TO: HONORABLE CITY COUNCIL
FROM: CITY MANAGER DEPARTMENT: PUBLIC WORKS
DATE: JULY 21, 2008 CMR: 313:08

SUBJECT: APPROVAL OF A CONTRACT WITH GEOSYNTEC CONSULTANTS IN THE TOTAL AMOUNT OF $198,000 FOR ENVIRONMENTAL RISK ASSESSMENT AND REMEDIATION PLAN DEVELOPMENT SERVICES FOR THE FORMER LOS ALTOS TREATMENT PLANT SITE LOCATED AT 1237 NORTH SAN ANTONIO ROAD - LATP SITE DEVELOPMENT PREPARATION, CAPITAL IMPROVEMENT PROGRAM PROJECT RF-09004

RECOMMENDATION
Staff recommends that Council approve and authorize the City Manager or his designee to execute the attached contract with Geosyntec Consultants (Attachment A) in a not to exceed amount of $198,000 for consulting services for the development of an environmental risk assessment and remediation plan for the former Los Altos Treatment Plant site, including $180,000 for basic services and $18,000 for additional services.

BACKGROUND
The former Los Altos Treatment Plant (LATP) is a 13.26 acre site located at 1237 North San Antonio Road. The LATP was previously owned and used by the City of Los Altos as a wastewater treatment plant from 1958 until 1972. The LATP and its associated sludge ponds were abandoned in 1972 when Los Altos was connected to the Palo Alto Regional Water Quality Control Plant. Upon closure of the LATP, many of the buildings were removed. A half interest of the property was purchased by Palo Alto in 1984 with the intent of developing solid waste facilities on the site. Over the years, a portion of the site has been utilized by the City as a contractor storage and staging area and a portion of the land was leased to “Nutek”, a small company whose business consisted of using an electronic beam generator to sterilize materials for the pharmaceutical industry.

On November 13, 2007, Council approved an agreement with the City of Los Altos that provided for the purchase of Los Alto’s other half interest in the property (CMR:409:07). Staff is currently working with Los Altos staff and the Santa Clara County Local Agency Formation Commission (LAFCO) to complete the annexation process to incorporate the property into Palo Alto City limits.

DISCUSSION
On June 9, 2008, staff provided Council with an informational CMR on the status of the feasibility study for the former LATP site and nearby parcels (CMR:279:08). CMR:279:08 contains a full list of potential uses being considered including: a new animal services center complex; a utility storage
and contractor staging area; a recycling drop-off center; as well as other potential uses. Staff will evaluate potential uses of the LATP during the LATP Master Plan Study (Capital Improvement Program Project PE-09004) approved by Council along with the 2008-09 CIP.

Previous investigations have revealed relatively minor levels of contamination at the LATP including reactive sulfides, soluble copper, lead, oil and grease, semi-volatile organic compounds, metals and other substances above their respective Environmental Screening Levels established by the San Francisco Bay Regional Water Quality Control Board.

Before any proposed development can occur at the LATP, site remediation (cleanup) and preliminary development activities must consist of:

- Demolition and removal of all existing structures on the site, including buildings, concrete foundations (or pads), asphalt surfaces and a large sewage digester tank;
- Dewatering and proper disposal of contaminated water within the sludge ponds;
- Removal and proper disposal or treatment and onsite capping of the sulfide reactive sludge contained within the sludge ponds;
- Removal and proper disposal or capping of contaminated soils in accordance with the remediation plan objectives that will be approved by the State; and
- Confirmation sampling and testing, backfill and other site preparation before new facilities can be located.

Public Works staff has solicited proposals from experienced and qualified consulting firms to evaluate the LATP site information, conduct an environmental risk assessment, prepare a remediation action plan utilizing risk levels acceptable to the State, generate plans and specifications for future remediation site work, develop a monitoring plan, and provide confirmation sampling and analytical services so that the City can remediate the site to acceptable contaminate levels and reuse the property.

Due to the nature and quantity of the work, outside resources from a contractor are required. The work requires highly experienced and trained personnel with education specializing in each of these disciplines: chemistry, toxicology, engineering, hydrogeology and biology. In addition, the consultant must have experience with methods, processes and knowledge of the regulatory agencies and permitting procedures necessary to clean up similarly contaminated sites. Staff will provide administrative oversight of the contract to ensure that the consultant is operating within budget and is in compliance with all laws and regulations.

**Selection Process**

A notice inviting formal bids for the project was posted at City Hall and sent to eight consulting firms. The bidding period was 19 days. Proposals were received from seven qualified consultants on May 27, 2008.

**Summary of Solicitation Process**

<table>
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<tr>
<th>Proposal Description/Number</th>
<th>Former Los Altos Treatment Plant Environmental Risk Assessment / RFP #126986</th>
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<td>Proposed Length of Project</td>
<td>18 months</td>
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An evaluation committee consisting of four staff members from the Public Works Operations Division reviewed the proposals to ensure that the firms were responsive to the criteria identified in the RFP.

The criteria used to select the recommended firm included:

- Quality and completeness of proposal;
- Quality, performance and effectiveness of the solution and services to be provided by the Proposer;
- Proposer’s experience, including the experience of staff to be assigned to the project, with engagements of similar scope and complexity;
- Cost to the City (Proposal costs ranged $67,040 to $303,933 for basic services);
- Proposer’s financial stability;
- Proposer’s ability to perform the work within the time specified;
- Proposer’s prior record of performance with City or others;
- Proposer’s ability to provide future maintenance, repairs parts and/or services; and
- Proposer’s compliance with applicable laws, regulations, policies (including City Council policies), guidelines and orders governing prior or existing contracts performed by the contractor.

Based on these criteria, the evaluation committee selected Geosyntec Consultants as the best rated proposer. Geosyntec is a large consulting firm that specializes in environmental engineering and remediation, geotechnical and civil engineering and construction related services. Geosyntec has 32 offices worldwide including offices in Oakland, San Francisco and Sacramento.

**RESOURCE IMPACT**
Funding for this contract is available in the FY 2008-09 adopted budget, LATP Site Development Preparation, Capital Improvement Program Project RF-09004.

**POLICY IMPLICATIONS**
This project does not represent any change to existing City policies.

**ENVIRONMENTAL REVIEW**
The City of Palo Alto is the lead agency for this project. This project is categorically exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15306 because the project only entails information gathering and preparing a plan for future action that will not cause a major disturbance to an environmental resource. Any plan for future development on the property will be subject to further environmental assessment.

**ATTACHMENTS**
Attachment A: Contract
Attachment B: Certification of Nondiscrimination

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