

CITY OF RICHMOND
Pt. Molate Community Advisory Committee
Monday, April 20, 2015 6:30 PM
Multi-Purpose Room, 440 Civic Center Plaza

Members:

Paul Carman
Chair

Joan Garrett

Dorothy Gilbert

Jim Hite
Vice-Chair

Jeanne Kortz

Pam Stello

Charles T. Smith

AGENDA

1. **Call to Order** (1 min.)
2. **Roll Call** (1 min.)
3. **Welcome and Meeting Procedures** (1 min.)

Individuals who would like to address the committee on matters not listed on the agenda may do so under Open Forum. Please file a speaker's card with the note taker prior to the commencement of Open Forum. Individuals who want to comment on an individual item, please file a speaker's card before the item is called. The standard amount of time for each speaker will be three minutes.

At 8:30 PM, any items remaining on the agenda that require immediate attention may be taken out of turn, as necessary. All other items will be continued to another or the following committee meeting in order to make fair and attentive decisions. This meeting adjourns at 9:00 PM. The meeting may be extended by a majority vote of the committee.

4. **Agenda Review and Adoption** (2 min.)
The order in which items will be heard may be adjusted at this time. In addition, items may be removed from or placed on the Consent Calendar at this time.
5. **Announcements through the Chair** (2 min.)
6. **Open Forum** (3 minutes per person limit)
7. **Presentations, Discussion & Action Items** (55 min.)
 - a. Presentation: CA Native Plant Society (20 min.), (Speaker Name),(Speaker Title) Q&A (5 min.)
 - b. Presentation: Raptors Are the Solution and Owl Wise Leaders (20 min.), Lisa Owens Viani, Director Q&A (10 min.)

8. **Staff Reports** (10 min.)
Following discussion of each item, the Committee may vote to make recommendations to staff or to the City Council.
 - a. Project Manager's Staff Report (10 min.) – including
 1. Expenditures and balance from the Navy Escrow Fund
 2. Expenditures and balance from the General Fund
 3. Insurance Reporting filings
 4. Lease/occupation status for all Pt Molate users
 5. Monthly summary of security incidents
 6. Monthly summary of authorized entries
 7. Caretaker Summary
 8. Beach Park
 9. IR Site 3 Remediation and Abatement Project
 10. Other

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9. Consent Calendar (2 min.)

Items on the consent calendar are considered matters requiring little or no discussion and will be acted upon in one motion

- a. APPROVE – PMCAC meeting minutes of February 9, 2015
- b. APPROVE – PMCAC meeting minutes of March 16, 2015

10. PMCAC Quarterly Report to City Council (15 min.)

a.

11. Future Agenda Items (5 min.)

a.

12. City Council Liaison Reports (12 min.)

- a. Report by Councilmember Martinez regarding recent issues in Richmond relevant to the Advisory Committee. (10 min.)
- b. PMCAC appointment status – TBD (2 min.)

13. Chair and Sub-Committee Reports (24 min.)

Following discussion of each item, the Committee may vote to make recommendations to staff or to the City Council.

- a. Clean-Up and Restoration (10 min.)
 1. IR Site 3 Project Status Report – Project Update
 2. ACE Report through Dec.2014
- b. Community Outreach (3 min.)
 1. Review of previous month's activities and plans for next month
 2. Review of schedule for Neighborhood Council, Sr. Center presentations
- c. Grant Development (2 min.)
 1. Grant App. Status
- d. Pt. Molate Beach (5 min.)
 - 1.
- e. Invasive Species (2 min.)
 - 1.
- f. Chair (2 min.)
 1. Identification of pending schedule conflicts

14. Adjournment of PMCAC regular meeting

15. Assemblage of PMCAC Standing Sub-Committees

Scheduled Meetings

Committee Meeting - Monday, May 19, 2015, 6:30 pm

This meeting is held in a building that is accessible to people with disabilities. Persons with disabilities, who require auxiliary aids of services using city facilities, services or programs or would like information of the city's compliance with the American Disabilities Act (ADA) of 1990, contact: Rochelle Monk, City of Richmond (510) 620-6511 (voice).

Pt. Molate Community Advisory Committee Staff Liaison Contact: Craig K. Murray (510) 307-8140, craig_murray@ci.richmond.ca.us.

Agenda and minute information on the PMCAC can be found on the

City Clerk's web location: <http://ca-richmond2.civicplus.com/index.aspx?NID=2442>

Additional correspondence can be directed to PtMolateCAC@gmail.com

PMCAC Repository Information is available at: <https://docs.google.com/open?id=0B9WXrZeb-72MzVkZWQ1ZDQ0tNWlWNC00ZjE4LTgxYjctOTQyMDk4Y2FjNDYw>



Pt Molate Report

PMCAC #47 April 20, 2015

Expenditures and balance from Navy Escrow Fund:

- Three Expenditures from March 13, 2015 to April 17, 2015.
- Balance: \$15,297,043.77

Expenditures and balance from City General Fund:

- Expenditures to date for FY 14-15 total \$246,943.
- Balance: \$175,388.

Insurance Report filings

- Report included through Dec.2014.

Lease/Occupation status for all Pt. Molate Users

- No Caretaker review for March 2015 available/enclosed.
- Caretaker attends the IR Site 3 Project Meetings conducted by PSEC
- Pt Molate Staff Team reviewed and approved conceptually working with Bobby Winston to develop his proposal to manage and search for tenants for certain parts of Pt Molate.

Monthly Summary of security incidents:

- March , 2015 report enclosed.
- No significant incidents were reported for March 2015, 7 Officers assigned during month to perform and 1976 security checks were performed from upper ridge line to lower shoreline areas;
- DP Security performed 47 Contacts during this period.

Monthly Summary of authorized entries:

- There were forty-two public entry authorizations for prior month.
- A large Group of approximately 30 from associated with Kennedy High School Chemistry Class participated in a Pt Molate Beach Park training event on April 13. This included 17 students, 5 Chaperones, 3 Native Grass Land Leaders and other assistants. Thanks to Pam Stello and Joan Garrett for coordinating the event.
- Twelve Friends of Pt Molate Volunteers submitted Access Forms through Leader Charles Smith for this period.

Caretaker Summary

- Public Works Dept. indicated no report is available for this past period.

Beach Park

- One high school youth training day and ongoing Friends clean up events.
- No significant events reported through DP Security

IR Site 3 Remediation and Abatement Project

- Project is out of winter weatherization mode. March 18 was the remobilization date.
- Bill Carson of Terraphase will be providing a current status update on IR Site 3 at tonight's meeting.

Other – Adjacent Shoreline Property

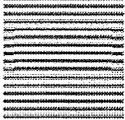
- Red Rocks Marina is up for sale. This is significant historical location and place for the Richmond – Pt San Quentin/San Rafael ferry ran up until the Richmond San Rafael Bridge was built and open in 1956. Red Rocks property owner of record shows Castro Point, LLC, 3781 La Honda Road, San Gregorio, CA 94074.

Pt. Molate FY2014-15 Budget

Department	Account	Item	Vendor	Budget	Actual	Balance
City Attorney's Office	01151014-400206	Legal Services	Morrison Foerster	\$ 70,000	\$ -	\$ 70,000
Public Works	01231031-400218	Security	DP Security	\$ 253,331	\$ 179,443	\$ 73,888
Public Works	01233631-400537	Landscape	D&H Landscaping	\$ 99,000	\$ 67,500	\$ 31,500
				<u>\$ 422,331</u>	<u>\$ 246,943</u>	<u>\$ 175,388</u>

As of March 31, 2015

BA 2



DP Security Services, INC

P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009

April 10, 2015

Captain Mark Gagan
Southern District Commander
Richmond Police Department
Richmond, Ca. 94806

During the month of March 2015, DP Security Services, Inc., maintained a 24/7 security posture at the Point Molate site. The deployment of security at Point Molate, consist of the following site requirements.

1. To monitor from a **Mobile Position** the lower portion of the region to include the shoreline and the perimeter fencing. Also monitor all activities within the Point Molate region to include visitors and contractors during normal business hours:
2. DP Security will also deploy a **Roving Patrol** throughout the upper ridge area of Point Molate monitoring and checking the status of various fixed assets owned by the City of Richmond. During all hours DP Security will utilizes a "deggy" notification system which tracks the movement of all security personnel assigned to assure that the security expectations are being fulfilled.
3. Document all contractors and visitors entry with prior approval by Redevelopment Agency representatives.

Captain Gagan the following is the compiled information relating to activity at the Point Molate site during the month of March 2015.

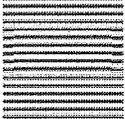
Primary Personnel Assigned:

Perimeter Patrols:	R. Duncan, J. Rideau A. Reed
Rovers:	R. Singleton, C. Ojeh
Relief:	J. Owens, G. Pete

D.P. Security Services personnel initiated 1976 security checks within Point Molate designated patrol area during March 2015. There were no significant incidents reported.

Contractors contacted during the month of March 2015.

Terra Phase – 15 contacts
D&H Landscaping – 5 contacts
De Silva Gates – 4 contacts
Pacific States Environmental – 7 contacts
Baker Inc. - 1 contact



DP Security Services, INC

P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009

Arrow Signs – 1 contact
NEIMA – 1 contact
Cresco Tools – 1 contact
Sun State – 2 contacts
City of Richmond – 2 contacts
Bay Crossings – 6 contacts
Photographer – 2 contacts

Administrative Action Taken:

None

Site Environmental Concerns:

None

Sincerely,

Michael Davenport, Owner/President

Craig Murray

From: Yader Bermudez
Sent: Friday, April 17, 2015 9:47 AM
To: Craig Murray; Al Shanklin
Cc: Tiphanee Smith; Willie Agnew
Subject: RE: Pt Molate

✓ Al, is on a family leave until June 1. Nobody can provide the Monthly Report.

YADER A. BERMUDEZ
Public Works Director
City of Richmond
#6, 13th Street
Richmond, Ca 94801
(510) 774-6300

From: Craig Murray
Sent: Friday, April 17, 2015 9:07 AM
To: Al Shanklin
Cc: Yader Bermudez; Tiphanee Smith; Willie Agnew
Subject: RE: Pt Molate

Al:

May I have the Monthly Report this am.
I need to place in the Agenda packet for Monday's PMCAC.
Thanks.

Craig K. Murray, SR/WA
Pt Molate Community Advisory Committee Staff Liaison
Development Project Manager II
Successor Agency, Engineering Department
450 Civic Center Plaza, 2nd Floor
Richmond, CA 94804-1630
510-307-8091
510-307-8188 direct
510-307-8116 fax

From: Al Shanklin
Sent: Tuesday, March 10, 2015 8:58 AM
To: Craig Murray
Cc: Yader Bermudez
Subject: Pt Molate

Monthly report

Al Shanklin
City of Richmond
Facilities Maintenance Superintendent

Public Works Department
#6 13th st. Richmond, Ca 94801
Office # 510 620-6896
al_shanklin@ci.richmond.ca.us

City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

Multi-Purpose Room
440 CIVIC CENTER PLAZA

**PROPOSED MINUTES
MONDAY, February 9, 2015, 6:30 PM**

1. CALL TO ORDER

Chair Carman called the meeting to order at 6:50 p.m.

2. ROLL CALL

Present: Committee Members Carman, Hite, Smith and Stello.

Absent: Garrett, Gilbert, Kortz

Staff Present: Eduardo Martinez, Councilmember, City Council Liaison; Craig K. Murray, Staff Liaison, Development Project Manager II;

3. WELCOME AND MEETING PROCEDURES

Carman presented.

4. AGENDA REVIEW AND ADOPTION

Carman reviewed. Carman called for motion to approve Agenda.

Action: Committee approved (M/S Hite/Carman 4-0-3-0) to adopt the Agenda.

AYES: Carman, Hite, Smith and Stello.

NOES: None

ABSENT: Garrett, Gilbert, Kortz

ABSTAIN: None

5. ANNOUNCEMENTS THROUGH THE CHAIR

Carman reported that Councilmember McLaughlin facilitated a Trust for Public Lands meeting and helped lead a discussion on the future of Point Molate.

6. OPEN FORUM

Cordell Hindler spoke about unforgettable videos of the 1940's and 1950's with the Andrew Sisters and Bing Crosby. Hindler indicated that he would like to request authorization to present videos at a future Pt Molate Community Advisory Committee meeting.

7. PRESENTATIONS, DISCUSSION & ACTION ITEMS

1. Presentation: Day of Service – MLK Jr. Day at Point Molate

Charles Smith provided comments on the Day of Service pictures. Effort was with the Citizens for Sustainable Pt Molate, Friends of Pt Molate and The Watershed Project to conduct a native grass transplanting project. Carman noted during the picture presentation that there were four different species that were being transplanted. Stello noted that Lech Naumovich of Golden Hour Restoration deserves a lot of credit for work prior to the event and necessary event planning coordination. Stello noted that Naumovich conducted two plant transplantation training sessions prior to the event.

2. Presentation: Point Molate Review

Mike Leacox of Nichols Consulting Engineers provided an updated on the budget and schedule items in the management of Pt Molate. Leacox provided large maps of the 2015 Schedule for the PMCAC to review on the desktops. This update presentation included a comprehensive schedule for 2015. Leacox noted that

everything is tracking well and will need some updated reports soon on packaged ground water treatment system, sitework and Site four risk assessment. Leacox discussed the weather hold for IR Site 3 and answered questions about the Silica Gel Clean Up concerns. Leacox answered questions on the Step Out investigation process and why it is important. Leacox also discussed the need for review of the Underground Storage tanks. Carson noted that 9 of 20 are still under work and would need reports to Water Board prior to clearance. And work on the Water Board's current issue of Silica Gel Cleanup has created unanticipated delays.

3. Presentation: Polar Compound Review with Water Board

Carson provided copies of his presentation and discussed certain methodologies currently in practice such as EPA's 8050 test versus Silica Gel Cleanup. Carson discussed a Work Plan review discussed current tests such as 8015 and that Silica Gel Cleanup was used before the understood 8015 test. Carson reviewed screening levels and new review with a lab in Pennsylvania. Carson noted that tests will cost about \$300. To \$500 for each sample and it is expected to have about ten samples.

8. **STAFF REPORTS**

A. PROJECT MANAGER'S STAFF REPORT INCLUDING

1. EXPENDITURES AND BALANCE FROM THE NAVY ESCROW FUND
2. EXPENDITURES AND BALANCE FROM THE GENERAL FUND
3. INSURANCE REPORT FILINGS
4. LEASE/OCCUPATION STATUS FOR ALL PT MOLATE USERS
5. MONTHLY SUMMARY OF SECURITY INCIDENTS
6. MONTHLY SUMMARY OF AUTHORIZED ENTRIES
7. CARETAKER SUMMARY
8. BEACH PARK
9. IR SITE 3 REMEDIATION AND ABATEMENT PROJECT BID
10. OTHER: PT MOLATE RECOGNITION

Public Speaker Fletcher Herndon spoke about the Red Rocks Marina for sale and his redevelopment intent if successful in its purchase. Herndon received questions and comments from PMCAC. Murray reported on project reports found in the Agenda packet. Hard copy can be placed in next PMCAC Agenda packet.

9. **CONSENT CALENDAR**

A. **APPROVE – PMCAC MEETING MINUTES OF DECEMBER 8, 2014**

ACTION: COMMITTEE APPROVED (M/S HITE/SMITH 4-0-3-0) TO ADOPT THE OCTOBER 20, 2014 MINUTES.

AYES: CARMAN, HITE, SMITH AND STELLO.
NOES: NONE
ABSENT: GARRETT, GILBERT, KORTZ
ABSTAIN: NONE

10. **PMCAC QUARTERLY REPORT TO CITY COUNCIL**

A. APPROVE – PMCAC Annual Report to City Council

Carman reported that new Mayor has requested a simple monthly report. Murray indicated that in March the quarterly City Council report on Pt Molate activities will be provided from Staff.

11. FUTURE AGENDA ITEMS

Discussion to have Jim Hanson consider making a near future presentation.

12. CITY COUNCIL LIAISON REPORTS

A. REPORT BY COUNCILMEMBER MARTINEZ REGARDING RECENT ISSUES IN RICHMOND RELEVANT TO THE ADVISORY COMMITTEE

Councilmember Martinez reported he met with Joan Garrett and with City Manager Bill Lindsay and that his first City Council meeting ran smoothly.

B. PMCAC APPOINTMENT STATUS

STELLO NOTED HER REAPPOINTMENT AND ALSO THAT OTHERS HAVE APPLIED TO BE ON THE PMCAC. MARTINEZ NOTED THAT HE ENCOURAGED THOSE THAT RAN FOR THE CITY COUNCIL SEAT TO ALSO RUN FOR THE PMCAC COMMITTEE AND BECOME ONE OF ITS MEMBERS.

13. CHAIR AND SUB-COMMITTEE REPORTS

a. Clean-Up and Restoration:

1. Monthly Report for September 2014
2. Monthly Report for October 2014
3. Monthly Report for November 2014
4. 3Q 2014 QMR USTs
5. #Q 2014 SMR PGWTP
6. ACE Report – June to November, 2014

Carman noted that there is nothing more to discuss and report on this item due to the prior months discussion and the prior level of discussion.

b. Community Outreach:

1. Review of previous month's activities and plans for next month
2. Review of schedule for Neighborhood Council presentations

Hite reported he has replenished the letters at certain locations.

c. Grant Development:

1. Grant Application Status

Stello stated that there is no report yet.

d. Pt Molate Beach:

Smith reported that work had stopped recently due to the rains and that he is waiting for Joe Puleo to get back and at that time have and use a Chain Saw. Stello also reported that the Parks Department had found funding for wood for the Beach Park fence repair.

- e. Invasive Species

Smith reported.

- f. Chair: Identification of pending schedule conflicts

No report.

14. ADJOURNMENT

Hite moved to adjourn the meeting at 8:26 pm, seconded by Smith. Passed unanimously.

15. Assemblage of PMCAC Standing Sub-Committees

Adjourned to Sub-Committee Meetings.

SCHEDULED MEETINGS

Committee Meeting— .

Monday, March 16, 2015, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:

Craig K. Murray, PMCAC Staff Liaison

City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

Multi-Purpose Room
440 CIVIC CENTER PLAZA

**PROPOSED MINUTES
MONDAY, March 16, 2015, 6:30 PM**

1. CALL TO ORDER

Chair Carman called the meeting to order at 6:35 p.m.

2. ROLL CALL

Present: Committee Members Carman, Garrett, Gilbert, Hite, Smith and Stello (7:07).

Absent: Kortz

Staff Present: Craig K. Murray, Staff Liaison, Development Project Manager II

3. WELCOME AND MEETING PROCEDURES

Carman presented.

4. AGENDA REVIEW AND ADOPTION

Carman reviewed. Garrett requested minutes to be pulled and brought back next meeting. Carman called for motion to approve Agenda.

Action: Committee approved (M/S Garrett/Smith 6-01-0) to adopt the Agenda.

AYES: Carman, Garrett, Gilbert, Hite, Smith and Stello.

NOES: None

ABSENT: Kortz

ABSTAIN: None

5. ANNOUNCEMENTS THROUGH THE CHAIR

Carman reported that Councilmember McGlaughlin facilitated a Pt.Molate Working Group meeting and helped lead a discussion on development of a Best Use (including economic analysis) study for positive ROI land uses at Pt. Molate. Garrett reported that the Trust for Public Land will fund about 80% and 20% would need to come from the City. Garrett recommended that the General Fund for Pt Molate be made available to pay the approximate \$10,000. to \$12,000. in order to perform this work.

6. OPEN FORUM

Cordell Hindler spoke about showing a video clip at another time. Smith inquired if it will include Diana Washington and Hindler said yes.

7. PRESENTATIONS, DISCUSSION & ACTION ITEMS

1. Presentation: Foundation of a Management Plan for the Valuable California Plant Communities of the Pt. Molate Beach Watershed

Jim Hanson, Landscape Architect and Conservation Chair of the California Native Association Grassland Society presented. Hanson presented a powerpoint show that discussed a one year historical review and a historical review from 1930's Pt. Molate vegetation to 2015. Hanson noted that on recent surveys that there is a lot of Eucalyptus, thrush, berry and poison oak about Bldg. 123. Hanson discussed some of the needs such as mapping and recording of the resources. Hanson also called out serious threats such as ileopathic Oxalis or Bermuda Buttercup. Hanson introduced Jean Robertson of the California Native Plant Society. Hanson engaged in general discussion with and answered questions from the Pt Molate Community Advisory Committee.

2. Presentation: Bay Crossing

Bobby Winston of Bay Crossings provided a document titled “The Way Forward” to the PMCAC. Winston spoke about his involvement in Bay Area ferry business and presence at Pt Molate. Winston spoke about resources to develop the book and the vision for Pt Molate. Winston described how he would like to be involved in Pt Molate and its historical connection to the Wine Industry.

8. STAFF REPORTS

A. PROJECT MANAGER’S STAFF REPORT INCLUDING

1. EXPENDITURES AND BALANCE FROM THE NAVY ESCROW FUND
2. EXPENDITURES AND BALANCE FROM THE GENERAL FUND
3. INSURANCE REPORT FILINGS
4. LEASE/OCCUPATION STATUS FOR ALL PT MOLATE USERS
5. MONTHLY SUMMARY OF SECURITY INCIDENTS
6. MONTHLY SUMMARY OF AUTHORIZED ENTRIES
7. CARETAKER SUMMARY
8. BEACH PARK
9. IR SITE 3 REMEDIATION AND ABATEMENT PROJECT BID
10. OTHER

Murray reported on project reports found in the Agenda packet. Hard copy can be placed in next PMCAC Agenda packet.

9. CONSENT CALENDAR

A. APPROVE – PMCAC MEETING MINUTES OF FEBRUARY 9, 2015

(THIS ITEM WAS HELD OVER TO NEXT PMCAC AND VOTED ON DURING THE AGENDA REVIEW PORTION OF THE MEETING)

10. PMCAC QUARTERLY REPORT TO CITY COUNCIL

A. APPROVE – PMCAC Annual Report to City Council

Garrett reported that there are more issues than just remediation. Carman indicated that he would forward a report to City Council.

11. FUTURE AGENDA ITEMS

CNPS and Richmond Youth Council for a future presentations.

12. CITY COUNCIL LIAISON REPORTS

A. REPORT BY COUNCILMEMBER MARTINEZ REGARDING RECENT ISSUES IN RICHMOND RELEVANT TO THE ADVISORY COMMITTEE

No Report.

B. PMCAC APPOINTMENT STATUS

NO REPORT.

13. CHAIR AND SUB-COMMITTEE REPORTS

a. Clean-Up and Restoration:

1. Monthly Report for January 2015
2. Monthly Report for February 2015
3. IR Site 3 Project Status Report

Bill Carson of Terraphase reported. Carson discussed status of the Polar Compound study requested by the Regional Water Quality Control Board. Discussion on sediment management and Winter Weatherization dates. Carson noted that there is 180 days to complete the work and discussed extra days granted for the additional step out soil testing. Discussion on the budget and the long term operations and maintenance responsibility and costs.

b. Community Outreach:

1. Review of previous month's activities and plans for next month
2. Review of schedule for Neighborhood Council, Sr. Center presentations

Hite reported.

c. Grant Development:

1. Grant Application Status

Stello stated that there is an education day on Monday, April 13. Education day will involve local high school chemistry students and workshop on testing water quality and water quality and carbon dioxide.

d. Pt Molate Beach:

No report.

e. Invasive Species

Smith reported that trees are being cut down.

f. Chair: Identification of pending schedule conflicts

No report.

14. ADJOURNMENT

Garrett moved to adjourn the meeting at 8:32 pm, seconded by Hite. Passed unanimously.

15. Assemblage of PMCAC Standing Sub-Committees

Adjourned to Sub-Committee Meetings.

SCHEDULED MEETINGS

Committee Meeting—

Monday, April 20, 2015, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:

Craig K. Murray, PMCAC Staff Liaison



Date: 4-8-2015

Project: Point Molate IR Site 3

Number: 0078.001.019

Subject: Weekly Summary 3-30-2015 to 4-3-2015

Construction Tasks Completed

- Survey of Excavations I and J
- SWPPP inspection

Construction Tasks in Progress

- Export Class II waste soil. Approximately 344 truckloads of Class II waste soil offhauled. Approximately 6,880 tons of export soil.
- Excavation of clean overburden (5 – 10' bgs) from area south of Excavation I
- Continue excavation of deep soil (10 – 17' bgs) from area between Building 6 and Excavation I and from floor of excavation J
- Excavation of 0-5' Class II soil from area adjacent to the FRF Area Excavation
- Step-down in one cell of excavation I; resulting sample met screening criteria.
- Measured and containerized transite pipe debris
- Dewatering excavations as necessary

Environmental Monitoring Task

- Air monitoring stations set up and take down
 - Air monitoring results to date indicate that dust has not exceeded the action levels at the site perimeter (PM-10 >0.05 mg/m³ over an 8 hour average)
- Monitoring of streets for soil tracking
 - No significant tracking of soil was observed during the soil offhaul activities
- Operation of the PGWTP
 - System has been run in compliance with existing NPDES permit
- Confirmation sampling
 - Confirmation sampling of accessible deep soil within Excavation I and the FRF areas. Duplicate samples taken every 20 confirmation samples. Total of 5 samples taken for this reporting period.
 - Review of analytical data for confirmation sampling. Identification of step out excavations to achieve clean-up goals.
- Weekly SWPPP Inspection Action Items
 - There is a section of silt fence to the northwest of the import stockpile that should be repaired.

13A1.1



- The filter fabric in the drain inlet near the entrance to the site is sagging and should be replaced.

Planned Tasks for Next Week

- Continue excavation of clean overburden to be used as backfill soil
- Backfill and compacting in the FRF excavation area and Excavation I footprint
- Continue excavation and disposal of deep soil in eastern portion of site
- Offhaul of Class II waste soil
- Step out or step-down excavations as necessary
- SWPPP inspection
- Continue air monitoring
- Continue soil tracking and SWPPP monitoring as necessary



Excavating overburden south of Excavation I



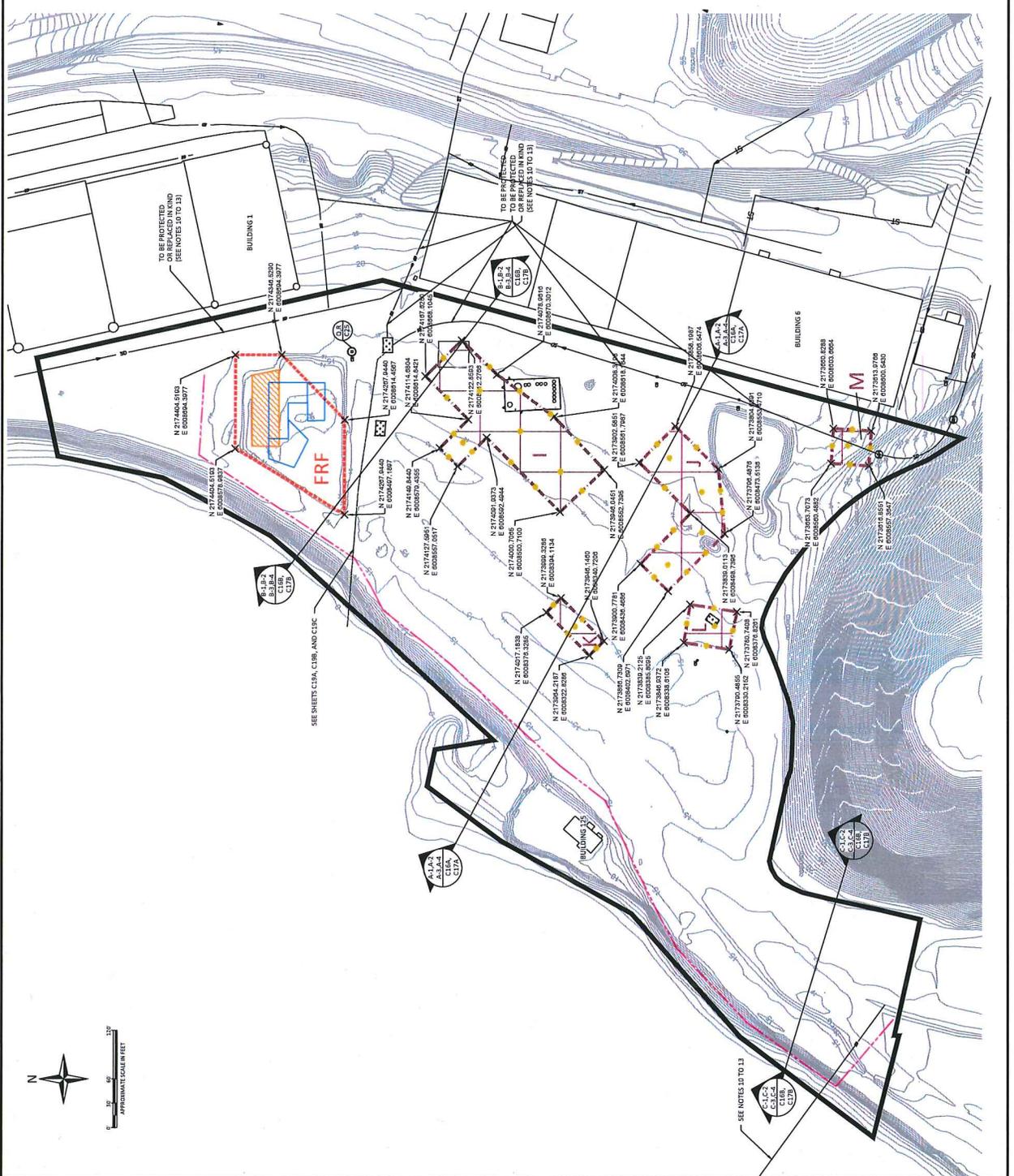
Excavating Class II soil near Building 6



Final grading of the floor of Excavation J



Excavation of 0-5' Class II soil adjacent to FRF Area



LEGEND

- IR SITE 3 BOUNDARY
- EXISTING GRADE
- BUILDING
- EXISTING GROUNDWATER BARRIER EXTRACTION TRENCH (TO BE REMOVED AS NECESSARY TO FACILITATE THE EXCAVATION)
- EXCAVATION BOUNDARY - NON-HAZARDOUS MATERIAL (5-10 FT)
- AREA WITH CALIFORNIA HAZARDOUS AND RCRA HAZARDOUS MATERIAL
- STORM DRAIN INLET
- STORM DRAIN INLET PROTECTION
- EXISTING STORM DRAIN LINE
- PROPOSED STORMWATER CONVEYANCE PIPE REPLACEMENT
- SUBSURFACE VAULTS
- APPROXIMATE LOCATION OF PROPOSED SAMPLING LOCATION

NOTES

- EXCAVATION BOTTOMS AND SIDEWALLS WILL BE SAMPLED (BY ENGINEER, THE ASSISTANT ENGINEER, OR OTHER QUALIFIED PERSONNEL) IN THE DIRECTION OF THE ENGINEER.
- PROTECT STORM DRAIN INLETS.
- PROTECT BUILDINGS 1, 6, AND 11S.
- THE ENGINEER WILL INSPECT SOILS AND DETERMINE IF EXCAVATION EXTENTS ARE SUFFICIENT TO CAPTURE REMOVAL OF CONTAMINANT SOIL.
- SOIL SAMPLES TO BE 30" TO 36" DEEPER BASED ON DETERMINATION BY THE ENGINEER. SOILS TO BE SAMPLED AT 5' DEPTHS IN THE DIRECTION INDIVIDUAL FOR REMOVAL OF CONTAMINATED MATERIAL.
- EXCAVATED SOIL FOR DISPOSAL IS TO BE DIRECTLY LOADED ONTO TRUCKS TO THE EXTENT FEASIBLE. IF SOIL FOR DISPOSAL IS TO BE STOCKPILED, IT SHALL BE STOCKPILED IN AREAS WITH CALIFORNIA HAZARDOUS AND RCRA HAZARDOUS MATERIAL ACCORDING TO DISPOSAL DESTINATION, STOCKPILE DESIGN, AND COVER SUBJECT TO ENGINEER APPROVAL.
- OVERBURDEN SHALL BE SEGREGATED FROM CONTAMINATED SOIL AND SHALL BE UTILIZED TO BACKFILL EXCAVATIONS.
- DISPOSE OF SOIL AT APPROVED OFFSITE FACILITY.
- FILL EXCAVATED AREA WITH IMPORTED SOIL APPROVED BY THE ENGINEER AND COMPACT PER REQUIREMENTS ON SHEET C2 AND SPECIFICATIONS.
- CONTRACTOR SHALL DRAIN WATER AS NECESSARY TO MAINTAIN A SAFE AND DRY EXCAVATION AND ALLOW FOR SAMPLING AND BACKFILLING.
- STORM DRAIN LEFT IN PLACE INCLUDING DROP INLETS, MANHOLES, AND OTHER APURTANCES SHALL BE PROTECTED DURING THE WORK.
- STORM DRAIN, SEWER, AND WATER TO BE REMOVED AS NECESSARY TO FACILITATE WORK.
- STORM DRAIN AND SEWER TO BE REMOVED AND/OR CONSTRUCTED PER SHEETS C3A, C3B, AND C3C.
- SOIL DRAIN CONDITIONS OTHER THAN AT VAULTS ARE TO BE MADE IN ACCORDANCE WITH SHEETS C3 AND C3A.

MATERIAL QUANTITIES FOR 5-10 FT

ALTERNATIVE B: 45,145 CY
 APPROXIMATE STOCKPILE VOLUME: 45,145 CY
 APPROXIMATE OFF-SITE DISPOSAL: 42,622 CY

ALTERNATIVE C: 45,145 CY
 APPROXIMATE STOCKPILE VOLUME: 45,145 CY
 APPROXIMATE OFF-SITE DISPOSAL: 42,622 CY

EXCAVATION PROCEDURE

- EXCAVATE SOIL IN AREAS WITHIN THE EXCAVATION BOUNDARY AND TO THE GIVEN DEPTHS INDICATED ON THIS PLAN.
- ENGINEER WILL INSPECT SOILS AND COLLECT SAMPLES TO DETERMINE IF EXCAVATION EXTENTS ARE SUFFICIENT.
- DISPOSE OF SOIL AT APPROVED OFFSITE FACILITY.
- FILL EXCAVATED AREAS WITH CLEAN IMPORTED SOIL AND PER APPROVED STOCKPILE MATERIAL AND COMPACT PER REQUIREMENTS ON SHEET C2 AND SPECIFICATIONS.
- IN NO EVENT SHALL THE TOP OF THE EXCAVATION SIDEWALL AT THE BAY SHORE FALL BELOW 10 FEET EL.
- NO BACKFILLING SHALL OCCUR WITHOUT WRITTEN APPROVAL BY THE ENGINEER.

13A1.4



Date: 4-15-2015

Project: Point Molate IR Site 3

Number: 0078.001.019

Subject: Weekly Summary 4-6-2015 to 4-11-2015

Construction Tasks Completed

- SWPPP inspections, including pre-storm, during-storm, and post-storm inspections

Construction Tasks in Progress

- Export Class II waste soil. Approximately 340 truckloads of Class II waste soil offhauled. Approximately 6,800 tons of export soil.
- Excavation of clean overburden (5 – 10' bgs) from areas adjacent to Excavation I, Excavation J and Building 6
- Continue excavation of deep soil (10 – 17' bgs) from area adjacent to Building 6
- Excavation of 0-5' Class II soil from C05 Excavation area
- Step-out in one cell of C05; results are pending.
- Continue containerizing transite pipe debris
- Dewatering excavations as necessary

Environmental Monitoring Task

- Air monitoring stations set up and take down
 - Air monitoring results to date indicate that dust has not exceeded the action levels at the site perimeter (PM-10 >0.05 mg/m³ over an 8 hour average)
- Monitoring of streets for soil tracking
 - No significant tracking of soil was observed during the soil offhaul activities
- Operation of the PGWTP
 - System has been run in compliance with existing NPDES permit
- Confirmation sampling
 - Confirmation sampling of accessible deep soil within Excavation I and the FRF areas and 0-5' sidewall and floor samples from the C05 excavation area. Duplicate samples taken every 20 confirmation samples. Total of 28 samples taken for this reporting period.
 - Review of analytical data for confirmation sampling. Identification of step out excavations to achieve clean-up goals.
- Weekly SWPPP Inspection Action Items
 - There is a section of silt fence on the western property boundary that should be repaired.
 - The filter fabric and wattle protecting the drain inlet near Building 6 should be replaced.

13A1.5



- These corrective actions were identified during the pre-storm inspection and implemented prior to the rain event.

Planned Tasks for Next Week

- Continue excavation of clean overburden to be used as backfill soil
- Continue excavation and disposal of deep soil in eastern portion of site
- Backfill deep excavations where floor and sidewall samples meet screening criteria and the excavations have been surveyed
- Offhaul of Class II waste soil
- Step out or step-down excavations as necessary
- SWPPP inspection
- Continue air monitoring
- Continue soil tracking and SWPPP monitoring as necessary

13A1.6



Excavating overburden near Excavation I



Backfill within the footprint of Excavation J

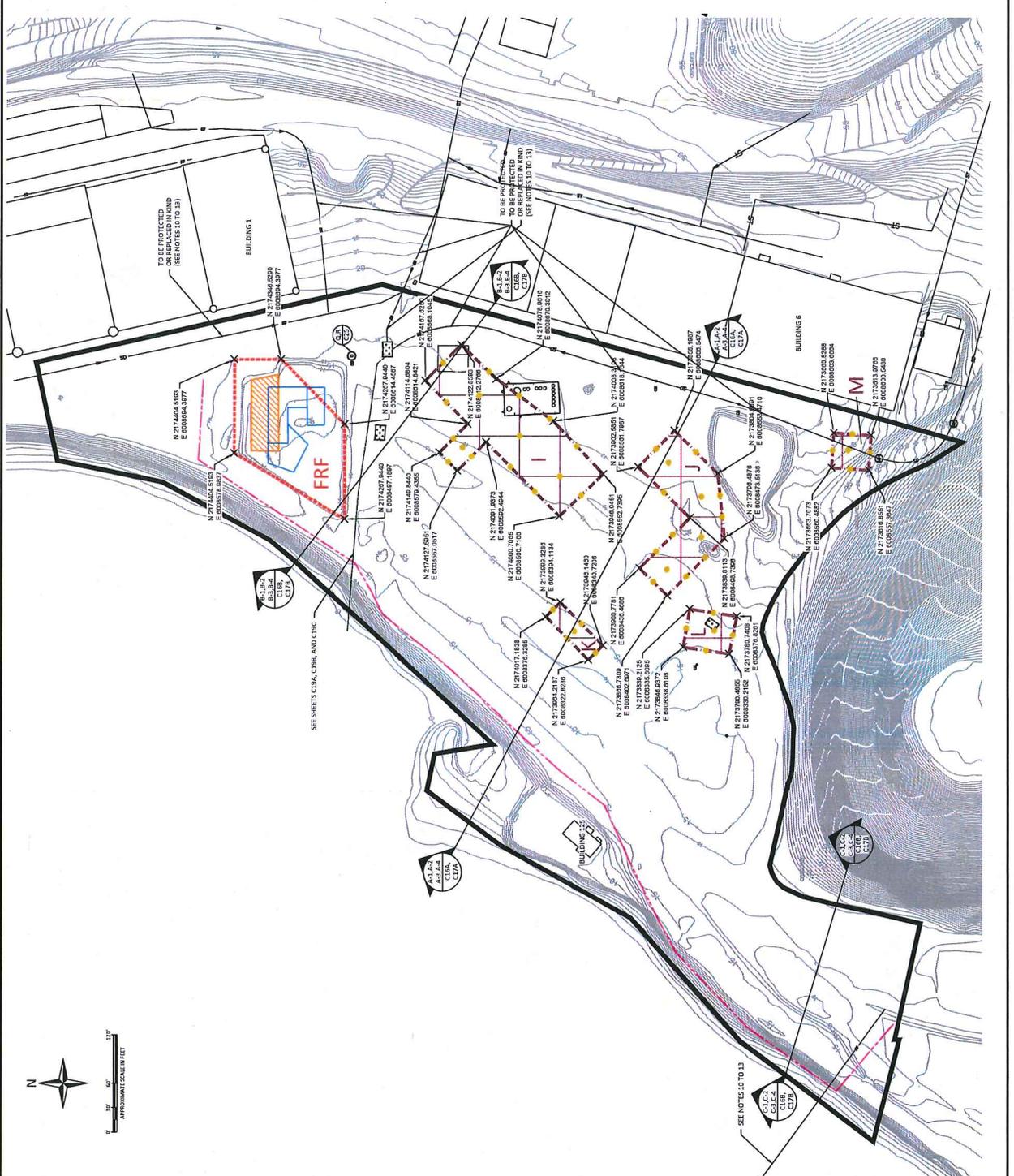


Excavation of Class II soil adjacent to Bld 6



Step-out Excavation adjacent to Excavation J

NO.	DESCRIPTION	REVISION HISTORY
		DATE APPROVED
SIGNATURE DATE		
LICENSED PROFESSIONAL		
1404 Franklin Street, Suite 600 Oakland, California 94612 Phone: 510.645.1850  www.terrahase.com		
SAFETY FIRST IR SITE 3: EXCAVATION PLAN (5-10 FT BGS) FOR ALTERNATIVES 5B AND 6 WITH SAMPLING LOCATIONS		
SHEET NO.: C11A PROJECT NO.: 0078.001.008 DATE: 9-23-2014 SCALE: 1" = 60' DRAWN BY: JMR CHECKED BY: JMR REVIEWED BY: JMR DATE: 9-23-2014		



LEGEND

- IR SITE 3 BOUNDARY
- EXISTING GRADE
- BUILDING
- EXISTING GROUNDWATER BARRIER EXTRACTION TRENCH (TO BE REMOVED AS NECESSARY TO FACILITATE THE EXCAVATION)
- EXCAVATION BOUNDARY - NON-HAZARDOUS MATERIAL (5-10 FT)
- EXCAVATION BOUNDARY - NON-HAZARDOUS MATERIAL (5-10 FT) AREA WITH CALIFORNIA HAZARDOUS AND RCRA HAZARDOUS MATERIAL
- STORM DRAIN INLET
- STORM DRAIN INLET PROTECTION
- EXISTING STORM DRAIN LINE
- PROPOSED STORMWATER CONVEYANCE PIPE REPLACEMENT
- SUBSURFACE VAULTS
- APPROXIMATE LOCATION OF PROPOSED SAMPLING LOCATION

NOTES

- EXCAVATION BOTTOMS AND SIDEWALLS WILL BE SAMPLED BY THE ENGINEER. THE ENGINEER WILL INSTRUCT THE CONTRACTOR TO ASSIST IN OBTAINING SOIL SAMPLES AT THE DIRECTION OF THE ENGINEER.
- PROTECT STORM DRAIN INLETS.
- PROTECT BUILDINGS 1, 6, AND 13.
- THE ENGINEER WILL INSPECT SOILS AND DETERMINE IF EXCAVATION EXTENTS ARE SUFFICIENT TO CAPTURE REMOVAL OF CONTAMINANT SOIL.
- SOILS DEPTHS TO BE 3H-2V OR SHALLOWER BASED ON DETERMINATION BY THE ENGINEER. SOILS TO BE SAMPLED AT 10 FT DEPTHS AT EVERY THIRD INDIVIDUAL FOR REMOVAL OF CONTAMINATED MATERIAL.
- EXCAVATED SOIL FOR DISPOSAL IS TO BE DIRECTLY LOADED ONTO TRUCKS TO THE EXTENT FEASIBLE. IF SOIL FOR DISPOSAL IS TO BE STOCKPILED, IT SHALL BE STOCKPILED IN A DESIGNATED AREA. STOCKPILED SOIL SHALL BE COVERED AND SECURED ACCORDING TO DISPOSAL DESTINATION, STOCKPILE BRIMS AND COVER SUBJECT TO ENGINEER APPROVAL.
- OVERBURDEN SHALL BE SEGREGATED FROM CONTAMINATED SOIL AND SHALL BE UTILIZED TO BACKFILL EXCAVATIONS.
- FILL EXCAVATED AREA WITH IMPORTED SOIL APPROVED BY THE ENGINEER AND COMPACT PER REQUIREMENTS ON SHEET C2 AND SPECIFICATIONS.
- CONTRACTOR SHALL DETERMINE NECESSARY TO MAINTAIN A SAFE AND DRY EXCAVATION AND ALLOW FOR SAMPLING AND BACKFILLING.
- STORM DRAIN LEFT IN PLACE INCLUDING DRIP INLETS, MANHOLES, AND OTHER APPURTENANCES SHALL BE PROTECTED DURING THE WORK.
- STORM DRAIN, SEWER, AND WATER TO BE REMOVED AS NECESSARY TO FACILITATE WORK.
- EXISTING STORM DRAIN AND WATER TO BE REMOVED AND/OR CONSTRUCTED PER SHEETS C15A, C15B, AND C15C.
- STORM DRAIN CONNECTIONS OTHER THAN AT VAULTS ARE TO BE MADE IN ACCORDANCE WITH DETAIL E ON SHEET C20.

MATERIAL QUANTITIES FOR 5-10 FT

ALTERNATIVE 5B: 62,150 CY
 APPROXIMATE OFF-SITE DISPOSAL: 6,422 CY
 APPROXIMATE STOCKPILE REUSE: 40,881 CY

ALTERNATIVE 6: 58,915 CY
 APPROXIMATE OFF-SITE DISPOSAL: 6,422 CY
 APPROXIMATE STOCKPILE REUSE: 48,933 CY

EXCAVATION PROCEDURE

- EXCAVATE SOIL IN AREAS WITHIN THE EXCAVATION BOUNDARY AND TO THE GIVEN DEPTHS INDICATED ON THIS PLAN.
- ENGINEER WILL INSPECT SOILS AND COLLECT SAMPLES TO DETERMINE IF EXCAVATION EXTENTS ARE SUFFICIENT.
- DISPOSE OF SOIL AT APPROVED OFFSITE FACILITY.
- FILL EXCAVATED AREAS WITH CLEAN, IMPORTED SOIL AND/OR APPROVED STOCKPILE MATERIAL AND COMPACT PER REQUIREMENTS ON SHEET C2 AND SPECIFICATIONS.
- IN NO EVENT SHALL THE TOP OF THE EXCAVATION SIDEWALL AT THE BAY SHORE FALL BELOW 10 FEET EL.
- NO BACKFILL SHALL OCCUR WITHOUT WRITTEN APPROVAL BY THE ENGINEER.

13A1-B



March 24, 2015

Mr. Venkat Puranapanda
ACE USA
10 Exchange Place, 9th Floor
Jersey City, New Jersey 07302

Sent via e-mail

Subject: Transmittal of the Remediation Project Update for the Former Naval Fuel Depot Point Molate Richmond, California (Policy RCC G2488965B 001)

Mr. Puranapanda:

As requested, this transmittal includes the Remediation Project Update monthly report and cost summary worksheet for the remediation work at the former Naval Fuel Depot Point Molate located in Richmond, California. These documents were prepared on behalf of the City of Richmond, the named insured.

If you have any question or comments regarding this transmittal, please contact Tomer Schetrit at (510) 645-1850.

Sincerely,
For Terraphase Engineering Inc.

A handwritten signature in black ink, appearing to be 'T.S.', is written above the typed name.

Tomer Schetrit, PE (C81411)
Project Engineer

cc: Carlos Privat, City of Richmond
Craig Murray, City of Richmond
Michael Leacox, NCE
William Carson, Terraphase Engineering

Attachments:

Cost Summary (November 2014 through December 2014)
December 2014 Monthly Remediation Status Report
Invoices for November 3 through December 28, 2014
Waste Manifests through December 28, 2014

Terraphase Engineering Inc.
1404 Franklin Street, Suite 600
Oakland, California 94612
www.terrphase.com

BA2.1

REMEDIATION PROJECT UPDATE

Named Insured	City of Richmond	Insured contact(s)	Kim Greer, Carlos Privat, Craig Murray (City of Richmond)
Insured Location	450 Civic Center Plaza, 2 nd Floor, Richmond	Other Insured Contact (Technical)	William Carson
Additional Site Location(s)	None	Other Insured Contact (Legal)	
Policy Number	RCC G2488965B 001	Insured's Lead Consultant/Contractor	Terraphase Engineering, Inc.
Policy Term	March 31, 2010 to March 31, 2020	Regulatory Contact	Margarete Beth (California RWQCB)
Policy Limit	\$20,000,000	Broker Contact	Seth Cole (Alliant Insurance Services)
Projected Remediation Cost	\$19,708,349	ACE Underwriter	Venkat Puranapanda
Self Insured Retention	\$29,500,000	ACE Cost Cap Monitoring Manager	Venkat Puranapanda
Date Submitted	March 23, 2015	Reporting Period	November 2, 2014 through December 28, 2014

Scope of Work Conducted in Reporting Period

List activities conducted in the reporting period in accordance with the scope of work in the Remediation Plan Schedule Endorsement No. ___ to the policy...

Scope of work

1. Brief description of project activities completed in the reporting period

See attached monthly status reports.

2. List tasks completed since last update

See attached monthly status reports.

3. List tasks which are at 100 % completion

IR Site 4 – Drum Lot 1 and 2 – Site Management Plan (Task 1.0)

Long-Term Groundwater Monitoring – Plans (Task 1.0)

Long-Term Groundwater Monitoring – Sampling and Analysis (Years 1-4) (Task 3.0)

IR Site 4 – Drum Lot 1 and 2 - Additional Investigation for TCE Plume at IR Site 4 Drum Lot 2 (Task 3.0)

IR Site 3 – Feasibility Study and Remedial Action Plan (Task 1.0)

IR Site 3 – Waste Characterization Plan (Task 2.0)

IR Site 3 – Remedial Design Implementation Plan (Task 3.0)

Changes in Project Conditions

Please identify the following:

1. *Changes in project assumptions (field conditions, regulatory changes; changes in site use, permit approvals/delays etc.)*

The treatment area at IR Site 4 was expanded both horizontally and vertically based on groundwater samples collected during investigation. Even with increase of treatment area, the remediation efforts are currently estimated to remain under budget.

The revised IR Site 3 FS/RAP addresses comments by the RWQCB regarding development of IR Site 3 as a Waste Management Unit under Title 27 as reported on March 11, 2013 and discussed in the June 2013 meeting with ACE in Emeryville, CA. Costs under Task 4 have been adjusted in accordance with the low bid received for remediation work at IR Site 3. The costs estimated for the recommended alternative for remediation of IR Site 3 is below the original budget.

On February 7th 2014 the RWQCB informed the city that silica gel cleanup analysis shall not be implemented prior to analysis of total petroleum hydrocarbons (TPH) as previously performed. This change in regulation resulted in a RWQCB Notice of Violation (August 26, 2014) for discharge of TPH and TPH decomposition products into waters of the state and could potentially affect monitoring and remediation costs.

2. *Any increase/decrease in contamination.*

The extent of the Non-RCRA hazardous waste located in the former fuel reclamation facility has increased relative to initial estimates by approximately 50%. Step-out excavations in the 0-5 foot and 5-10 foot excavation phases has increased Class II excavation, transport and disposal by approximately 10%.

3. *Off-site migration of contaminant plume; impacts to sensitive receptors?*

None

Project Schedule

1. *Describe events/activities that may impact the project schedule including revised completion dates that may exceed the original estimates schedule, if any.*

The remediation is based on the RWQCB Order R2-2011-0087 (see attached monthly status report for a breakdown of tasks and required completion dates). IR Site 3 remedial activities commenced in August 2014.

The IR Site 3 FS/RAP was revised to February 28, 2014 and IR Site 3 Remedial Action Completion Report has been revised to June 30, 2015. The Final IR Site 3 FS/RAP was approved by the RWQCB on June 4, 2014.

The Remediation and Abatement contract for IR Site 3 was awarded on August 8, 2014 and implementation of the remedial plan is currently underway. Due to heavy rain fall during the months of November and December and extensive dewatering needed to bring the site back to working condition, excavation work had been put on hold with a resumption date of March 18, 2015. The completion of remedial activities has been revised to July 8, 2015. This includes 22 days of delay credited to the contractor.

Out of Scope Activities (if any)

*Please identify any out of scope activities including those **conducted** due to the following:*

1. *Changes in Regulatory conditions*

- a. Revisions of IR Site 3 remediation approach based on changes in the RWQCB regulatory approach to IR Site 3 to treat IR Site 3 as a Title 27 Waste Management Unit.
- b. RWQCB letter informing that silica gel cleanup will no longer be allowed to be used prior to analysis for total petroleum hydrocarbons.
- c. Notice of Violation (August 26, 2014) from RWQCB regarding discharge of TPH decomposition byproducts into waters of the state. The City submitted the "Polar Compounds Assessment Work Plan" to the RWQCB on January 16, 2015, proposing alternative quantification methodology, additional characterization and/or risk evaluation for areas outside of IR Site 3 where USEPA Method 8015 without Silica Gel Cleanup quantifies TPH and TPH decomposition products as exceeding the Fuel Product Action Levels within 150 feet of the San Pablo Bay. The City met with the RWQCB on February 11, 2015 to present and discuss the workplan.

2. *Discovery of additional contamination*

The extent of the Non-RCRA hazardous waste located in the former fuel reclamation facility has increased relative to initial estimates by approximately 50%. Step-out excavations in the 0-5 foot and 5-10 foot excavation phases has increased Class II excavation, transport and disposal by approximately 10%.

3. *Discovery of new contaminants*

None

4. *Changes in site conditions*

Please refer to response above regarding changes in regulatory conditions.

5. *Changes in Project schedule*

The remediation is based on the RWQCB Order R2-2011-0087 (see attached monthly status (December 2014) report for a breakdown of tasks and required completion dates).

6. *Other unanticipated changes*

None

Project Cost/Controls for Out of scope Activities

1. *Describe plans to address out of scope activities, actions undertaken to control project costs and to meet the project schedule.*

As required by the RWQCB, the out of scope activities will be completed as quickly as possible to allow for the remediation of IR Site 3. The work needs to be completed in accordance with compliance dates in the RWQCB Order R2-2011-0087. As described above, the City has prepared a draft work plan that proposes alternative quantification methodology, additional characterization and/or risk evaluation for areas outside of IR Site 3 where USEPA Method 8015 without Silica Gel Cleanup quantifies TPH and TPH decomposition products as exceeding the Fuel Product Action Levels within 150 feet of the San Pablo Bay. The draft workplan was submitted to the RWQCB on January 16, 2015 and presented to the RWQCB on February 11, 2015.

Project Deliverables - Milestone Completion

Please identify project deliverables and scheduled date of completion.

Please see the attached monthly remediation status report (December 2014).

Project Budget Report

USE ATTACHED EXCEL SPREADSHEET TEMPLATE (COST REPORT)

Please discuss the following:

1. *Changes if any to the anticipated costs incurred in comparison to the projected budgets*

The projected cost to complete remediation has been revised to \$19,708,349, slightly up from the previous project update (\$19,308,266) due to adjustments associated with real costs of implementation of the remedial plan for IR Site 3 in Task 4.0. Adjustments include additional analytical analysis associated with the remediation of IR Site 3 and extended use of the packaged groundwater treatment plant through the end of construction in addition to the 22 days of delay credited to the contractor due to heavy rains and the associated dewatering. Additional costs are associated with dewatering and site maintenance during the winterization period of November 26, 2014 to March 18, 2015.

2. *Backup provided for costs incurred.*

Invoices December 2014.

3. *Costs/tasks associated with items not included in the insured scope of work (Out of Scope items).*

None

Potential for Excess Remediation Costs

1. *Please provide a brief description of any issues that have arisen since the last update that may lead to any "Remediation Costs" or "Excess Remediation Costs" as defined in the policy.*

Additional investigation costs could be associated with comments from the RWQCB regarding the "Polar Compounds Assessment Work Plan" submitted to the RWQCB on January 16, 2015, however The City is currently awaiting a response for the RWQCB and it is unknown at this time if any additional investigation will be necessary.

Additional analytical costs associated with confirmation sampling included in Task 5.0 (approximately \$34,000)

Winterization of IR Site 3 until April 2015 included in Task 5.0 (approximately \$50,000)

Continued operation of the PGWTP through July 2015 included in Task 5.0 (approximately \$217,000)

2. *Please provide a brief description/summary of issues that have arisen to date that may lead to any "Remediation Costs" or "Excess Remediation Costs" as defined in the policy.*

Sand filters installed at the IR Site 1 Landfill treatment system (approximately \$30,000). Included in Task 1.0 of IR Site 1 – Closed Landfill.

Additional remediation on IR Site 4 Drum Lot 2. Included in Task 4.0 of IR Site 4 – Drum Lot 1 and 2.

Permitting and construction of compensatory mitigation wetlands on site (approximately \$500,000). Included in Task 4.0 of IR Site 3- Former Oily Sump Area.

Evaluation of soil vapor and Title 27 requirements at IR Site 3 (approximately \$100,000). Included in Task 2.0 of IR Site 3-Former Oily Sump Area.

Extended operation of the PGWTP for two additional years (approximately \$550,000). Included in Task 5.0 of IR Site 3- Former Oily Sump Area.

Backup Documentation

The Insurer requires backup documentation that can substantiate all "Remediation Costs" and "Excess Remediation Costs" for which coverage may be afforded under the policy, including, but not limited to, the following:

1. *Copies of all invoices associated with implementation of remediation activities at the site. The invoices should include a listing of personnel, equipment and expenses along with unit rates, quantities and description of activities performed at the site.*

Invoices and backups provided for the invoice period November 3, 2014 through December 28, 2014.

2. *Copies of all subcontractor expenses associated with implementation of remediation activities at the site.*

Subcontractor expenses and invoices are included on the invoices and backups.

3. *Copies of daily field notes describing the activities conducted at the site.*

Field notes are incorporated into the reports (provided to ACE Group when they are submitted to the RWQCB), invoices (services), and monthly status reports (see attached).

4. *Copies of subcontractor time sheets and equipment records.*

Subcontractor expenses and invoices are included on the invoices and backups.

5. *Copies of disposal manifests and bills of lading associated with the offsite disposal of remediation generated wastes at the site.*

Manifests for the period November 3, 2014 to December 28, 2014 are included.



Signature of Named Insured

CRAIG K. MURRAY

Print Name

PROJECT MANAGER

Title

3/24/15

Date

Insured Name: City of Richmond
Date: March 23, 2015

BY SIGNING THIS REMEDIATION PROJECT UPDATE ("UPDATE") THE NAMED INSURED WARRANTS TO THE INSURER THAT ALL STATEMENTS MADE IN THIS UPDATE INCLUDING ATTACHMENT(S), ARE TRUE AND COMPLETE AND THAT NO MATERIAL FACTS HAVE BEEN MISSTATED OR CONCEALED IN THIS UPDATE.

ANY PERSON WHO KNOWINGLY AND WITH INTENT TO DEFRAUD ANY INSURANCE COMPANY OR ANOTHER PERSON FILES AN APPLICATION FOR INSURANCE OR STATEMENT OF CLAIM CONTAINING ANY MATERIALLY FALSE INFORMATION OR CONCEALS INFORMATION FOR THE PURPOSE OF MISLEADING OR MISREPRESENTATION COMMITS A FRAUDELENT INSURANCE ACT AND IS POTENTIALLY SUBJECT TO CRIMINAL AND CIVIL PENALTIES

FOR USE BY ACE PERSONNEL ONLY			
Claim Number		ACE Claims Manager	Christopher Stella christopher.stella@acegroup.com
Date Received		ACE Cost Cap Monitoring Manager	Venkat Puranapanda venkat.puranapanda@acegroup.com
Date Reviewed			
Reviewed By		Distribution	

Named Injured Party	City of Richmond	Injured Contact:	Carlos Pina, Craig Murray, Kim Oser (City of Richmond)
Injured Location	450 Civic Center Plaza, 2nd Floor, Richmond	Contractor	Terraphase Engineering, Inc.
Policy Number	RCC 02488965E 001	Contractor	Terraphase Engineering, Inc.
Policy Term	March 31, 2010 to March 31, 2020	Submitted By:	Tomer Schelet
Self Insured Retention	\$20,000,000	Date Submitted:	3/23/2015
		Reporting Period:	November 3, 2014 through December 28, 2014

Task Number	Description	Performance Measure (units)	Total This Period		Total to Date		Under/Ovr Budget	Projected Cost to Complete	Total	Comments	
			Proposed Budget (\$)	Costs Incurred (\$)	Work completed (%)	Costs Incurred (\$)					Work completed (%)
1.0	IR Site 1 - Closed Landfill	N/A	\$ 684,051	\$ 20,005	0.8%	\$ 312,022	40%	\$ 372,029	\$ 249,930	\$ 561,952	
2.0	Annual Operations and Monitoring	N/A	\$ 471,863	\$ 19,329	0.8%	\$ 307,168	40%	\$ 164,695	\$ 222,184	\$ 529,352	included in individual work orders
3.0	Annual Maintenance	N/A	\$ 144,625	N/A	0%	N/A	N/A	N/A	N/A	N/A	
4.0	Close Out	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	
5.0	Project Management	N/A	\$ 67,563	\$ 678	1.0%	\$ 4,854	5%	\$ 62,709	\$ 27,453.91	\$ 67,563	
6.0	Regulatory Oversight	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	Not Covered
7.0	Long Term Monitoring	N/A	\$ 20,440,113	\$ 1,026,033	6.5%	\$ 5,910,526	37%	\$ 14,529,587	\$ 9,655,431	\$ 15,475,060	
8.0	IR Site 3 - Remedial O&M Storm Area	N/A	\$ 282,235	\$ -	0%	\$ 133,302	100%	\$ (126,594)	\$ 5,000	\$ 330,584	
9.0	Feasibility Study and Remedial Action Plan	N/A	\$ 195,990	\$ -	0%	\$ 325,984	100%	\$ (126,594)	\$ 5,000	\$ 330,584	
10.0	Waste Characterization Study	N/A	\$ 287,215	\$ -	0%	\$ 443,069	100%	\$ (157,854)	\$ -	\$ 443,069	
11.0	Remedial Design Implementation Plan	N/A	\$ 18,245,411	\$ 952,384	7.7%	\$ 3,184,212	26%	\$ 15,061,199	\$ 9,180,966	\$ 12,065,178	Makeup of subcontractors not covered
12.0	Implementation of Remedial Plan	N/A	\$ 951,340	\$ 53,968	2.8%	\$ 1,686,159	94%	\$ (744,809)	\$ 269,515	\$ 1,955,674	Through August 2015
13.0	Annual O&M on POWTP	N/A	\$ 545,551	\$ -	0%	\$ -	0%	\$ 545,551	\$ 345,551	\$ 891,102	
14.0	Long Term Monitoring	N/A	\$ 141,321	\$ 20,972	7.0%	\$ 145,109	53%	\$ 71,163	\$ 130,948	\$ 275,259	20 Year
15.0	Project Management	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	
16.0	Regulatory Oversight	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	Not Covered
17.0	IR Site 4 - Drum Lot 1 and 2	N/A	\$ 212,901	\$ 12,612	0.6%	\$ 850,607	43%	\$ 1,273,291	\$ 1,148,999	\$ 1,999,066	
18.0	Site Management Plan	N/A	\$ 159,485	\$ -	0%	\$ 64,944	100%	\$ 94,541	\$ -	\$ 64,944	
19.0	Contingency Excavation - Drum Lot 1	N/A	\$ 1,061,591	\$ -	0%	\$ -	0%	\$ 1,061,591	\$ 1,061,591	\$ 1,061,591	
20.0	Additional Investigation for TCE Plume Drum Lot 2	N/A	\$ 105,109	\$ -	0%	\$ 262,456	100%	\$ (157,127)	\$ -	\$ 262,456	
21.0	Localized Remediation for TCE Plume Drum Lot 2	N/A	\$ 542,420	\$ 10,597	2.0%	\$ 598,156	95%	\$ 34,264	\$ 27,404	\$ 533,560	
22.0	Localized Remediation for TCE Plume Lot 2	N/A	\$ 47,622	\$ -	0%	\$ -	0%	\$ 47,622	\$ 14,202	\$ 61,824	
23.0	Localized Remediation for TCE Plume Lot 2	N/A	\$ 50,000	\$ -	0%	\$ -	0%	\$ 50,000	\$ 14,202	\$ 64,202	
24.0	Localized Remediation and Response for Drum Lot 2	N/A	\$ 37,724	\$ 2,163	0.6%	\$ 13,071	N/A	\$ 22,653	\$ 32,606	\$ 47,671	
25.0	Regulatory Oversight	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	Not Covered
26.0	Underground Storage Tanks	N/A	\$ 237,481	\$ 233	0%	\$ 1,665	1%	\$ 235,796	\$ 233,118	\$ 236,803	
27.0	Annual Operations and Monitoring - Large USFs	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	Not Covered
28.0	5 Year Monitoring - Large USFs	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	Not Covered
29.0	Annual Maintenance - Large USFs	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	Not Covered
30.0	Annual Maintenance - Large USFs	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	Not Covered
31.0	Large USF Environmental Closure Demonstration	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	Not Covered
32.0	Large USF Environmental Closure Demonstration	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	Not Covered
33.0	Smaller USFs Removal and Remediation	N/A	\$ 169,918	\$ -	0%	\$ -	0%	\$ 169,918	\$ 169,918	\$ 169,918	Not Covered
34.0	Annual Project Management	N/A	\$ 67,563	\$ 233	0%	\$ 1,685	0%	\$ 65,878	\$ 65,200	\$ 66,885	
35.0	Regulatory Oversight	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	Not Covered
36.0	Long Term Groundwater Monitoring	N/A	\$ 1,630,715	\$ 33,548	3.2%	\$ 653,973	63%	\$ 774,742	\$ 378,055	\$ 1,034,028	
37.0	1.0 Plume	N/A	\$ 34,596	\$ -	0%	\$ 20,819	100%	\$ 13,777	\$ -	\$ 20,819	
38.0	New Wells	N/A	\$ 82,367	\$ -	0%	\$ -	0%	\$ 82,367	\$ 82,367	\$ 82,367	
39.0	Annual Sampling and Analysis (Year 1-4)	N/A	\$ 532,445	\$ -	0%	\$ 326,719	100%	\$ 205,726	\$ -	\$ 326,719	complete
40.0	Annual Sampling and Analysis (Year 5-8)	N/A	\$ 21,458	\$ 34,129	117%	\$ 69,953	26%	\$ 33,807	\$ 34,129	\$ 68,032	4 years
41.0	Annual Sampling and Analysis (Year 9-20)	N/A	\$ 21,628	\$ -	0%	\$ -	0%	\$ 21,628	\$ 21,628	\$ 42,660	2 years
42.0	Monitoring Well Destruction	N/A	\$ 46,194	\$ 1,418	0%	\$ 10,152	13%	\$ 36,042	\$ 65,200	\$ 75,352	
43.0	Annual Project Management	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	Not Covered
44.0	Regulatory Oversight	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	Not Covered
45.0	Program Management	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	Not Covered
46.0	Annual Land Use Controls	N/A	\$ 2,092,260	\$ 1,093,028	5.2%	\$ 7,739,813	39%	\$ 17,185,448	\$ 11,968,546	\$ 19,706,949	
47.0	Remedial Status Reports	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	included in above tasks
48.0	Annual Status Reports	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	Not Covered
49.0	Annual Status Reports	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	Not Covered
50.0	Construction Schedule General Permit	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	included in IR Site 3, Task 4.0

Please discuss the following:
1. Changes if any to the anticipated costs incurred in comparison to the projected budget
2. Backup provided for costs incurred.
3. Costs/tasks associated with items not included in the injured scope of work.

Claim Number:		Reviewed By:	
Date Reviewed:		Distribution:	

FOR USE BY ACE PERSONNEL ONLY

13A2.8