field activities: excavate, stockpile and characterize soil for disposal acceptance, and collect confirmation soil samples</u>					
<i><u>Excavation, Stockpiling/Characterization, and Confirmation Soil Sampling</u></i>					
Senior Geologist	2	HRS	\$165.00	1.00	\$330.00
Senior Staff Geologist	30	HRS	\$125.00	1.00	\$3,750.00
Equipment Operators (2)	60	HRS	\$125.00	1.00	\$7,500.00
JD 200 Excavator or Equivalent	3	DAY	\$900.00	1.26	\$3,402.00
JD 544 Loader or Equivalent	3	DAY	\$700.00	1.26	\$2,646.00
Mob/Demob Loader and Excavator	4	Trip	\$250.00	1.26	\$1,260.00
Equipment Truck	3	DAY	\$200.00	1.00	\$600.00
Diesel fuel	300	Gallons	\$5.00	1.26	\$1,890.00
Visqueen plastic	5	EACH	\$240.00	1.15	\$1,380.00
Level D PPE/Decon Rinse	3	DAY	\$50.00	1.00	\$150.00
Misc. Supplies	3	DAY	\$100.00	1.00	\$300.00
<i><u>Soil Loading, Transportation, and Disposal and Backfilling</u></i>					
Senior Staff Geologist	2	HRS	\$125.00	1.00	\$250.00
Waste Profile Fee and Analysis 24-Hour RUSH	1	LUMP	\$500.00	1.00	\$500.00
Equipment Operator (2)	50	HRS	\$125.00	1.00	\$6,250.00
JD 544 Loader or Equivalent	5	DAY	\$700.00	1.26	\$4,410.00
JD 200 Excavator or Equivalent	3	DAY	\$900.00	1.26	\$3,402.00
8-11 ton Pad Compactor or Equivalent	3	DAY	\$800.00	1.26	\$3,024.00
8-11 ton Pad Compactor Mob/Demob	2	Trip	\$250.00	1.26	\$630.00
Equipment Truck	5	DAY	\$200.00	1.00	\$1,000.00
2,000-Gallon Water Truck	1	Week	\$1,800.00	1.26	\$2,268.00
Diesel fuel	500	Gallons	\$5.00	1.26	\$3,150.00
Backfilling (testing) 90%	1	LUMP	\$2,500.00	1.00	\$2,500.00
Transportation and Disposal (Class II - Non-hazardous waste)	1400	TON	\$30.00	1.15	\$48,300.00
Task 2 Subtotal (if Class II - non-hazardous waste):					\$98,892.00
<u>TASK 3 - Laboratory analyses of soil samples</u>					
Senior Staff Geologist	1	HRS	\$125.00	1.00	\$125.00
<i><u>Laboratory Subcontractor - ATL</u></i>					
BTEX by EPA 8260B	5	TEST	\$35.00	1.15	\$201.25
DRO and ORO by EPA 8015B	20	TEST	\$35.00	1.15	\$805.00
Ca, Cr, Ni, Pb, and Zn Metals by EPA 6010B	5	TEST	\$41.00	1.15	\$235.75
Task 3 Subtotal:					\$1,367.00
<u>TASK 4 - Soil Removal Report and Case Closure Request</u>					
Senior Geologist	4	HRS	\$165.00	1.00	\$660.00
Senior Staff Geologist	30	HRS	\$125.00	1.00	\$3,750.00
Technical Illustrator	6	HRS	\$90.00	1.00	\$540.00
Word Processor/Technical Editor	6	HRS	\$80.00	1.00	\$480.00
Task 4 Subtotal:					\$5,430.00
Total All Tasks (if Class II non-hazardous waste):					\$110,039.00

GEOCON

CONSULTANTS, INC.

G E O T E C H N I C A L ■ E N V I R O N M E N T A L ■ M A T E R I A L S



CHANGE ORDER AGREEMENT FOR PROFESSIONAL SERVICES

Page 1 of 1

Geocon Project No.: S8321-03-13
Contract Date: December 17, 2018
Project: 3800 Taylor Road, Loomis

Change Order No.: 2
Date: June 18, 2019

Client's Name: Town of Loomis
Client's Address: 3665 Taylor Road (PO Box 1330)
Loomis, California 95650

Attention: Sean Rabé
Telephone: (916) 652-1840

We hereby agree to make the following changes:

Original Contract Amount (Geocon Project No. S8321-03-13).....\$3,500
Change Order Agreement #1 (Geocon Project No. S8321-03-14).....\$31,786
Change Order Agreement #2.....\$110,039
Revised Contract Amount.....\$145,325

Authorized Signature (Geocon):

A handwritten signature in green ink, appearing to read 'Jim Brake', is written over a horizontal line.

Jim Brake, Senior Geologist/Vice President

Accepted: The above estimated fees/costs relating to this Change Order are satisfactory and are hereby accepted. All services to be performed under same terms and conditions as specified in the original Contract.

Authorized Signature (Client/Owner): _____

Title: _____ Date: _____



2019 SCHEDULE OF FEES

PROFESSIONAL SERVICES

Engineering Assistant/Laboratory Technician	\$75/hr.
Engineering Field Technician/Special Inspector I	80/120(PW)* /hr.
Engineering Field Technician/Special Inspector II	90/130(PW)* /hr.
Engineering Field Technician/Special Inspector III/Equipment Operator	100/140(PW)* /hr.
Word Processor/Technical Editor/Draftsman	80/hr.
Research Assistant/Technical Illustrator/Senior Draftsman.....	90/hr.
Project Coordinator/GIS Specialist/Field Supervisor	100/hr.
Staff Engineer/Geologist/Scientist	115/hr.
Senior Staff Engineer/Geologist/Scientist	125/hr.
Project Engineer/Geologist/Scientist/Construction Supervisor.....	135/hr.
Senior Project Engineer/Geologist/Scientist.....	150/hr.
Senior Engineer/Geologist/Scientist/Certified Industrial Hygienist.....	165/hr.
Associate Engineer/Geologist/Scientist	195/hr.
Principal Engineer/Geologist/Scientist/Litigation Support	235/hr.
Deposition or Court Appearance	400/hr.
Overtime and Saturday Rate	1.5 X Regular Hourly Rate
Sunday and Holiday Rate	2 X Regular Hourly Rate
Minimum Professional Fee.....	\$500/Project
Minimum Field Services Fee (per day or call-out)	4 Hours

*Prevailing Wage (PW) per requirements of California Labor Code §720, et. Seq.

TRAVEL

Personnel	Regular Hourly Rate
Subsistence (Per Diem)	\$175/day
Vehicle Mileage	0.75/mile

EQUIPMENT & ANALYTICAL TESTS

Nuclear Gauge	Included in Technician Hourly Rate	Level D PPE/Decon Rinse Equipment	\$50/day
Pick-up Truck	\$125/day	pH/Conductivity/Temperature Meter	50/day
Equipment Truck	200/day	55-gallon drum	65/ea.
Direct-Push Rig/Operator	170/210(PW)* /hr	TPHg/BTEX (EPA 8015M/8021B)	70/ea.
Direct-Push Sample Liner	10/ea.	TPHg/BTEX/MTBE (EPA 8015M/8260B)	100/ea.
Equipment Trailer	100/day	TPHd/TPHmo (EPA 8015M)	75/ea.
Wenner 4-Pin Earth Resistivity Meter	150/day	Fuel Oxygenate Compounds (EPA 8260B)	110/ea.
Coring Machine (concrete, asphalt, masonry).....	175/day	Volatile Organic Compounds (EPA 8260B)	150/ea.
Dynamic Cone Penetrometer	200/day	Semi-Volatile Organic Compounds (EPA 8270)	300/ea.
Dilatometer (DMT) Test Equipment	800/day	CAM 17 Metals (EPA 6010B)	170/ea.
Generator or Air Compressor.....	100/day	Single Metal (EPA 6010B)	20/ea.
GPS Unit	160/day	Pesticides (EPA 8081)	125/ea.
Drive-Tube Sampler or Hand-Augur	40/day	Soil pH (EPA 9045C).....	20/ea.
Soil Sample Tube (Brass or Stainless)	10/ea.	WET or TCLP Extraction	75/ea.
Water Level Indicator	40/day	Sample Compositing	20/composite
Battery-Powered Pump	75/day	48-hour Turnaround Time	60% surcharge
Photo-Ionization Meter	125/day	24-hour Turnaround Time	100% surcharge

LABORATORY TESTS

COMPACTION CURVES

4-inch mold (D1557/D698).....	\$225/ea.
6-inch mold (D1557/D698).....	225/ea.
California Impact (CAL216).....	225/ea.
Check Point	100/ea.

SOIL AND AGGREGATE STABILITY

Resistance Value, R-Value (D2844/CAL301).....	\$300/ea.
R-Value, Treated (CAL301)	325/ea.
California Bearing Ratio (D1883).....	175/pt.
Stabilization Ability of Lime (C977)	180/ea.

SOIL AND AGGREGATE PROPERTIES

#200 Wash (D1140/C117)	\$75/ea.	Moisture Determination, tube sample (D2216)	\$20/ea.
Wet Sieve Analysis to #200 (D422/CAL202).....	115/ea.	Moisture Determination and Unit Weight (D2937)	40/ea.
Dry Sieve Analysis, 1.5"+ Aggregate (D6913).....	350/ea.	Atterberg Limits: Plasticity Index (D4318)	200/ea.
Hydrometer Analysis (D422)	165/ea.	Sand Equivalent (D2419/CAL217)	100/ea.
Sieve Analysis with Hydrometer (D422)	200/ea.	pH and Resistivity (CAL643)	120/ea.
Specific Gravity, Soil (D854)	85/ea.	Sulfate Content (CAL417)	90/ea.
Specific Gravity Coarse Aggregate (C127).....	60/ea.	Chloride Content (CAL422)	50/ea.
Specific Gravity Fine Aggregate (C128)	75/ea.	Organic Content (D2974).....	60/ea.
		Cut/Extract Shelby Tube	100/ea.

SHEAR STRENGTH

Unconfined Compression (D2166)	\$100/ea.
Direct Shear (D3080) (3pt)	300/ea.
Unconsolidated-Undrained Triaxial Shear (D2850)	125/pt.
Unconsolidated-Undrained Triaxial Staged (D2850)	175/ea.
Consolidated-Undrained Triaxial Shear (D4767)	300/pt.
Consolidated-Undrained Triaxial Staged (D4767)	375/ea.
Consolidated-Drained Triaxial Shear (EM1110)	400/pt.
Consolidated-Drained Triaxial Staged (EM1110).....	500/ea.

PERMEABILITY, CONSOLIDATION AND EXPANSION

Permeability, Flexible Wall (D5084)	\$300/ea.
Permeability, Rigid Wall (D5856).....	290/ea.
Consolidation (D2435)	50/pt.
Expansion Index (D4829/UBC 29-2)	225/ea.
Swell/Collapse (D4546)	150/pt.

AGGREGATE QUALITY

Sieve Analysis to #200 (C136)	\$115/ea.
L.A. Rattler Test (500 rev.) (C131).....	200/ea.
Durability Index (D3744/CAL229)	165/ea.
Fine Aggregate Angularity (CAL 234)	125/ea.
Flat and Elongated Particles (D4791/CAL 235)	150/ea.
Percent Crushed Particles (CAL205)	150/ea.

CONCRETE / MASONRY / REINFORCING STEEL

Compressive Strength, Cast Cylinders (C39)	\$30/ea.
Compressive Strength, Cores (C42)	60/ea.
Flexural Strength Beam (C78/C293).....	80/ea.
Splitting Tensile Test (C496).....	80/ea.
Mix Design Review	350/ea.
Trial Batch	475/ea.
Rebar Tensile / Bend (up to #11/#11 and Larger)	200/250/ea.
CMU Compressive Strength (C140)	75/ea.
Compressive Strength, Grout (C1019/UBC 21-19).....	30/ea.
Compressive Strength, Mortar (C109/UBC 21-15,16) ..	30/ea.
CMU Unit Wt., Dimen., Absorption (C140)	75/ea.
Compressive Strength, Masonry Prism (C1314)	250/ea.

HOT MIX ASPHALT

Density, Hveem (D2726/CAL308)	\$100/pt.
Stabilometer Value (D1560/CAL366).....	200/pt.
Theoretical Max. Specific Gravity (D2041/CAL309)	175/ea.
Ignition/Sieve Analysis (C136/CAL202)	215/ea.
HMA Core Unit Weight (D1188/CAL308).....	60/ea.
% Asphalt, Ignition Method (D6307/CAL382).....	100/ea.
% Asphalt, Ignition Calibration (D6307/CAL382).....	250/ea.
Rice Density/% Voids (CAL 367).....	275/ea.

***2X surcharge on rush turnaround for laboratory testing**

TERMS AND CONDITIONS

- Listed are typical charges for the services most frequently performed by Geocon. Prices for unlisted services as well as special quotations for programs involving volume work will be provided upon request. Laboratory test prices shown are for laboratory work only, and include reporting of routine results not calling for comments, recommendations or conclusions.
- Sampling and testing is conducted in substantial conformance with the latest applicable or designated specifications of the American Society for Testing and Materials, Caltrans, American Association of State Highway and Transportation Officials, or other pertinent agencies.
- Saturday, night work, and overtime hours are charged at time and one-half; Sundays and holidays at double time. Per diem may apply when location of work dictates.
- Equipment and materials will be billed at cost plus 15%. Outside services including subcontractors and rental of special equipment are billed at cost plus 15%. Hourly services are billed portal to portal from closest office in accordance with the stated hourly rates herein, with a minimum four-hour charge.
- Invoices will be submitted at four-week intervals. Terms of payment are met upon presentation of invoice. Invoices become delinquent thirty (30) days from invoice date and subject to one and one-half percent (1-1/2%) service charge per month, or the maximum rate allowed by law, whichever is lower. If Client objects to all or any portion of any invoice, Client will so notify Geocon in writing within fourteen (14) calendar days of the invoice date, identify the cause of disagreement, and pay that portion of the invoice not in dispute. The parties will immediately make every effort to settle the disputed portion of the invoice. Payment on delinquent invoices will first be applied to accrued interest and then to the principal amount. All time spent and expenses incurred (including any attorney's fees and costs) in connection with collection of any delinquent amount will be paid by Client to Geocon per Geocon's current fee schedule.
- Client and Geocon shall allocate certain of the risks so that, to the fullest extent permitted by law, Geocon's (the term "Geocon" includes Geocon's partners, officers, directors, employees, agents, affiliates, subcontractors and subconsultants) total aggregate liability to Client is limited to the greater of **\$50,000** or the total compensation received from Client by Geocon for services rendered on this project, for any and all of Client's injuries, damages, claims, losses, expenses, or claim expenses arising out of this Agreement from any cause or causes, including attorneys' fees and costs which may be awarded to the prevailing party, and Client agrees to indemnify and hold harmless Geocon from and against all liabilities in excess of the monetary limit established above.
 Client and Geocon shall allocate certain of the other risks so that, to the fullest extent permitted by law, Client shall limit Geocon's total aggregate liability to all third parties, including contractors, subcontractors of all tiers, materialmen, and others involved in Client's project, as well as persons and other entities not involved in the project, to the greater of **\$100,000** or the total compensation received from Client by Geocon for services rendered on this project, for any and all injuries, damages, cause or causes, including attorneys' fees and costs which may be awarded to the prevailing party, and Client agrees to indemnify and hold harmless Geocon from and against all liabilities in excess of the monetary limit established above, including all liability incurred by Geocon for acts, errors, or omissions, pursuant to entering into agreements with third parties on behalf of Client in order to obtain access or entry onto property not owned by Client. Client agrees to notify all contractors and subcontractors of any limitation of Geocon's liability to them, and require them to abide by such limitation for damages suffered by any contractor or subcontractor arising from Geocon's actions or inactions. Neither the contractor nor any subcontractor assumes any liability for damages to others which may arise on account of Geocon's actions or inactions.

GAVIN NEWSOM
GOVERNORJARED BLUMENFELD
SECRETARY FOR
ENVIRONMENTAL PROTECTION**Central Valley Regional Water Quality Control Board**

19 June 2019

Sean Rabé
Loomis Town Manager
Town of Loomis
PO Box 1330
Loomis, CA 95650

CONCURRENCE WITH REMOVAL ACTION WORKPLAN, FORMER W&W MOULDING LUMBER MILL, 3800 TAYLOR ROAD, LOOMIS, PLACER COUNTY

Central Valley Water Board staff has reviewed the 13 June 2019 *Removal Action Workplan* (RAW) prepared by Geocon Consultants, Inc. (Geocon) on behalf of the Town of Loomis that presents the plan to remove impacted soil and to assess the current status of impacted groundwater at the property at 3800 Taylor Road in Loomis (Site). The RAW was submitted pursuant to our 15 May 2019 letter for the review of the *Phase I Environmental Site Assessment* (Phase I ESA) that requested a work plan to be submitted by 15 July 2019. The Site includes three parcels and is approximately 4.08 acres situated between Taylor Road and Union Pacific railroad tracks, and the removal action being conducted prior to the anticipated sale of the Site for commercial redevelopment.

As provided in the Phase I ESA, previous investigations found soil and groundwater impacts associated with a former 10,000-gallon diesel above ground storage tank (AST) that was operated for refueling of tractor trailer trucks until the early 1970s. The investigations found diesel in soil at up to 7,100 milligrams per kilogram (mg/kg) and diesel in groundwater at up to 6,100 micrograms per liter (ug/L). The highest concentrations in soil were generally found in samples collected at a depth of three feet below ground surface; however, samples at six feet bgs contained diesel at up to 4,200 mg/kg. The area of contaminated soil is estimated to be approximately 80 feet by 50 feet and approximately 7 feet deep.

An on-Site survey was conducted in late 2018 to locate visual evidence of hazardous waste or contamination. An oil stain area was observed around an overflowing drum. Soil samples were collected at two locations within the oil stain area on 29 May 2019 that found diesel at up to 16,000 mg/kg and oil at up to 28,000 mg/kg. The area of contaminated soil is approximately 10 feet by 40 feet and estimated to be approximately 6 inches deep.

The RAW provides a removal action implementation section that includes distribution of a work notification fact sheet at least 30 days prior to the removal action; preparation of a health and safety plan; site preparation and clearance; soil excavation, stockpiling, and characterization sampling; loading for off-Site disposal; dust control; equipment decontamination; confirmation

KARL E. LONGLEY ScD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

sampling; supplemental groundwater assessment; and backfill/Site restoration. Confirmation sampling for the former AST area will include samples from the bottom of the excavation on a 20-by 20-foot grid (minimum of 6 samples) and mid-point sidewall samples every 50 linear feet (minimum of 5 samples). Three confirmation samples will be collected from the oil stain excavation area. Soil samples in the former AST area will be analyzed for diesel, and soil samples for the oil stain area will be analyzed for diesel and oil using USEPA Method 8015B. The confirmation samples will be compared with San Francisco Bay Regional Water Quality Control Board Environmental Screening levels for unrestricted use of 260 mg/kg for diesel and 1,000 mg/kg for oil. Additional excavation will be conducted in areas found to exceed these levels and additional confirmation sampling will be performed until the cleanup goal criteria is achieved. Prior to backfilling the excavation, two grab groundwater samples will be collected from direct-push borings, one located beneath the former AST and one in the location with the highest previously detected concentration of 6,100 ug/L in a sample collected in 2004. The excavation area will be backfilled with off-Site soils from a nearby location that have already been screened using Department of Toxic Substances Control protocols. A Removal Action Completion Report (RACR) will be prepared and submitted upon completion of the work documenting the removal action, soil and groundwater sampling, and provide an assessment of the groundwater data. The RACR will request regulatory closure if appropriate depending on the results of the groundwater data.

Central Valley Water Board staff concurs with the proposed work in the Removal Action Workplan. Therefore, by **15 November 2019**, please submit the proposed Removal Action Completion Report documenting the removal action, sampling, and providing an assessment of the data and recommendations.

Following the distribution of the work notification fact sheet for a 30-day period, please also provide us with a minimum of 72 hours' notice prior to the initiation of field work so that we have an opportunity to observe the work.

Feel free to contact me with any questions or concerns regarding this letter at (916) 464-4622 or Bill.Brattain@waterboards.ca.gov.

Original signed by

William Brattain, P.E.
Water Resource Control Engineer
Private Sites Cleanup Unit

cc: John Juhrend, P.E., C.E.G., Geocon Consultants, Inc., Rancho Cordova