



AGENDA REPORT

Engineering Services Department

DATE: July 21, 2015

TO: Mayor Butt and Members of the City Council

FROM: Bill Lindsay, City Manager's Office (620-6512)
Craig Murray, Development Project Manager II (307-8188)

SUBJECT: Proposed Additional Ten Percent Budget Contingency to the Remediation and Abatement Agreement with Pacific States Environmental Contractors, Inc. for Environmental Remediation and Abatement Services at Installation Restoration Site 3, Pt. Molate

STATEMENT OF THE ISSUE:

Staff is requesting an additional ten percent (10%) budget contingency in the amount of \$924,110 for the Remediation and Abatement Agreement with Pacific States Environmental Contractors, Inc. (Pacific States) for Environmental Remediation and Abatement Services at IR Site 3, Pt. Molate (Abatement Agreement). The purpose of the additional contingency is to cover the significant additional volume of contaminated soil being found and treated at IR Site 3 since the five percent (5%) contingency increase approved by the City Council on June 16, 2015. The additional contingency requested here would result in a new total allocation of \$11,551,369. Funds for remediation come from the 2008 Early Transfer and Cooperative Agreement (ETCA) with the United States Navy.

RECOMMENDED ACTION:

APPROVE an additional ten percent (10%) contingency to the Remediation and Abatement Agreement with Pacific States Environmental Contractors, Inc. to provide additional remediation and abatement services at the Pt. Molate former United States Naval Fuel Depot IR Site 3, for a total payment amount not to exceed \$11,551,369. Funds for remediation come from the 2008 Early Transfer and Cooperative Agreement (ETCA) with the United States Navy.

FINANCIAL IMPACT:

The funding for the IR Site 3 Environmental Remediation and Abatement Project (Project) is allocated from previously received ETCA funds in the amount of \$28,500,000. These funds were

transferred from the United States Navy to the City of Richmond in 2008 and are held in escrow for remediation, abatement and monitoring of four sites, including IR Site 3, at the former Pt. Molate Naval Fuel Depot. The balance of the remediation fund is currently \$14,469,740.74.

Approval of the additional ten percent (10%) contingency does not require any payment obligation from the City's General Fund.

DISCUSSION:

In September 1995, former Naval Fuel Depot (NFD) Pt. Molate was identified and included as part of the Base Realignment and Closure Act IV (BRAC IV) program. Operational closure of the former NFD occurred in September 1998. The United States Navy transferred approximately 372 acres to the City in September 2003 and the remaining approximately 40 acres, including IR Site 3, transferred to the City in March 2010.

On September 8, 2008, the City entered into the Early Transfer Cooperative Agreement (ETCA) with the Navy for the environmental remediation of the former NFD Point Molate to satisfy the Site Clean-Up Requirements adopted by the San Francisco Regional Water Quality Control Board (RWQCB) pursuant to Order No. R2-2011-0087. The RWQCB Order requires the clean-up, maintenance and/or monitoring in the following areas: IR Site 1: Former Waste Disposal Area; IR Site 3: Treatment Pond Area; IR Site 4: Drum Lot 1 and Drum Lot 2/Building 87; and Large Hillside Underground Tanks.

On June 4, 2014, the RWQCB approved the final revised Feasibility Study/Remediation Action Plan (FS RAP) for IR Site 3. Alternatives included FS RAP Alternatives 5b, 6 and 7. Alternative 5b included a land-use restriction that only allowed for multi-family re-use of the site on a limited portion and left a RWQCB regulated waste management unit at the site. Alternative 6 eliminates the waste management unit and allows for all residential re-uses except single family detached homes. Alternative 7 provided full unrestricted re-use of the IR Site 3. Staff and Terraphase Engineering (Terraphase) and Nichols Consulting Engineers (NCE) helped prepare the FS RAP and manage the IR Site 3 bid.

On July 29, 2014, the City Council approved the Abatement Agreement with Pacific States for the Project under bid Alternate 6. The approved Abatement Agreement payment amount was \$9,241,094.50, with a ten percent (10%) City-controlled contingency in the amount of \$924,109.45, for a total approved amount of \$10,165,203.95.

On May 19, 2015, staff was notified by Terraphase that due to significant additional volume of contaminated soil being found and treated at IR Site 3, the contingency would likely need to be increased by five percent (5%). Terraphase requested this amount in order not to delay payments to Pacific States should the contingency be necessary to complete the Project.

On June 16, 2015, the City Council approved an additional five percent (5%) contingency to the Abatement Agreement.

In June and July, 2015, staff was notified by Terraphase, as observed during the week of June 15th through June 27th, that contaminated materials extend further, both horizontally and vertically, than previously estimated and represent a significant additional volume of soil to be

excavated, which will further impact the total budget required for the Project. The attached Terraphase Memorandum dated July 6, 2015 updates the Memorandum of June 5, 2015 and shows that Class II contaminated soil excavated and transported offsite represents approximately 115% of the contracted soil removal amount, and that remaining excavation includes a 15 foot strip along the western border of the site in addition to excavation associated with failed confirmation samples and excavated locations that have not yet been sampled due to excess water accumulated with the bottom of the excavation. As a result of the increased need for excavation, Terraphase requests an additional ten percent (10%) contingency or \$924,110, which would increase the total payment amount not to exceed \$11, 551,369.

Staff requests approval of an additional ten percent (10%) contingency or \$924,110 to be used, as necessary, for any additional contaminated soil found and treated through the close of the Project.

It is anticipated that Pacific States will complete the Project by August, 2015.

DOCUMENTS ATTACHED:

Attachment 1 – Resolution

Attachment 2 – Consultant Memorandum dated June 5, 2015

Attachment 3 – Consultant Memorandum dated July 6, 2015

CITY COUNCIL RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND AUTHORIZING AN ADDITIONAL TEN PERCENT (10%) CONTINGENCY TO THE REMEDIATION AND ABATEMENT AGREEMENT WITH PACIFIC STATES ENVIRONMENTAL SERVICES, INC. FOR ENVIRONMENTAL REMEDATION AND ABATEMENT SERVICES AT IR SITE 3, PT MOLATE, IN THE AMOUNT OF \$924,110., TO PROVIDE FOR THE IDENTIFICATION AND REMOVAL OF ADDITIONAL CONTAMINATED SOIL AND TO UTILIZE U.S. NAVY FUNDS MADE AVAILABLE FOR THIS PROJECT THROUGH THE 2008 EARLY TRANSFER AND COOPERATIVE AGREEMENT.

WHEREAS, in September 1995, former Naval Fuel Depot (NFD) Pt. Molate was identified and included as part of the Base Realignment and Closure Act IV (BRAC IV) program. Operational closure of the former NFD occurred in September 1998. The United States Navy (Navy) transferred approximately 372 acres to the City of Richmond (City) in September 2003 and the remaining approximately 40 acres, including IR Site 3, transferred to the City in March 2010; and

WHEREAS, on September 8, 2008, the City entered into the Early Transfer Cooperative Agreement (ETCA) with the Navy for the environmental remediation of the former NFD Pt. Molate to satisfy the Site Clean-Up Requirements adopted by the San Francisco Regional Water Quality Control Board (RWQCB) pursuant to Order No. R2-2011-0087. The RWQCB Order requires the clean-up, maintenance and/or monitoring in the following areas: IR Site 1: Former Waste Disposal Area; IR Site 3: Treatment Pond Area; IR Site 4: Drum Lot 1 and Drum Lot 2/Building 87; and Large Hillside Underground Tanks; and

WHEREAS, on June 4, 2014, the RWQCB approved the final revised Feasibility Study/Remediation Action Plan (FS RAP) for IR Site 3. Alternatives included FS RAP Alternatives 5b, 6 and 7. Alternative 5b included a land-use restriction that only allowed for multi-family re-use of IR Site 3 on a limited portion and left a RWQCB regulated waste management unit at the site. Alternative 6 eliminates the waste management unit and allows for all residential re-uses except single family detached homes. Alternative 7 provided full unrestricted re-use of the site; and

WHEREAS, on July 29, 2014, the City Council approved the Remediation and Abatement Agreement with Pacific States Environmental Contractors, Inc. (Pacific States) for environmental remediation at IR Site 3 under Alternative 6 (Abatement Agreement), in the amount of \$9,241,094.50, with a ten percent (10%) contingency in the amount of \$924,109.45, for a total approved payment amount of \$10,165,203.95; and

WHEREAS, on May 19, 2015, staff was notified by its environmental consultant, Terraphase Engineering (Terraphase), that due to significant additional volume of contaminated soil being found and treated at IR Site 3, the contingency would likely need to be increased by five percent (5%). Terraphase requested this amount in order not to delay

payments to Pacific States should the contingency be necessary to complete remediation at IR Site 3; and

WHEREAS, on June 16, 2015, the City Council approved the request for additional five percent (5%) contingency or \$462,055, to increase the total payment amount to not to exceed \$10,627, 259; and

WHEREAS, in June and July, 2015, staff was notified by Terraphase, as observed during the week of June 15th through June 27th, that contaminated materials extend further, both horizontally and vertically, than previously estimated and represent a significant additional volume of soil to be excavated, which will further impact the total budget required for the project.; and

WHEREAS, a Terraphase Memorandum dated July 6, 2015 updates the Memorandum of June 5, 2015 and shows that Class II contaminated soil excavated and transported offsite represents approximately 115% of the contracted soil removal amount, and that remaining excavation includes a 15 foot strip along the western border of the site in addition to excavation associated with failed confirmation samples and excavated locations that have not yet ben sampled due to excess water accumulated with the bottom of the excavation. As a result of the increased need for excavation, Terraphase requests an additional ten percent (10%) contingency or \$924,110, which would increase the total payment amount not to exceed \$11, 551,369.

WHEREAS, funds for remediation are available through the ETCA and the additional contingency is within the engineer's estimate of \$11,925,555 for Alternative 6; and

WHEREAS, staff desires to appropriate funds for additional contingency for further remediation of contaminated soil within the IR Site 3 and for the express purpose of having those additional contingency funds available if any further soil contamination is found during the excavation work through the end of the project; and

WHEREAS, by the agenda report (Agenda Report) accompanying this resolution the City Council has been provided with additional information upon which the findings and actions set forth in this Resolution are based.

NOW, THEREFORE, BE IT RESOLVED that the City Council finds the above recitals are true and correct and have served, together with the Agenda Report, as the basis for the findings and actions set forth in this Resolution.

BE IT FURTHER RESOLVED that the City Council hereby approves an additional ten percent (10%) contingency or \$924,110 to the Remediation and Abatement Agreement with Pacific States in order to allow prompt assessment and removal of any additional contaminated soil and to complete the remediation project at IR Site 3.

BE IT FURTHER RESOLVED that the City Council hereby authorizes the City Manager to enter into amendments to the Abatement Agreement as needed to effectuate the intent of this Resolution.

BE IT FURTHER RESOLVED that the City Council designates the City Clerk as the custodian of the documents and other materials which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the City Clerk at the Richmond City Hall, 450 Civic Center Plaza, Richmond, California 94804.

I certify that the foregoing Resolution was passed and adopted by the City Council of the City of Richmond a regular meeting held on July 21, 2015 by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

Pamela Christian, City Clerk

(SEAL)

Approved:

Mayor

Approved as to Form:

City Attorney



TECHNICAL MEMORANDUM

To:
Craig Murray
Development Project Manager II
City of Richmond
450 Civic Center Plaza, 2nd Floor Richmond,
CA 94804-1630

cc:
Mike Leacox
NCE
8795 Folsom Blvd., Suite 250
Sacramento, CA 95826

From:
Tomer Schetrit, Senior Project Manager,
Terraphase
William Carson, Principal Engineer, Terraphase

Date:
June 5, 2015

Project Number:
0078.001.019

Subject: Projected Costs for Remediation and Abatement Contract between Pacific States Environmental Contractors and the City of Richmond

The objective of this memo is to estimate the total projected costs to complete the work associated with Remediation and Abatement Agreement (“the Contract”) between PSEC and City of Richmond entered into to implement the RWQCB required remediation of Installation Restoration Site 3 (IR Site 3) at Point Molate, Richmond California. Pacific States Environmental Contractors (PSEC) continues to progress with the work with an estimated project completion date of July 10, 2015.

This Contract shares risk between the City and PSEC by utilizing unit-based payment items that can increase or decrease based on the actual field conditions and based on the confirmations samples that direct whether additional soil removal is necessary to meet clean-up goals. The following items have had sufficient changes in quantities to impact the total budget required for the Contract:

- As of April 30, 2015, 91,235.88 tons of Class II contaminated soil have been excavated and transported off-site in addition to 5,208.99 tons of California Regulated Waste and 504 tons of Class 1 Hazardous Waste. Due to failure of confirmation samples in a number of locations, additional California Regulated Waste and Class II contaminated soil was excavated in order to meet clean-up criteria goals approved by the RWQCB in the Feasibility Study and Remedial Action Plan (FSRAP) dated June 20, 2014. Excavation and removal of Class II contaminated soil at IR Site 3 is approximately 60% complete. Based upon the total disposal tonnage to date and assuming a confirmation sample failure rate of 16% (based on deep excavation step-outs to date compared to the total area of deep excavation), we are forecasting a final Class II disposal tonnage of approximately 168,000 tons (an increase of 12% from the original contract amount for transport and disposal of Class II waste). The resultant cost increase in excavation is projected to be \$56,830, and in transport and disposal is projected to be \$568,039. The removal of this soil will require additional fill import with a resultant cost impact of \$216,396.

- An additional 1,516 tons of California Regulated hazardous waste were encountered in excess of the original contract scope. The excavation, transport and disposal of this material resulted in an increased expenditure of \$154,631 for transport and disposal and \$5,143 for the additional excavation. No additional California Regulated Hazardous Waste is anticipated.
- A change order request approved on February 11, 2015 by the City of Richmond, created a new line item for the transportation and disposal of 335.21 tons of RCRA stabilized waste at a unit cost of \$187.45 per ton and deducted 504 tons transportation and disposal of RCRA direct waste at \$113 per ton. This addition and deduction was needed due the nature the RCRA waste that required stabilization at the landfill which was not included in the original scope of work. The net increase to project cost for this change order was \$5,883.11.
- When excavating the Class II soil in the Fuel Recovery Facility, debris made the material unacceptable as alternative daily cover at the landfill and this material required direct burial. A new payment item was created for direct transportation and disposal of 2,090 tons Class II material at \$49.50 per ton. A reduction of same tonnage was applied to specification item 29.1 (Transportation and Disposal Class II Waste) reducing the initial scope from 150,125 to 148,035 tons. The net increase in contract amount was \$37,150.50.
- An additional 4.4 months for Stormwater Pollution Prevention (SWPP) were added to the initial budget of 6 months due to delays associated with winterization of the site. This accounts for SWPPP maintenance through the end of the project anticipated in July. The net increase in project cost for the additional SWPPP BMP maintenance is \$33,924

Cost Implications

The attached table shows the amount spent to date, our projected costs to complete and estimated total contract costs. The table below provides an overview of the Bid Schedule items discussed above including the original contract amount and projected cost increases. The current total projected cost increase is **\$1,025,965** approximately 11% greater than the approved contract amount. Though the contract amount has not yet been exceeded, we are anticipating an exceedance of the contract and contingency amount mainly due to the additional contaminated waste excavated. The total overage is influenced by an amount of waste which is yet to be excavated. The project is moving forward quickly with funds included contingency expected to be exhausted by the end of June if the forecast proves to be correct. Any contractor downtime due to lack of funding should be avoided.

Contract Budget and Conclusion

On July 29, 2014, the City of Richmond approved a contract with Pacific States Environmental Contractors for \$9,241,094.50. The City council further approved a 10% contingency to be utilized as needed on the project (\$924,109.45). Based on the current projection, the project will exceed the contract amount and contingency amount. We recommend allocating an addition 5% of the original budget (\$462,055), if necessary, to cover additional contingency items and/or additional contaminated soil that requires removal. If this additional contingency is fully expended, the total contract costs will still be over \$1,070,000 less than the second responsive bidder on the project while achieving significantly more removal (>10%) of contaminated soil from the site. As shown below, this projected

contract cost is also within the original engineers estimate included in the FS/RAP of \$11,925,555 for Alternative 6.

| | |
|--|---------------------|
| Original Bid (PSEC) | \$9,241,095 |
| Approved Budget including 10% contingency | \$10,165,204 |
| Projected Total Cost (based on work through 4/30/2015) | \$10,267,060 |
| Recommended Additional Contingency Approval (5%) | \$462,055 |
| Recommended Total Budget Allocation (15% Contingency) | \$10,627,259 |
| | |
| 2nd Bidder Total Price (Magnus Pacific) | \$11,700,515 |
| Engineers Estimate (Terraphase: FSRAP) | \$11,925,555 |

Table 1

PT MOLATE IR SITE 3 REMEDIATION & ABATEMENT
 CITY OF RICHMOND
 Job No. 614123
 CONTRACT WORK

| | Contract amount | Orig Qty | Unit Bid Rate | Units to Date | Project to Date | % expended | Projected | | | | |
|---|-----------------------|----------|---------------|---------------|-----------------------|------------|----------------------|-----------------------------|-----------------|------------------------|------|
| | | | | | | | Additional Projected | Additional Projected Billed | Total Projected | | |
| 1 MOBILIZATION | \$190,000.00 | 1 | \$190,000.00 | 0.5 | \$95,000.00 | 50% | 0.5 | \$95,000.00 | 1.00 | \$190,000.00 | 100% |
| 2 CONSTRUCTION WORK PLAN | \$12,000.00 | 1 | \$12,000.00 | 1 | \$12,000.00 | 100% | 0 | \$0.00 | 1.00 | \$12,000.00 | 100% |
| 3 DEWATERING | \$214,000.00 | 200 | \$1,070.00 | 60 | \$64,200.00 | 30% | 60 | \$64,200.00 | 120.00 | \$128,400.00 | 60% |
| 4 STABILIZED ENTRANCE AND EXIT | \$17,700.00 | 3 | \$5,900.00 | 2 | \$11,800.00 | 67% | 0 | \$0.00 | 2.00 | \$11,800.00 | 57% |
| 5 STORE OIL BOOM ON SITE | \$25,000.00 | 500 | \$50.00 | 500 | \$25,000.00 | 100% | 0 | \$0.00 | 500.00 | \$25,000.00 | 100% |
| 6 STORMWATER POLLUTION PREVENTION | \$46,260.00 | 6 | \$7,710.00 | 7.67 | \$59,135.70 | 128% | 2.73 | \$21,048.30 | 10.40 | \$80,184.00 | 173% |
| 7 DEMOLITION AND REMOVAL OF ASBESTOS | \$42,000.00 | 1 | \$42,000.00 | 1 | \$42,000.00 | 100% | 0 | \$0.00 | 1.00 | \$42,000.00 | 100% |
| 8 ABATEMENT OF LEAD BASED PAINT | \$84,700.00 | 1 | \$84,700.00 | 1 | \$84,700.00 | 100% | 0 | \$0.00 | 1.00 | \$84,700.00 | 100% |
| 9 DEMOLITION AND REMOVAL OF EXISTING IMPROV | \$267,000.00 | 1 | \$267,000.00 | 0.5 | \$133,500.00 | 50% | 0.5 | \$133,500.00 | 1.00 | \$267,000.00 | 100% |
| 10 REMOVAL OF BURIED ASBESTOS | \$31,000.00 | 1000 | \$31.00 | 929 | \$28,799.00 | 93% | 2000 | \$62,000.00 | 2,929.00 | \$90,799.00 | 293% |
| 11 RELOCATE GROUNDWATER | \$86,000.00 | 1 | \$86,000.00 | 1 | \$86,000.00 | 100% | 0 | \$0.00 | 1.00 | \$86,000.00 | 100% |
| 12 EXCAVATE HAZARDOUS WASTE SOIL | \$6.00 | 2500 | \$6.00 | 3357.15 | \$20,142.90 | 134% | 0 | \$0.00 | 3,357.15 | \$20,142.90 | 134% |
| 13 TRANSPORT OF CL 1 HAZ WASTE | \$113.00 | 504 | \$113.00 | 504 | \$56,952.00 | 100% | 0 | \$0.00 | 504.00 | \$56,952.00 | 100% |
| 14 TRANSPORT OF CALIFORNIA REGULATED WASTE TN | \$376,686.00 | 3693 | \$102.00 | 5208.99 | \$534,316.98 | 141% | 0 | \$0.00 | 5,208.99 | \$534,316.98 | 141% |
| 15 IMPORT AND PLACE TOPSOIL TN | \$251,400.00 | 15000 | \$16.76 | 0 | \$0.00 | 0% | 15000 | \$251,400.00 | 15,000.00 | \$251,400.00 | 100% |
| 16 FR SITE RESTORATION | \$50,250.00 | 7.5 | \$6,700.00 | 0 | \$0.00 | 0% | 7.5 | \$50,250.00 | 7.50 | \$50,250.00 | 100% |
| 17 RECORD AND CONSTRUCTION SURVEYS | \$60,000.00 | 1 | \$60,000.00 | 0.2 | \$12,000.00 | 20% | 0.8 | \$48,000.00 | 1.00 | \$60,000.00 | 100% |
| 18 GROUNDWATER EXTRACTION GALLERY | \$70,500.00 | 1 | \$70,500.00 | 0 | \$0.00 | 0% | 1 | \$70,500.00 | 1.00 | \$70,500.00 | 100% |
| 27.1 EXCAVATE AND LOAD CL2 SOIL | \$473,122.00 | 90985 | \$5.20 | 55956.75 | \$290,975.10 | 62% | 45957.25 | \$238,977.70 | 101,914.00 | \$529,952.80 | 112% |
| 28.1 EXCAVATE AND STOCKPILE ON SITE | \$466,087.00 | 94159 | \$4.95 | 26471 | \$131,031.45 | 28% | 65304 | \$323,254.80 | 91,775.00 | \$454,286.25 | 97% |
| 29.1 TRANSPORT AND DISPOSAL OF CL2 SOIL | \$4,728,938.00 | 150125 | \$31.50 | 91235.88 | \$2,873,930.22 | 61% | 76922.12 | \$2,423,046.78 | 168,158.00 | \$5,296,977.00 | 112% |
| 30.1 IMPORT AND PLACE GENERAL FILL | \$1,621,500.00 | 135125 | \$12.00 | 32337 | \$388,044.00 | 24% | 120821 | \$1,449,852.00 | 153,158.00 | \$1,837,896.00 | 113% |
| 31.1 REPLACE STORMWATER PIPE AND OUTFALL | \$55,000.00 | 1 | \$55,000.00 | 0 | \$0.00 | 0% | 1 | \$55,000.00 | 1.00 | \$55,000.00 | 100% |
| SUBTOTAL CONTRACT WORK | \$9,241,095.00 | | | | \$4,946,527.35 | | | \$5,286,029.58 | | \$10,232,557.00 | |

| Change Order 2 | | | | | | | | | | | |
|--|------|--------|--|--|--|--|--|--|--|--|------------------------|
| 13 Deduct Transport & Transport of RCRA Direct Waste | TN | -504 | | | | | | | | | |
| 13 Transport and Disposal of RCRA Stabilized | TN | 335.21 | | | | | | | | | |
| Change Order 4 | | | | | | | | | | | |
| 29.1 Deduct for debris | TN | -2090 | | | | | | | | | |
| Debris Disposal | TN | 2090 | | | | | | | | | |
| Change Order 5 | | | | | | | | | | | |
| Deduct for early starts | Days | 45 | | | | | | | | | |
| Subtotal Change Orders | | | | | | | | | | | |
| Total | | | | | | | | | | | \$10,267,060.04 |

849.13



TECHNICAL MEMORANDUM

To:
Craig Murray
Development Project Manager II
City of Richmond
450 Civic Center Plaza, 2nd Floor Richmond,
CA 94804-1630

cc:
Mike Leacox
NCE
8795 Folsom Blvd., Suite 250
Sacramento, CA 95826

From:
Tomer Schetrit, Senior Project Manager,
Terraphase
William Carson, Principal Engineer, Terraphase

Date:
July 6, 2015

Project Number:
0078.001.019

Subject: Updated Projected Costs for Remediation and Abatement Contract between Pacific States Environmental Contractors and the City of Richmond

This memo is in continuation to the memo dated June 5, 2015 "Projected Costs for Remediation and Abatement Contract between Pacific States Environmental Contractors and the City of Richmond." Based on conditions encountered in the field during the week of June 15th through June 27th, contaminated materials that extended further, both horizontally and vertically, than previously estimated represent a significant additional volume of soil to be excavated and will further impact the total budget required for the project.

As of June 27, 2015, 170,677 tons of Class II contaminated soil have been excavated and transported off-site, approximately 115% of the contracted amount. Remaining excavation includes a 15 foot strip along the western border of the site in addition to excavation associated with failed confirmation samples and excavated locations that have not yet been sampled due to excess water accumulation within the bottom of the excavations. Based upon observed conditions in the field, review of boring logs in proximity of the failed samples, and current failure rate of confirmation sampling (approximately 16%), excavation and removal of Class II contaminated soil at IR Site 3 is estimated approximately 93% complete to date. We are forecasting a final Class II disposal tonnage of approximately 185,000 tons (an increase of 23% from the original contract amount for transport and disposal of Class II waste). The resultant project cost forecast is shown on the attached table which updates the projection included in the June 5 memorandum.

Cost Implications

The attached table shows the amount spent to date, our projected costs to complete and estimated total contract costs. The table below provides an overview of the Bid Schedule items discussed above including the original contract amount and projected cost increases. The current total projected cost increase is **\$1,784,709** approximately 19% greater than the approved original contract amount. The previous projected cost increase based upon the June 5, 2015 memo was \$1,025,965. Though the contract amount has not yet been exceeded by the current billings from PSEC, we are anticipating an exceedance of the contract and contingency amount mainly due to the additional contaminated soil excavated. The project is moving forward quickly with funds included contingency expected to be exhausted by the end of June if the forecast proves to be correct. Any contractor downtime due to lack of funding should be avoided.

Contract Budget and Conclusion

On July 29, 2014, the City of Richmond approved a contract with Pacific States Environmental Contractors for \$9,241,094.50. The City council further approved a 10% contingency to be utilized as needed on the project (\$924,109.45). On June 16, 2015 the City council approved an additional 5% contingency (\$462,055) based upon the June 5, 2015 memo mentioned above. Based upon the current projection, the project will exceed the contract amount and 15% contingency amount. We recommend allocating an additional 10% of the original budget (\$924,109), if necessary, to cover additional contingency items and/or additional contaminated soil that requires removal. If this additional contingency is fully expended, the total contract costs will still be less than the second responsive bidder on the project while achieving significantly more removal (>20%) of contaminated soil from the site. As shown below, this projected contract cost is also within the original engineers estimate included in the FS/RAP of \$11,925,555 for Alternative 6.

| | |
|--|---------------------|
| Original Bid (PSEC) | \$9,241,095 |
| Approved Budget including 15% contingency (6/16/2015) | \$10,627,259 |
| Projected Total Cost (based on work through 6/27/2015) | \$11,025,804 |
| Recommended Additional Contingency Approval (10%) | \$924,110 |
| Recommended Total Budget Allocation (25% Contingency) | \$11,551,369 |
| 2nd Bidder Total Price (Magnus Pacific) | \$11,700,515 |
| Engineers Estimate (Terraphase: FSRAP) | \$11,925,555 |

Table 1

PI MOLLATE IR SITE 3 REMEDIATION & ABATEMENT
 CITY OF RICHMOND
 Job No. 614123
 CONTRACT WORK

| Contract | Orig Qty | Unit Bid Rate | Contract amount | Units to | | Project to Date | % expended | Additional | | Total | | % Expended |
|--|----------|---------------|-----------------|----------|-----------------|-----------------|------------|----------------|------------------|-----------------|----------------|------------|
| | | | | Date | Project to Date | | | Projected | Projected Billed | Projected | Projected Cost | |
| 1 MOBILIZATION | LS | 1 | \$190,000.00 | 0.5 | \$95,000.00 | 50% | 0.5 | \$95,000.00 | 1.00 | \$190,000.00 | 100% | |
| 2 CONSTRUCTION WORK PLAN | LS | 1 | \$12,000.00 | 1 | \$12,000.00 | 100% | 0 | \$0.00 | 1.00 | \$12,000.00 | 100% | |
| 3 DEWATERING | DY | 200 | \$1,070.00 | 60 | \$64,200.00 | 30% | 60 | \$64,200.00 | 120.00 | \$128,400.00 | 60% | |
| 4 STABILIZED ENTRANCE AND EXIT | EA | 3 | \$5,900.00 | 2 | \$11,800.00 | 67% | 0 | \$0.00 | 2.00 | \$11,800.00 | 67% | |
| 5 STORE OIL ROOM ON SITE | LF | 500 | \$50.00 | 500 | \$25,000.00 | 100% | 0 | \$0.00 | 500.00 | \$25,000.00 | 100% | |
| 6 STORMWATER POLLUTION PREVENTION | MO | 6 | \$7,710.00 | 7.67 | \$59,135.70 | 128% | 2.73 | \$21,048.30 | 10.40 | \$80,184.00 | 173% | |
| 7 DEMOLITION AND REMOVAL OF ASBESTOS | LS | 1 | \$42,000.00 | 1 | \$42,000.00 | 100% | 0 | \$0.00 | 1.00 | \$42,000.00 | 100% | |
| 8 ABATEMENT OF LEAD BASED PAINT | LS | 1 | \$84,700.00 | 1 | \$84,700.00 | 100% | 0 | \$0.00 | 1.00 | \$84,700.00 | 100% | |
| 9 DEMOLITION AND REMOVAL OF EXISTING IMPROV | LS | 1 | \$267,000.00 | 0.5 | \$133,500.00 | 50% | 0.5 | \$133,500.00 | 1.00 | \$267,000.00 | 100% | |
| 10 REMOVAL OF BURIED ASBESTOS | LF | 1000 | \$31.00 | 929 | \$28,799.00 | 93% | 2000 | \$62,000.00 | 2,929.00 | \$90,799.00 | 293% | |
| 11 RELOCATE GROUNDWATER | LS | 1 | \$86,000.00 | 1 | \$86,000.00 | 100% | 0 | \$0.00 | 1.00 | \$86,000.00 | 100% | |
| 12 EXCAVATE HAZARDOUS WASTE SOIL | CY | 2500 | \$6.00 | 3357.15 | \$20,142.90 | 134% | 0 | \$0.00 | 3,357.15 | \$20,142.90 | 134% | |
| 13 TRANSPORT OF CL 1 HAZ WASTE | TN | 504 | \$113.00 | 504 | \$56,952.00 | 100% | 0 | \$0.00 | 504.00 | \$56,952.00 | 100% | |
| 14 TRANSPORT OF CALIFORNIA REGULATED WASTE TN | TN | 3693 | \$102.00 | 5208.99 | \$531,316.98 | 141% | 0 | \$0.00 | 5,208.99 | \$531,316.98 | 141% | |
| 15 IMPORT AND PLACE TOPSOIL TN | TN | 15000 | \$16.76 | 0 | \$0.00 | 0% | 15000 | \$251,400.00 | 15,000.00 | \$251,400.00 | 100% | |
| 16 FR SITE RESTORATION | AC | 7.5 | \$6,700.00 | 0 | \$0.00 | 0% | 7.5 | \$50,250.00 | 7.50 | \$50,250.00 | 100% | |
| 17 RECORD AND CONSTRUCTION SURVEYS | LS | 1 | \$60,000.00 | 0.2 | \$12,000.00 | 20% | 0.8 | \$48,000.00 | 1.00 | \$60,000.00 | 100% | |
| 18 GROUNDWATER EXTRACTION GALLERY | LS | 1 | \$70,500.00 | 0 | \$0.00 | 0% | 1 | \$70,500.00 | 1.00 | \$70,500.00 | 100% | |
| 27.1 EXCAVATE AND LOAD CL2 SOIL | CY | 90985 | \$5.20 | 104950 | \$545,740.00 | 115% | 1,986.42 | \$10,329.36 | 106,936.42 | \$556,069.36 | 118% | |
| 28.1 EXCAVATE AND STOCKPILE ON SITE | CY | 94159 | \$4.95 | 71207 | \$352,474.65 | 76% | 20,568.00 | \$101,811.60 | 91,775.00 | \$454,286.25 | 97% | |
| 29.1 TRANSPORT AND DISPOSAL OF CL2 SOIL | TN | 150125 | \$31.50 | 170677 | \$5,376,325.50 | 114% | 14,323.00 | \$451,174.50 | 185,000.00 | \$5,827,500.00 | 123% | |
| 30.1 IMPORT AND PLACE GENERAL FILL | TN | 135125 | \$12.00 | 122317 | \$1,467,804.00 | 91% | 47,683.00 | \$572,196.00 | 170,000.00 | \$7,040,000.00 | 126% | |
| 31.1 REPLACE STORMWATER PIPE AND OUTFALL | LS | 1 | \$55,000.00 | 0 | \$0.00 | 0% | 1 | \$55,000.00 | 1.00 | \$55,000.00 | 100% | |
| SUBTOTAL CONTRACT WORK | | | | | \$9,004,890.73 | | | \$1,986,409.76 | | \$10,991,300 | | |
| Change Order 2 | | | | | | | | | | | | |
| 13 Deduct Transport & Transport of RCRA Direct Waste | | | | TN | -504 | | | | | \$113.00 | \$56,952.00 | |
| 13 Transport and Disposal of RCRA Stabilized | | | | TN | 335.21 | | | | | \$187.45 | \$62,835.11 | |
| Change Order 4 | | | | | | | | | | | | |
| 29.1 Deduct for debris | | | | TN | -2090 | | | | | \$31.50 | -\$65,835.00 | |
| Debris Disposal | | | | TN | 2090 | | | | | \$49.50 | \$103,455.00 | |
| Change Order 5 | | | | | | | | | | | | |
| Deduct for early starts | | | | Days | 45 | | | | | -\$200.00 | -\$9,000.00 | |
| Subtotal Change Orders | | | | | | | | | | \$34,503.11 | | |
| Total | | | | | | | | | | \$11,025,803.61 | | |

8A9.17

CITY OF RICHMOND, CALIFORNIA

Tom Butt
Mayor

Office of the Mayor

"We Can Do It!"
Office: 510.620.6503



July 16, 2015

Ashley Nguyen, Project Manager
Metropolitan Transportation Commission
101 Eighth Street, Oakland, CA 94607

Sent via email

Subject: Support for Richmond/San Rafael Bridge Access Improvement Project

Dear Ms. Nguyen:

I am writing to strongly urge the Metropolitan Transportation Commission (MTC) to include the Richmond/San Rafael Bridge Access Improvement Project into Plan Bay Area and the 2015 Transportation Improvement Plan. This project will close major gaps in the San Francisco Bay Trail, specifically a key section of the Point Molate Trail in Richmond, as well as the planned Bay Trail between Contra Costa and Marin Counties.

The Project is especially critical in providing pedestrian and safe bicyclist access to Point Molate Beach Park and the rest of the City of Richmond's Point Molate shoreline. Currently, the I-580 corridor blocks pedestrian access to the northern side of I-580, and bicycle access is possible only by riding on the shoulders and sharply curving exit ramps of the freeway where a motorist killed one bicyclist and left another paralyzed. The project's Point Molate Bay Trail section between Marine Street and the Stenmark Drive exit on the northern side of the I-580 corridor will eliminate this dangerous situation. Additionally, please consider modifying the project description to extend the bi-directional bicycle/pedestrian path to Castro Street in Contra Costa County, rather than terminating it at Marine Street.

Once completed, this Bay Trail will undoubtedly be an invaluable community and regional gem of which we can all be proud.

If I can be of further assistance, please do not hesitate to contact me at 510-620-6503.

Respectfully,



Tom Butt
Mayor, City of Richmond

Home of Rosie the Riveter WWII Home Front National Historical Park

450 Civic Center Plaza, Richmond, CA 94804 | www.RichmondCAMayor.org

BA10.1



73 Belvedere Avenue
Richmond, CA 94801
Phone/Fax 510-235-2835
tracbaytrail@earthlink.net

July 16, 2015

Ms. Ashley Nguyen, Project Manager
Metropolitan Transportation Commission
101 Eighth St.
Oakland, CA 94607

Dear Ms. Nguyen:

TRAC, the Trails for Richmond Action Committee, joins City of Richmond Mayor Tom Butt in supporting inclusion of the Richmond/San Rafael (RSR) Bridge Access Improvement Project in Plan Bay Area and the 2015 Transportation Improvement Plan. This project will close major gaps in the San Francisco Bay Trail, which is both a Priority Conservation Area and a Focus Area in Plan Bay Area. Completing the Bay Trail also is a goal of the Regional Bicycle Master Plan.

Mayor Butt's July 16 letter requested modifying the project description to extend the bi-directional bicycle/pedestrian path to Castro Street in Contra Costa County, rather than terminating it at Marine Street. This is necessary to connect with the combined AC Transit and Golden Gate Transit bus stop at the intersection of Castro Street and Tewksbury Ave. TRAC suggests accomplishing this by revising the description of element 2 in the proposed Plan Bay Area amendment as follows:

"2) Construction of a bi-directional bicycle/pedestrian path in Contra Costa County along the north side of westbound I-580 from Castro Marine Street interchange to Stenmark Drive and the Toll Plaza (this path would replace the existing one-way shared bicycle-motor vehicle shoulder use in both eastbound and westbound directions of I-580 between Marine Street and the Toll Plaza)"

The Bay Trail section between Castro St. and Stenmark Drive will be very important in providing active transportation access to Point Molate and the rest of the Point San Pablo Peninsula. The I-580 corridor currently blocks pedestrian access to the northern side of I-580, and bicycle access is possible only by riding on the

shoulders and sharply curving exit ramps of the freeway where an motorist killed one bicyclist and left another paralyzed. The blockage of pedestrian access conflicts with Streets and Highways code Section 888 stating:

“The department shall not construct a state highway as a freeway that will result in the severance or destruction of an existing major route for nonmotorized transportation traffic and light motorcycles, unless it provides a reasonable, safe, and convenient alternate route or such a route exists.”

Sec. 887 states "As used in this chapter, "nonmotorized transportation facility" means a facility designed primarily for the use of pedestrians, bicyclists, or equestrians. It may be designed primarily for one or more of those uses." Hence, the Sec. 888 language "severance or destruction of an existing major route for nonmotorized transportation traffic" includes pedestrians. However, construction of I-580 severed the pedestrian route between Richmond's residential neighborhoods and Point Molate on the northern side of the I-580 corridor.

TRAC looks forward to completion of the Richmond/San Rafael Bridge Access Improvement Project.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce Beyaert". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Bruce Beyaert, TRAC Chair

Craig Murray

From: Bruce Beyaert ~~XXXXXXXXXXXXXXXXXXXX~~
Sent: Friday, July 10, 2015 11:54 AM
To: Craig Murray
Cc: Charles Duncan; Tom Butt - external; Bill Lindsay; Robert Bruce Nisbet; Suzanne Wilson
Subject: Point Molate Article in Bay Crossings

Craig,

Please let the PMCAC know that the current issue of Bay Crossings contains the first of a multi-part series on Point Molate as pasted below.

Bruce

Bruce Beyaert

~~XXXXXXXXXXXXXXXXXXXX~~
phone/fax ~~XXXXXXXXXXXX~~



[Superpages.com](http://www.superpages.com/)

LINKS

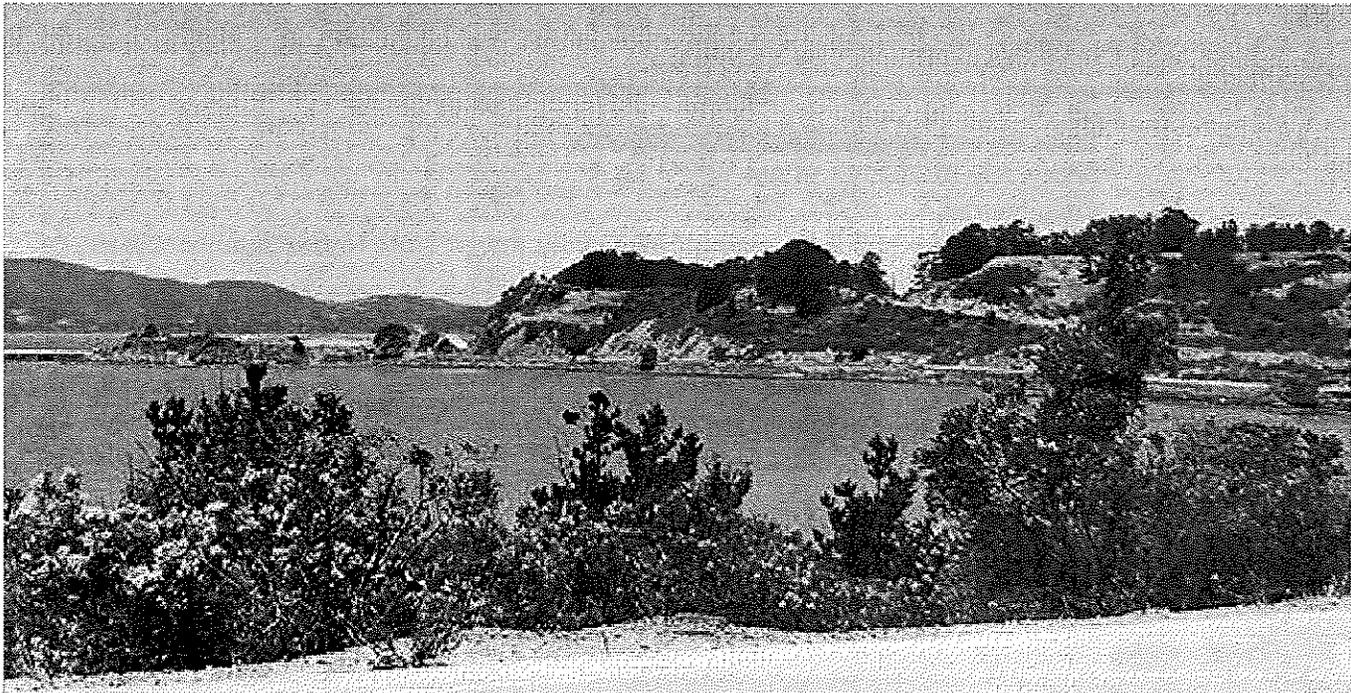
Unique and Colorful History of Richmond's Point Molate

With this issue, we begin a series of articles about Richmond's Point Molate, a hidden-in-plain-view waterfront site with rich history and an interesting past.



July 2015
LATEST NEWS
» ON OUR COVER
» 2015
» Legendary Labor Leader LeRoy K
» Port of San Francisco Update Waterfront Use Plan, Invite to Participate in Planning Process
» Concessions M

8A10.5



Ross Clark

- » The Unique and Colorful History of Richmond's Point Molate
- » A Friendly Way to Remind Your Neighbors About the Drought
- » Celebrate Shark Week
- » The Stand-Up Paddleboard Experience
- » EPA Takes Important Step to Regulate Aircraft Emissions
- » A Brief History of the Island, Part 1
- » Summertime Swimsuits Into Jack London Square
- » Strand and Structures to Exotic S.F. Views
- » WATERFRONT ACTIVITIES July
- » Around the Bay 2015

on the western shore of the Point San Pablo Peninsula about a mile and a half north of the Richmond-San Rafael Bridge, Point Molate offers a waterfront location, diverse habitat, open space and nationally designated historic buildings. Photo by Joel Williams

Report

In this month, we begin a series of articles about Richmond's Point Molate, a hidden-in-plain-view waterfront site with rich natural resources and an interesting past. This month focuses on the history of the site, while future installments will look at development proposals and the natural features of Point Molate.

Point Molate is a tremendous asset to the City of Richmond. Located on the western shore of the Point San Pablo Peninsula about a mile and a half north of the Richmond-San Rafael Bridge, its waterfront location, diverse habitat, open space and nationally designated historic buildings provide a number of opportunities to maximize the site's economic and recreation potential.

Point Molate offers 1.4 miles of unobstructed shoreline, more than 200 acres of upland open space and a 465-foot ridge with panoramic views of the San Francisco and San Pablo bays, Mount Tamalpais and the East Brother Light Station. One of the site's unique character is the Winehaven Historic District, a designated National Historic Landmark.

The rich and varied history of the San Pablo Peninsula predates the arrival of the Spanish in the early 19th century. Prior to that time, Ohlone and Miwok tribes lived in and hunted at Point Molate. During the late 19th century, a Chinese shrimp camp was established on what is now Point Molate Beach Park. The Union Shrimp Company operated the camp until 1903 when the federal government restricted large-scale shrimping on the Bay.

The construction of the Belt Line Railway along Richmond's western waterfront and Point San Pablo in 1903 attracted a

BA 10.6

of commercial and development activities to the peninsula, including the construction of the Standard Oil Long n oil can factory, a brick factory and two rock quarries. The growth in commercial sardine fishing spurred tion of a number of fish processing plants between Point Molate and the San Pablo Yacht Harbor.

Del Monte built a whale processing plant north of Point Molate's Terminal 4. This last whaling station in the United as active at Point San Pablo until the early 1970s, when American whaling was finally banned.

Raymond Clark, who was instrumental in establishing the Richmond-San Rafael Ferry at Point Castro in 1915, ad the Point San Pablo Yacht Harbor just north of Point Molate in 1930. The harbor continues to operate today and boat access to the East Brother Light Station, built in 1873 and listed on the National Register of Historic Places.

ren

Following the 1906 San Francisco earthquake, the California Wine Association relocated its production facilities in Francisco to a 41-acre site along the Point Molate shoreline.

ren served as the association's headquarters and production facilities for more than 10 years, until just after the of Prohibition. Its central location and access to shipping and rail lines made it an ideal site for producing and ng wines to domestic and foreign markets. The facility would become one of the largest wineries in the United annually producing and distributing more than 12 million gallons of wine, brandy and champagne.

building constructed for the winery was the Winehaven Hotel, which housed construction crews and winery The winery, a Rhineland-style brick castle, was built two years later and was large enough to accommodate areas ing, fermenting and bottling. To accommodate the influx of winery workers and their families, 29 cottages and the ster's residence were constructed just north of the winery.

, Winehaven was fully operational with a crew of 120 workers, a number that grew to as many as 400 during the season. The area developed into a small village with a school, post office and ferry service to Oakland and San o. In 1919, the passage of the Volstead Act began the Prohibition Era and brought an end to the winery's ns.

ne California Wine Association continued to produce sacramental wine, medicinal wine and Calwa Grape Juice after of the law, demand was insufficient to sustain the winery and it closed its doors a few years later. In 1978, en's historical contribution to architecture, commerce and industry was recognized with its designation as a andmark and placement on the National Register of Historic Places.

Point Molate Naval Fuel Depot

Point Molate experienced renewed activity in 1941 with the advent of World War II. The Department of Defense (then still the Department of War) purchased Winehaven and the surrounding area for use as a Navy fuel depot and began using the area for light industrial and military use. The Winehaven Hotel was adapted for use as barracks and a mess hall; cottages were renovated for Navy housing; and the winery buildings were converted to administrative offices and storage space.

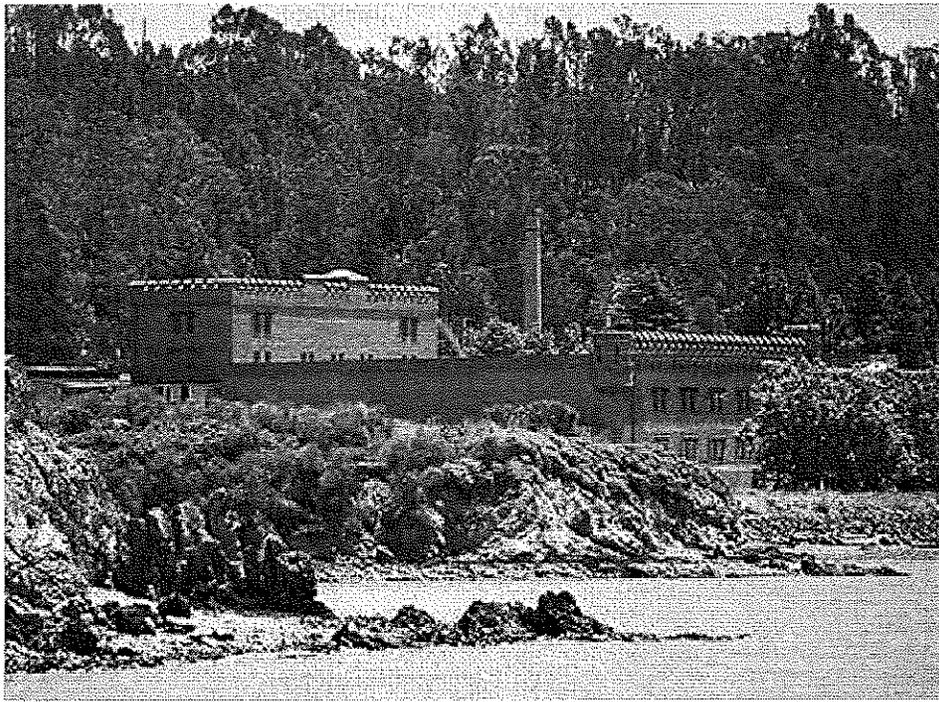
Initially, some buildings—such as the school house and Winehaven Hotel—were razed to modify the area for light industrial use. As part of the site expansion and infrastructure upgrades, a new pier was built off the point and the site was filled with drum storage areas and rail lines. Infrastructure upgrades included the installation of 17 miles of pipeline and underground and aboveground storage tanks with the capacity to hold 1.1 million barrels of petroleum.

Point Molate Naval Fuel Depot was decommissioned on September 30, 1995 under the U.S. Department of Defense Base Realignment and Closure Act of 1990. As part of the base closure process, the Richmond City Council was designated as the Local Reuse Authority to act as the governmental agency responsible for the reuse planning and management of Point Molate. A 45-member Blue Ribbon Advisory Committee of local stakeholder groups was established to review the reuse plan that was submitted to, and approved by, the LRA in 1997.

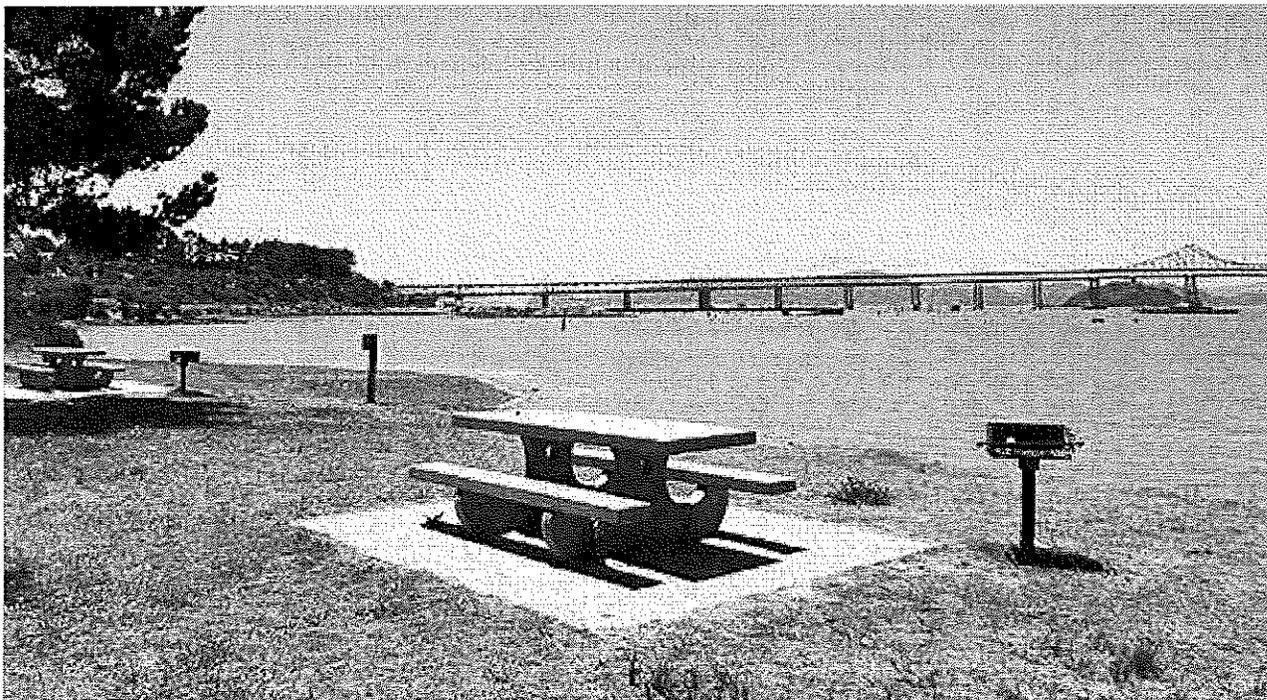
In December 2003, the U.S. Navy sold 80 percent of the property to the City of Richmond for one dollar; the remaining 20 percent required additional environmental remediation before it could be transferred to the city. Transfer of the remaining 20 percent was executed in March 2010 under an agreement that required the Navy to place \$28.5 million in escrow for the City of Richmond to complete remediation of the site. The funding amount was predicated on a future commercial use, the remediation standards for which are significantly less than the remediation standards for residential use.

Point Molate Beach Park was originally created by the U.S. Navy as a recreation site for both base personnel and residents of Richmond in the early 1970s. The park was established on a site of a natural beach that had been very popular in the region prior to the Navy's arrival. Turned over to the City of Richmond in 2003 as part of the initial parcel to be transferred, the park was immediately closed due to lack of funds within the City of Richmond. With \$115,000 from the *Exxon Valdez* oil spill settlement funds earmarked for Richmond, Citizens for a Sustainable Point Molate developed a park rehabilitation plan that was submitted to the Richmond Parks Department and presented to Richmond City Council for approval in March 2013. The park reopened for public use in October 2013.

In the next section, we will look into recent actions surrounding proposed developments of Point Molate, including the demise of a hotel and casino complex.



ehaven winery, a Rhineland-style brick castle built in 1909, was designated as a historic landmark in 1978. Photo
Williams



late Beach Park was originally created by the U.S. Navy in the early 1970s, and reopened to the public in October
er being closed for a number of years. Photo by Joel Williams

Bay Crossings 2005-2015. All rights reserved. Ferry Building #1 Ferry Plaza

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City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

Multi-Purpose Room
440 CIVIC CENTER PLAZA

**PROPOSED MINUTES
MONDAY, May 18, 2015, 6:30 PM**

1. CALL TO ORDER

Chair Carman called the meeting to order at 6:36 p.m.

2. ROLL CALL

Present: Committee Members Carman, Garrett, Gilbert (6:40), Hite, Smith and Stello.

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. Carman called for motion to approve Agenda.

Action: Committee approved (M/S Garrett/Hite 5-0-2-0) to adopt the Agenda.

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

NOES: None

ABSENT: Kortz and Gilbert.

ABSTAIN: None

5. ANNOUNCEMENTS THROUGH THE CHAIR

Carman reported that perhaps in June the Lynn Sedway and Trust for Public Land economic study on Pt Molate be presented to the PMCAC.

6. OPEN FORUM

Cordell Hindler spoke about a Richmond Youth Council representative to attend and presentation of a future video. Dr. Rash B. Ghosh spoke about the global water crisis and organization with members in attendance at this meeting. Dr. Dawn Bravo discussed reusing water as a resource. Mamede Kadreebury spoke about water in the Sahara and Nobel Laureate. Clarence A. Mitchell spoke about entertainment, arts and world peace.

7. PRESENTATIONS, DISCUSSION & ACTION ITEMS

1. Presentation: Nematode Holdings, Inc. Agreement Amendment Proposal

Bobby Winston provided a PowerPoint Presentation regarding property management and seeking sub tenants for Building 87, Drum Lot 2 and parts of Pt Molate. General discussion on experience and leasing strategy. Discussion if this should be decided at City Staff level or taken back to City Council.

2. Discussion: PMCAC SubCommittees

Garrett noted that next month that there will be new PMCAC members and that discussion should occur and decide then for the future. Carman stated that in the past there was Land Use and that this is too important for a Sub Committee. Garrett also noted that the Environmental Sub Committee is important and that Sub Committees should be looked at again sometime after June with new members.

3. Discussion on Document Archiving

Garrett inquired of Terraphase' Carson of recent Navy provided documents. Carson noted that a CD copy of the documents has been provided to the Pt Molate Project Manager. Garrett requested a copy and copy of invoices to be placed on the FTP site.

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.

9. CONSENT CALENDAR

A. APPROVE – PMCAC MEETING MINUTES OF APRIL 20, 2015

ACTION: COMMITTEE APPROVED (M/S CARMAN/GILBERT 6-0-1-0) TO ADOPT THE AGENDA.

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

10. PMCAC QUARTERLY REPORT TO CITY COUNCIL

A. APPROVE – PMCAC Annual Report to City Council

Carman indicated that he can do the report and has enough information.

11. FUTURE AGENDA ITEMS

Carman stated that future items could include a Lynn Sedway and Richmond Youth Council presentation.

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 APPOINTMENTS STATED.

13. CHAIR AND SUB-COMMITTEE REPORTS

a. Clean-Up and Restoration:

1. IR Site 3 Project Status Report
2. ACE Report Through Mar.2015
3. Project Weekly Update – 5/4 to 5/9/2015
4. QMR UST 1Q 2015

Bill Carson of Terraphase reported on IR Site 3 excavation work and to certain levels. Carson discussed failed tests of step out conditions that require additional budget to finish the clean up. Carson discussed extraction levels at 0 to 5 feet and work is complete now and all to clean up from 5 to 10 feet is complete other than the sidewalls. General discussion on Drum Lot 2 and Carson explained status and the jurisdictional wetlands associated with this IR Site. Garrett inquired on the UST status. Carson stated that 4 of 9 are about to close with the Water Board. Public Speaker Dr. Gilosh stated that Terraphase is doing an excellent job. Carson explained that the Class II soil from the FRF area goes to Portrero Hills facility and the Class I material goes to Buttonwillow and no materials go to Kettleman.

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

No report.

d. Pt Molate Beach:

No report.

e. Invasive Species

No report.

f. Chair: Identification of pending schedule conflicts

No report.

14. ADJOURNMENT

Garrett moved to adjourn the meeting at 9:02 pm, seconded by Hite. Passed unanimously.

15. Assemblage of PMCAC Standing Sub-Committees

Adjourned to Sub-Committee Meetings.

SCHEDULED MEETINGS

Committee Meeting –

Monday, June 15, 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, June 15, 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 Bagley, Beyaert, Brubaker, Duncan, Garrett, Howe, McNeil, Ruk and Stello.

Absent: None

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

Due to this meeting being the first and initial meeting of the third term of the PMCAC and prior to any Committee determined positions, the following item was added to the Agenda as Item 2B and acted upon.

Action: Committee approved (M/S Garrett/Duncan 9-0-0-0) to have Joan Garrett act as meeting Chair.

AYES: Bagley, Beyaert, Brubaker, Duncan, Garrett, Howe, McNeil, Ruk and Stello.
NOES: None
ABSENT: None
ABSTAIN: None

3. WELCOME AND MEETING PROCEDURES

Garrett presented.

4. AGENDA REVIEW AND ADOPTION

Garrett reviewed. Carman called for motion to approve Agenda.

Action: Committee approved (M/S Garrett/Duncan 9-0-0-0) to adopt the Agenda.

AYES: Bagley, Beyaert, Brubaker, Duncan, Garrett, Howe, McNeil, Ruk and Stello.
NOES: None
ABSENT: None
ABSTAIN: None

5. ANNOUNCEMENTS THROUGH THE CHAIR

Beyaert reported progress with the East Bay Regional Park District and the San Francisco Bay Trail along the Point San Pablo Peninsula including the Point Molate Beach Park.

6. OPEN FORUM

Cordell Hindler spoke about a Richmond Youth Council representative to attend and an invitation for the Sound of Music presentation to benefit Pt Molate.

7. PRESENTATIONS, DISCUSSION & ACTION ITEMS

1. Presentation: Richmond Youth Council

No Report. Item will be rescheduled.

2. Action Item: Nematode Holdings for near term leases of certain buildings at Pt. Molate

Garrett introduced item as a review of near term rentals for Pt. Molate and that applicant Bobby Winston has presence and experience working with tenants at former military bases and would look to provide property management and seek to find sub tenants for Building 87, Drum Lot 2 and parts of Pt Molate. Howe indicated that property management would need to be licensed and buildings are not in shape to meet American Disability Act and would need permit for such improvements as electrical that tenants would require. General discussion on experience and leasing strategy. Beyaert indicated that he shared similar concerns as Howe and services such as property management and leasing should be put to bid.

Action: Committee approved (M/S Beyaert/Bagley 9-0-0-0) to request City Manager to look into a property management strategy.

AYES: Bagley, Beyeart, Brubaker, Duncan, Garrett, Howe, McNeil, Ruk and Stello.
NOES: None
ABSENT: None
ABSTAIN: None

3. Discussion: Sub Committees for PMCAC 3rd Term

Garrett reviewed the Sub Committees of past for PMCAC and indicated that functions of Pt Molate would move environmental into more of an Operations and Management mode and Property ReUse would be something more of focus. Garrett introduced possible Sub Committees: Environmental, Community Outreach, Beach Park, Invasive Species, Grant, Finance, Land Use and Legal. Beyaert indicated that some areas such as Land Use are more important to deal with as a Committee than a Sub Committee.

4. Action Item: PMCAC Chair & Vice Chair Elections

Murray introduced process of the PMCAC electing a Chair and Vice Chair for the PMCAC 3rd Term. General discussion on the Chair position and then the Vice Chair position.

Action: Committee approved (M/S Garrett/Stello 9-0-0-0) to nominate and elect Charles Duncan as Chair.

AYES: Bagley, Beyeart, Brubaker, Duncan, Garrett, Howe, McNeil, Ruk and Stello.
NOES: None
ABSENT: None
ABSTAIN: None

Action: Committee approved (M/S Garrett/Stello 9-0-0-0) to nominate and elect Shana Bagley as Vice Chair.

AYES: Bagley, Beyeart, Brubaker, Duncan, Garrett, Howe, McNeil, Ruk and Stello.
NOES: None
ABSENT: None
ABSTAIN: None

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
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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. Garrett inquired on NCE invoice. Ruk requested information and a review of the budget. Beyaert inquired on location of minutes.

9. CONSENT CALENDAR

A. APPROVE – PMCAC MEETING MINUTES OF MAY 18, 2015

ITEM CARRIED OVER TO JULY 20, 2015 MEETING.

10. PMCAC QUARTERLY REPORT TO CITY COUNCIL

A. APPROVE – PMCAC Annual Report to City Council

No Report. Garrett inquired if Mayor Staff should be consulted as to how the Mayor wants this report.

11. FUTURE AGENDA ITEMS

Garrett requested Financial Reports in an Excel format from LaShonda. Garrett indicated that formalized Adopt-a-Trail/Park type agreements are needed for the various groups working within the Beach Park. Beyaert requested if Nichols Consulting Engineers can provide project overview at the August meeting. Beyaert commented that Terraphase should present earlier in each PMCAC meeting and made motion.

Action: Committee approved (M/S Beyaert/Duncan 9-0-0-0) to move the regular Terraphase report from Section 13 in the Agenda to Section 7 commencing at the August meeting.

| | |
|----------|---|
| AYES: | Bagley, Beyaert, Brubaker, Duncan, Garrett, Howe, McNeil, Ruk and Stello. |
| NOES: | None |
| ABSENT: | None |
| ABSTAIN: | None |

12. CITY COUNCIL LIAISON REPORTS

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

Martinez reported on the Upstream Development litigation. Mayor Staff Knox reported that it is anticipated that two more Committee Members will be appointed.

B. PMCAC APPOINTMENT STATUS

MAYOR STAFF KNOX REPORTED THAT IT IS ANTICIPATED THAT TWO MORE COMMITTEE MEMBERS WILL BE APPOINTED.

13. CHAIR AND SUB-COMMITTEE REPORTS

- a. Clean-Up and Restoration:
 - 1. Weekly IR Site 3 Progress Reports
 - 2. April 2015 Monthly Status Report

Bill Carson of Terraphase reported on IR Site 3 excavation work. Carson summarized work to date including 95% of the Sheet Wall has been removed, Carson reviewed excavation areas and that certain excavations have gone to a depth of 17 to 22 feet below grade surface (bgs). Garrett inquired as to the Waste Management Unit (WMU) and Carson stated that site is being cleaned and there will not be a WMU at the finished site. Garrett inquired on schedule. Carson indicated that project is tracking to be completed by end of July and project allowed for 180 days. Carson reviewed work of the Fuel Recovery Facility (FRF). Carson reviewed additional clean up and request for additional contingency clean up budget. Garrett inquired about the FRF and what materials can be placed in the landfill. Carson indicated that debris can not be used as landfill Alternative Daily Cover (ADC) and there are additional costs in terms of disposing these materials.

- b. Chair: Identification of pending schedule conflicts

Duncan reported that he serves on the East Brothers Lighthouse Board and has a schedule conflict on the third Mondays of each month. Discussion ensued on what alternate dates would work and general discussion indicated that either the second or fourth Mondays could be the new meeting date for the PMCAC. Garrett motioned that the PMCAC regular monthly meeting date be moved from the third Monday to either the second or fourth Monday each month. Beyaert clarified following vote that he could only make the second Monday of each month. Duncan indicated that Bagley could run the July 20 meeting since he would not be able to make this last third Monday of the month PMCAC meeting.

Action: Committee approved (M/S Duncan/Howe 9-0-0-0) to move the PMCAC from the third Monday to the second Monday each month commencing with the PMCAC meeting in August, 2015.

| | |
|----------|---|
| AYES: | Bagley, Beyaert, Brubaker, Duncan, Garrett, Howe, McNeil, Ruk and Stello. |
| NOES: | None |
| ABSENT: | None |
| ABSTAIN: | None |

14. ADJOURNMENT

Bagley moved to adjourn the meeting at 8:30 pm, seconded by Howe. Passed unanimously.

15. Assemblage of PMCAC Standing Sub-Committees

Adjourned to Sub-Committee Meetings.

SCHEDULED MEETINGS

Committee Meeting –

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

Minutes respectfully submitted by:

Craig K. Murray, PMCAC Staff Liaison

9B.4

I CERTIFY that the foregoing resolution was adopted at a regular meeting of the City Council on May 19, 2015 by the following vote:

AYES: Councilmembers Bates, Beckles, Martinez, McLaughlin, Pimplé,
Vice Mayor Myrick, and Mayor Butt.

NOES: None.

ABSTENTIONS: None.

ABSENT: None.

PAMELA CHRISTIAN
CLERK OF THE CITY OF RICHMOND
(SEAL)

Approved:

TOM BUTT
Mayor

Approved as to form:

BRUCE GOODMILLER
City Attorney

State of California }
County of Contra Costa } : ss.
City of Richmond }

I certify that the foregoing is a true copy of **Resolution No. 46-15**, finally passed and adopted by the City Council of the City of Richmond at a regular meeting held on May 19, 2015.



Date: July.15.2015

Project: Point Molate IR Site 3

Number: 0078.001.019

Subject: Weekly Summary 7.6.2015 to 7.10.2015

Construction Tasks Completed

- SWPPP inspections
- 0-5 Excavation including step-outs
- 5-10 Excavation including step-outs
- Excavation of clean overburden (0 – 10' bgs) from most of the site except deep step-outs
- Removal of sheet pile wall

Construction Tasks in Progress

- Export Class II waste soil. Approximately 89 truckloads of Class II waste soil off-hauled. Approximately 1,780 tons of export soil.
- Import soil. Approximately 1542 truckloads of clean import fill were imported to the site. Approximately 30,840 tons of soil.
- Excavation of clean overburden (0 – 10' bgs) from deep step-out locations adjacent to building 82
- Continue excavation of deep soil (10 – 17' bgs) in the western portion of the site
- Dewatering deep excavations as necessary
- Surveying deep excavations as they are completed
- Continue containerizing excavated transite pipe

Environmental Monitoring Task

- Air monitoring stations set up and take down
- 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
 - Some tracking of soil was observed during the soil off-haul activities at the exit point from the site. This was noted in the weekly SWPPP inspection and the contractor will make send the sweeper to that area more often.
- Operation of the PGWTP
 - The system was down for 24 hours on July 7th and July 8th due to maintenance issues and loss of power at the site. No water was discharged during this time. System has been run in compliance with existing NPDES permit. The system has been upgraded to

13A1.1



treat a higher flow of 200 gpm to deal with increased quantities of water in the excavations.

- Confirmation sampling
 - Confirmation sampling of accessible deep soil. Duplicate samples taken every 20 confirmation samples. Total of 18 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
 - Tracked out soil should be swept up from the concrete pad north of the import stockpile where the trucks exit the excavation area

Planned Tasks for Next Week

- All deep excavation within the original excavation extents will be completed.
- A layer of stained sand 5-17 feet bgs and deeper in select locations was identified from the western sidewall of Excavation cell 93 adjacent to building 82 running west towards Excavation cells 83 and 95. This layer will be excavated as a step-out to a depth at which the confirmation samples pass clean-up goal criteria (approximately 17 ft bgs).
- Backfill deep excavations where floor and sidewall samples meet screening criteria and the excavations have been surveyed
- Soil Import
- Off-haul of Class II waste soil
- Initial grading of roadway along Building 6
- Install contingency extraction trench
- Repair and replace storm drain
- Step out or step-down excavations as necessary
- SWPPP inspection
- Continue air monitoring
- Continue soil tracking and SWPPP monitoring as necessary



Step-out excavation adjacent to building 82



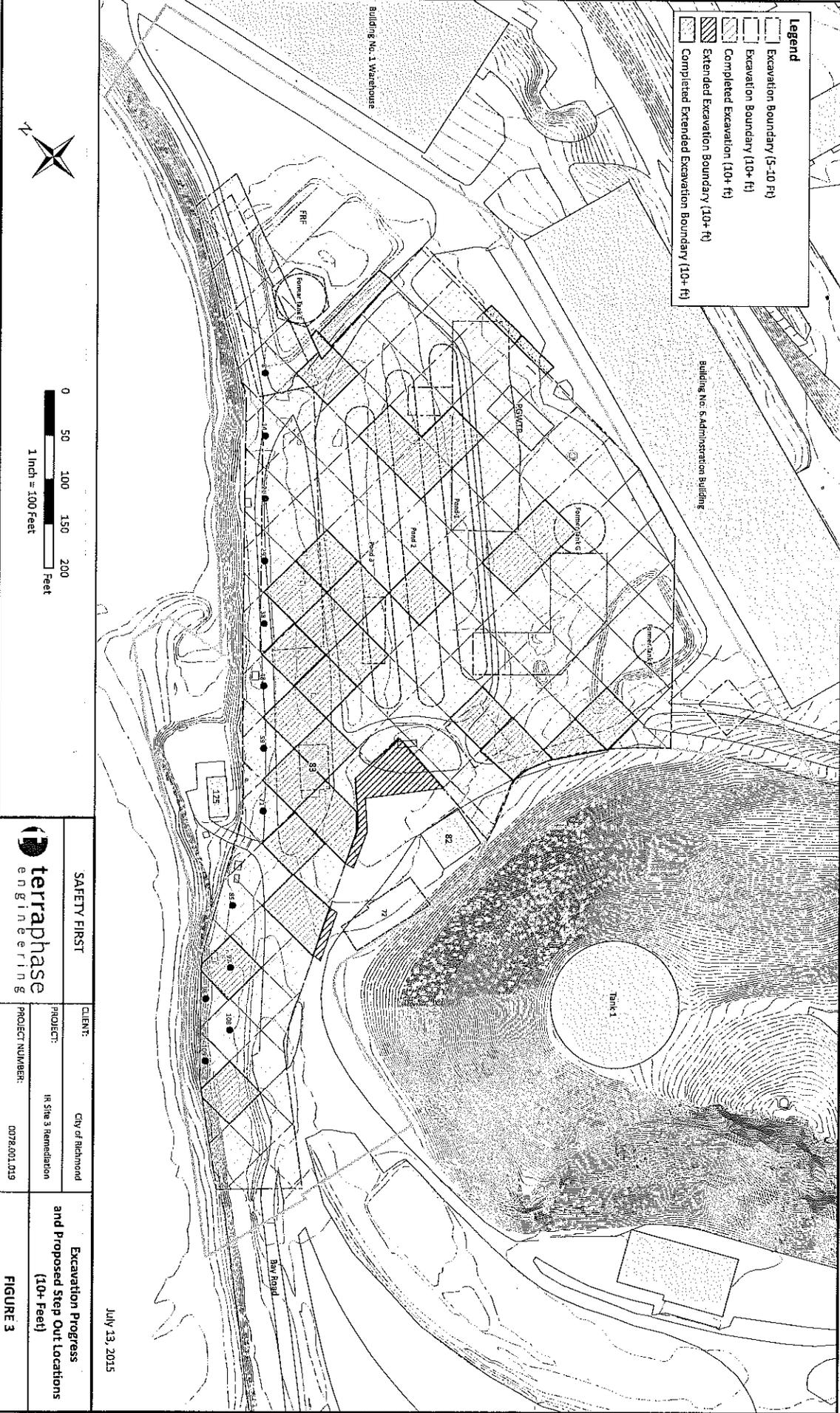
Excavation progress to the west



Storm drain repair



Fill progress



| | | | | |
|------------------------------------|--------------|-----------------------|------------------|---|
| <p>terr engineering</p> | SAFETY FIRST | CLIENT: | City of Richmond | Excavation Progress and Proposed Step Out Locations (10+ Feet) FIGURE 3 |
| | PROJECT: | IR Site 3 Remediation | PROJECT NUMBER: | |

13A1.5



Date: July.9.2015

Project: Point Molate IR Site 3

Number: 0078.001.019

Subject: Weekly Summary 6.29.2015 to 7.3.2015

Construction Tasks Completed

- SWPPP inspections
- 0-5 Excavation including step-outs
- 5-10 Excavation including step-outs
- Excavation of clean overburden (0 – 10' bgs) from most of the site except deep step-outs
- Removal of sheet pile wall

Construction Tasks in Progress

- Export Class II waste soil. Approximately 513 truckloads of Class II waste soil off-hauled. Approximately 10,260 tons of export soil.
- Excavation of clean overburden (0 – 10' bgs) from deep step-out locations
- Continue excavation of deep soil (10 – 17' bgs) in the western portion of the site
- Dewatering deep excavations as necessary
- Surveying deep excavations as they are completed
- Continue containerizing excavated transite pipe

Environmental Monitoring Task

- Air monitoring stations set up and take down
- 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
 - Some tracking of soil was observed during the soil off-haul activities at the exit point from the site. This was noted in the weekly SWPPP inspection and the contractor will make send the sweeper to that area more often.
- Operation of the PGWTP
 - System has been run in compliance with existing NPDES permit. The system has been upgraded to treat a higher flow of 200 gpm to deal with increased quantities of water in the excavations.
- Confirmation sampling
 - Confirmation sampling of accessible deep soil. Duplicate samples taken every 20 confirmation samples. Total of 11 samples taken for this reporting period.

13A1.7



- Review of analytical data for confirmation sampling. Identification of step out excavations to achieve clean-up goals.
- Weekly SWPPP Inspection Action Items
 - Tracked out soil should be swept up from the concrete pad north of the import stockpile where the trucks exit the excavation area

Planned Tasks for Next Week

- Continue excavation of deep soil from the western portion of the site
- A layer of stained sand 5-17 feet bgs and deeper in select locations was identified from the western sidewall of Excavation cell 93 adjacent to building 82 running west towards Excavation cells 83 and 95. This layer will be excavated as a step-out to a depth at which the confirmation samples pass clean-up goal criteria (approximately 19 ft bgs).
- Backfill deep excavations where floor and sidewall samples meet screening criteria and the excavations have been surveyed
- Soil Import
- Off-haul of Class II waste soil
- Initial grading of roadway along Building 6
- Install contingency extraction trench
- Repair and replace storm drain
- Step out or step-down excavations as necessary
- SWPPP inspection
- Continue air monitoring
- Continue soil tracking and SWPPP monitoring as necessary



Excavation progress to the west



Excavation progress to the west



Placement and compaction of import soil



Exposing Storm Drain along building 6



Excavation of sandy material adjacent to building 82



13A1.11



June 26, 2015

Ms. Margarete Beth
California Regional Water Quality Control Board
San Francisco Bay Region
1515 Clay Street, Suite 1400
Oakland, California 94612

sent via: email

Subject: Monthly Remediation Status Report for Work in May 2015, Former Naval Fuel Depot Point Molate, Richmond, California

Dear Ms. Beth:

This monthly remediation status report summarizes the remediation activities conducted by Terraphase Engineering Inc. (Terraphase) on behalf of the City of Richmond at the former Naval Fuel Depot Point Molate (the Site). This remediation status report is intended to meet the requirements of Task 9 in the Regional Water Quality Control Board (RWQCB) Order R2-2011-0087 (RWQCB 2011d). The requirements of Task 9 are as follows:

The Discharger shall submit a report to the Regional Water Board, 30 days prior to the start of any onsite remediation activities, and then on a monthly basis beginning 30 days after the start of the remediation activities, outlining the onsite remediation activities accomplished during the past month and those planned for the following month. The first monthly report at the beginning of each quarter shall include monitoring and test results and any conclusions or proposed changes to the remediation process based on those results. If any changes to the remediation are proposed during any monthly report, applicable supporting monitoring or test data will be submitted at that time. The status report shall also verify that the Prohibitions in Section A, stipulated above, have been adhered to. Should any of those prohibitions be trespassed, the report shall propose a recommendation acceptable to the Executive Officer to correct the trespass.

This remediation status report provides a monthly update on the progress of environmental investigations, remediation, maintenance, and monitoring at the Site. This report is organized around each task listed in the RWQCB Order R2-2011-0087 (RWQCB 2011d). Additional tasks related to the Installation Restoration (IR) Site 3 Packaged Groundwater Treatment Plant (PGWTP) and site-wide groundwater monitoring are included below. For major work tasks completed in 2014, please see the monthly status report for December 2014 (Terraphase 2014aa). A reference list of reports and submittals is included as an attachment to this letter.

Task 1: Soil Cleanup Goals (Compliance Date: February 13, 2012)

Work completed in May 2015:

1. None

Major Work Items Previously Completed in 2015:

1. None

Upcoming Work in June 2015:

1. None

Task 2: Soil and Groundwater Management Plan (Compliance Date: March 15, 2012)

Complete - *Final Soil and Groundwater Management Plan submitted to the RWQCB September 21, 2012 (Terraphase 2012jj)*

Task 3a: IR Site 3 Feasibility Study and Remedial Action Plan (Compliance Date: May 4, 2012 Revised: February 28, 2014)

Complete - *Final Feasibility Study and Remedial Action Plan submitted to the RWQCB June 4, 2014 (Terraphase 2014o)*

Task 3b: IR Site 3 Remedial Action Completion Report (Compliance Date: February 3, 2014 Revised: June 30, 2015)

Remedial Action will take place August 2014 through June 2015. This task is dependent upon completion of the Remedial Action.

Task 4a: IR Site 4 Interim Remedial Action Work Plan (Compliance Date: April 3, 2012)

Complete - *IR Site 4 Interim Remedial Action Work Plan submitted to the RWQCB (Terraphase 2011r, 2012gg, 2012ii, and 2012mm)*

Task 4b: IR Site 4 Interim Remedial Action Completion Report (Compliance Date: November 2, 2012)

Work completed in May 2015:

1. Preparation of Completion Report.

Major Work Items Previously Completed in 2015:

1. None

Upcoming Work in June 2015:

1. Preparation of Completion Report.

Task 4c: IR Site 4 Human Health Risk Assessment (Compliance Date: November 4, 2013)

Not Applicable. Initiation of this task is dependent upon the completion of Task 4b. Currently seeking revised completion date from the RWQCB.

Task 4d: IR Site 4 Feasibility Study and Remedial Action Plan (Compliance Date: February 3, 2014)

Not Applicable. This task may not be necessary dependent upon the outcome of Task 4c. A revised completion date will be requested from the RWQCB.

Task 4e: IR Site 4 Remedial Action Completion Report (Compliance Date: February 3, 2015)

Not Applicable. This task may not be necessary dependent upon the outcome of Task 4c. A revised completion date will be requested from the RWQCB.

Task 5: UST Management Plan (Compliance Date: March 4, 2013)

Work completed in May 2015:

1. Preparation of tank closure requests to the RWQCB for UST 2

Major Work Items Previously Completed in 2015:

1. None

Upcoming Work in June 2015:

1. Preparation and submittal of tank closure requests to the RWQCB for USTs 2, 15, 18, and 19

Task 6: UST Removal Plan (Compliance Date: 90 days prior to UST demolition)

Not Applicable – Triggered when demolition of a UST is contemplated. No UST demolition is scheduled at this time

Task 7: UST Status Report (Compliance Date: June 3, 2012)

Work completed in May 2015:

1. Conducted the routine monthly UST closure monitoring inspections
2. Submittal of Q1 2015 Quarterly Monitoring Report (Terraphase 2015j)

Major Work Items Previously Completed in 2015:

1. Submittal of Fourth Quarter/Annual 2014 UST Monitoring Report (Terraphase 2015d)

Upcoming Work in June 2015:

1. Conduct routine monthly UST closure monitoring inspections
2. Submittal of Q1 2015 Quarterly Monitoring Report

Task 8: Amended Land Use Controls (Compliance Date: When environmental closure is requested)

Not Applicable. No closures have been requested

Task 9: Remediation Status Reports (Compliance Date: Monthly)

Work completed in May 2015:

1. Submitted the monthly remediation status report for April 2015 to the RWQCB (Terraphase 2015i)
2. Submit the insurance budget summary and project status update for Quarter 1 2015 to the City of Richmond and the ACE Group

Major Work Items Previously Completed in 2015:

1. Submitted the monthly remediation status report for January 2015 to the RWQCB (Terraphase 2015g)
2. Submitted the monthly remediation status report for February 2015 to the RWQCB (Terraphase 2015h)

3. Submitted the monthly remediation status report for March 2015 to the RWQCB (Terraphase 2015i)

Upcoming Work in June 2015:

1. Submit the monthly remediation status report for May 2015 to the RWQCB
2. Submit the insurance budget summary and project status update for May 2015 to the City of Richmond and the ACE Group

Task 10: Discoveries During Facility Redevelopment (Compliance Date: 60 days from initial discovery)

None

Task 11: IR Site 1 ROD (Compliance Date: None)

Work completed in May 2015:

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Routine operation, maintenance, and monitoring of the landfill treatment system

Major Work Items Previously Completed in 2015:

1. Submittal of 2014 Annual Monitoring Report (Terraphase 2015e)

Upcoming Work in June 2015:

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Routine operation, maintenance, and monitoring of the landfill treatment system
3. Maintenance of vegetation on the site including access to wells.
4. Conduct quarterly landfill inspection with Contra Costa County Environmental Health.

Task 12: Construction Stormwater General Permit (Compliance Date: Prior to field work)

A Notice of Intent was filed with the Water Board (Application # 449157) September 3, 2014. A WDID was issued for the project 2 07C370778.

IR Site 3: PGWTP

Terraphase, under the direction of the City of Richmond, operates, maintains, monitors, and prepares the quarterly and annual monitoring reports for the PGWTP under the existing General Waste Discharge Requirements for: Discharge or Reuse of Extracted and Treated Groundwater Resulting from the Cleanup of Groundwater Polluted by Volatile Organic Compounds (VOC), Fuel Leaks and Other Related Wastes (VOC and Fuel General Permit) (RWQCB 2012a). The following summarizes the activities related to the continued operation, maintenance, and monitoring of the PGWTP.

Work completed in May 2015:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Conducted monthly sampling event.
3. Submittal of Q1 2015 Monitoring Report (Terraphase 2015k)

Major work items completed previously in 2015:

1. Submittal of Modified Notice of Intent (Terraphase 2015b)
2. Submittal of 2015 Annual Monitoring Report (Terraphase 2015f)

Upcoming Work in June 2015:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Conduct monthly sampling event
3. Submittal of Q1 2015 Monitoring Report

Site-wide Groundwater Monitoring

The purpose of the site-wide groundwater monitoring is to provide groundwater quality data that can be evaluated against established screening criteria for the Site. This program will help protect human health and the environment and prevent releases to the San Francisco Bay. Integrating data collected under this program with previous data is intended to support compliance and closure in accordance with regulatory requirements. Groundwater monitoring is being conducted on a semi-annual basis (wet-season and dry-season) per the Site-Wide Groundwater Monitoring Plan (Terraphase 2011n) that was approved by the RWQCB on August 30, 2011 (RWQCB 2011b). Data collected is summarized and submitted as semi-annual monitoring reports to the RWQCB.

Work completed in May 2015:

1. Monthly monitoring and skimming of free product in wells MTWB-01R, MWT05-02, MWT08-01, MWT06-02, MW10-23, MW10-24.
2. Wet Season 2015 monitoring event

Major work items completed previously in 2015:

1. Dry Season 2014 annual groundwater monitoring report (Terraphase 2015c)
2. Draft Workplan for 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 (Terraphase 2015a)

Upcoming Work in June 2015:

1. Monthly monitoring and skimming of free product in wells MTWB-01R, MWT05-02, MWT08-01, MWT06-02, MW10-23, MW10-24.
2. Response to RWQCB comments on Draft Workplan for 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 (Terraphase 2015a).
3. Preparation of Wet Season 2015 semi-annual groundwater monitoring report.

Prohibitions Verification

As required in Task 9 of the RWQCB Order, the following prohibitions (Section A of the RWQCB Order) were adhered to during the remedial activities in May 2015, to the knowledge of Terraphase.

1. The discharge of wastes and/or non-hazardous or hazardous substances in a manner which will degrade, or threaten to degrade, water quality or adversely affect, or threaten to adversely affect, the beneficial uses of the waters of the State is prohibited.

2. Further migration of wastes or hazardous substances through subsurface transport to waters of the State is prohibited.
3. Activities associated with the subsurface investigation and cleanup that will cause adverse migration of wastes or hazardous substances are prohibited.
4. The tidal marsh habitat and wetland habitats onsite shall be completely avoided unless encroachment on these areas is required to implement Facility remediation work and resultant impacts to the affected habitat are mitigated through a plan approved by the Executive Officer. A setback of 50 feet shall be established around the tidal marsh and any wetland area as a means of preventing any unintended impacts to it from the remediation.
5. The Site's offshore eel-grass habitat shall be completely avoided during any remedial work to the maximum extent practicable.

Summary

The above detailed summaries by task provide a look at the ongoing remediation activities at the former Naval Fuel Depot Point Molate. The RWQCB's and public's comments have been incorporated into the FS/RAP for IR Site 3. The RWQCB accepted the Final FS/RAP on June 4, 2014. Construction is now underway at IR Site 3 with an estimated completion date of July 2015.

If you have questions regarding this report, please call Tomer Schetrit at (510) 645-1850.

Sincerely,
For Terraphase Engineering Inc.



Tomer Schetrit, PE (C81411)
Senior Project Engineer

cc: Craig Murray, City of Richmond
Carlos Privat, City of Richmond
Bruce Goodmiller, City of Richmond
LaShonda White, City of Richmond
Michael Leacox, NCE
James Whitcomb, BRAC Program Management Office
Venkat Puranapanda, ACE Group
Paul Carman, PMCAC
Jim Hite, PMCAC

Attachments: Point Molate Bibliography



July 16, 2015

Ms. Margarete Beth
California Regional Water Quality Control Board
San Francisco Bay Region
1515 Clay Street, Suite 1400
Oakland, California 94612

sent via: email

Subject: Monthly Remediation Status Report for Work in June 2015, Former Naval Fuel Depot Point Molate, Richmond, California

Dear Ms. Beth:

This monthly remediation status report summarizes the remediation activities conducted by Terraphase Engineering Inc. (Terraphase) on behalf of the City of Richmond at the former Naval Fuel Depot Point Molate (the Site). This remediation status report is intended to meet the requirements of Task 9 in the Regional Water Quality Control Board (RWQCB) Order R2-2011-0087 (RWQCB 2011d). The requirements of Task 9 are as follows:

The Discharger shall submit a report to the Regional Water Board, 30 days prior to the start of any onsite remediation activities, and then on a monthly basis beginning 30 days after the start of the remediation activities, outlining the onsite remediation activities accomplished during the past month and those planned for the following month. The first monthly report at the beginning of each quarter shall include monitoring and test results and any conclusions or proposed changes to the remediation process based on those results. If any changes to the remediation are proposed during any monthly report, applicable supporting monitoring or test data will be submitted at that time. The status report shall also verify that the Prohibitions in Section A, stipulated above, have been adhered to. Should any of those prohibitions be trespassed, the report shall propose a recommendation acceptable to the Executive Officer to correct the trespass.

This remediation status report provides a monthly update on the progress of environmental investigations, remediation, maintenance, and monitoring at the Site. This report is organized around each task listed in the RWQCB Order R2-2011-0087 (RWQCB 2011d). Additional tasks related to the Installation Restoration (IR) Site 3 Packaged Groundwater Treatment Plant (PGWTP) and site-wide groundwater monitoring are included below. For major work tasks completed in 2014, please see the monthly status report for December 2014 (Terraphase 2014aa). A reference list of reports and submittals is included as an attachment to this letter.

Task 1: Soil Cleanup Goals (Compliance Date: February 13, 2012)

Work completed in June 2015:

1. None.

Major Work Items Previously Completed in 2015:

1. None.

Upcoming Work in July 2015:

1. None.

Task 2: Soil and Groundwater Management Plan (Compliance Date: March 15, 2012)

Complete - *Final Soil and Groundwater Management Plan submitted to the RWQCB September 21, 2012 (Terraphase 2012jj).*

Task 3a: IR Site 3 Feasibility Study and Remedial Action Plan (Compliance Date: May 4, 2012 Revised: February 28, 2014)

Complete - *Final Feasibility Study and Remedial Action Plan submitted to the RWQCB June 4, 2014 (Terraphase 2014o).*

Task 3b: IR Site 3 Remedial Action Completion Report (Compliance Date: February 3, 2014 Revised: June 30, 2015)

Remedial Action will take place August 2014 through July 2015. This task is dependent upon completion of the Remedial Action.

Task 4a: IR Site 4 Interim Remedial Action Work Plan (Compliance Date: April 3, 2012)

Complete - *IR Site 4 Interim Remedial Action Work Plan submitted to the RWQCB (Terraphase 2011r, 2012gg, 2012ii, and 2012mm).*

Task 4b: IR Site 4 Interim Remedial Action Completion Report (Compliance Date: November 2, 2012)

Work completed in June 2015:

1. Preparation of Completion Report.

Major Work Items Previously Completed in 2015:

1. None.

Upcoming Work in July 2015:

1. Submittal of Completion Report.

Task 4c: IR Site 4 Human Health Risk Assessment (Compliance Date: November 4, 2013)

Not Applicable. Initiation of this task is dependent upon the completion of Task 4b. Currently seeking revised completion date from the RWQCB.

Task 4d: IR Site 4 Feasibility Study and Remedial Action Plan (Compliance Date: February 3, 2014)

Not Applicable. This task may not be necessary dependent upon the outcome of Task 4c. A revised completion date will be requested from the RWQCB.

Task 4e: IR Site 4 Remedial Action Completion Report (Compliance Date: February 3, 2015)

Not Applicable. This task may not be necessary dependent upon the outcome of Task 4c. A revised completion date will be requested from the RWQCB.

Task 5: UST Management Plan (Compliance Date: March 4, 2013)

Work completed in June 2015:

1. Preparation of tank closure requests to the RWQCB for UST 2.

Major Work Items Previously Completed in 2015:

1. None.

Upcoming Work in July 2015:

1. Preparation and submittal of tank closure requests to the RWQCB for USTs 2, 15, 18, and 19 .

Task 6: UST Removal Plan (Compliance Date: 90 days prior to UST demolition)

Not Applicable – Triggered when demolition of a UST is contemplated. No UST demolition is scheduled at this time.

Task 7: UST Status Report (Compliance Date: June 3, 2012)

Work completed in June 2015:

1. Conducted the routine monthly UST closure monitoring inspections.
2. Landscaping around UST outfall drains.

Major Work Items Previously Completed in 2015:

1. Submittal of Fourth Quarter/Annual 2014 UST Monitoring Report (Terraphase 2015d).
2. Submittal of Q1 2015 Quarterly Monitoring Report (Terraphase 2015j).

Upcoming Work in July 2015:

1. Conduct routine monthly UST closure monitoring inspections.

Task 8: Amended Land Use Controls (Compliance Date: When environmental closure is requested)

Not Applicable. No closures have been requested.

Task 9: Remediation Status Reports (Compliance Date: Monthly)

Work completed in June 2015:

1. Submit the monthly remediation status report for May 2015 (Terraphase 2015m) to the RWQCB.

Major Work Items Previously Completed in 2015:

1. Submitted the monthly remediation status report for January 2015 to the RWQCB (Terraphase 2015g).
2. Submitted the monthly remediation status report for February 2015 to the RWQCB (Terraphase 2015h).
3. Submitted the monthly remediation status report for March 2015 to the RWQCB (Terraphase 2015i).

4. Submitted the monthly remediation status report for April 2015 to the RWQCB (Terraphase 2015l).

Upcoming Work in July 2015:

2. Submit the monthly remediation status report for June 2015 to the RWQCB.
3. Submit the insurance budget summary and project status update for April and May 2015 to the City of Richmond and the ACE Group.

Task 10: Discoveries During Facility Redevelopment (Compliance Date: 60 days from initial discovery)

None

Task 11: IR Site 1 ROD (Compliance Date: None)

Work completed in June 2015:

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Routine operation, maintenance, and monitoring of the landfill treatment system.
3. Conduct quarterly landfill inspection with Contra Costa County Environmental Health.
4. Maintenance of vegetation on the site including access to wells.

Major Work Items Previously Completed in 2015:

1. Submittal of 2014 Annual Monitoring Report (Terraphase 2015e).

Upcoming Work in July 2015:

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Routine operation, maintenance, and monitoring of the landfill treatment system.

Task 12: Construction Stormwater General Permit (Compliance Date: Prior to field work)

A Notice of Intent was filed with the Water Board (Application # 449157) September 3, 2014. A WDID was issued for the project 2 07C370778.

IR Site 3: PGWTP

Terraphase, under the direction of the City of Richmond, operates, maintains, monitors, and prepares the quarterly and annual monitoring reports for the PGWTP under the existing General Waste Discharge Requirements for: Discharge or Reuse of Extracted and Treated Groundwater Resulting from the Cleanup of Groundwater Polluted by Volatile Organic Compounds (VOC), Fuel Leaks and Other Related Wastes (VOC and Fuel General Permit) (RWQCB 2012a). The following summarizes the activities related to the continued operation, maintenance, and monitoring of the PGWTP.

Work completed in June 2015:

1. Routine operation, maintenance, and monitoring of the PGWTP.
2. Conducted monthly sampling event.
3. Upgrade system to treat 200 gpm.

Major work items completed previously in 2015:

1. Submittal of Modified Notice of Intent (Terraphase 2015b).
2. Submittal of 2015 Annual Monitoring Report (Terraphase 2015f).
3. Submittal of Q1 2015 Monitoring Report (Terraphase 2015k).

Upcoming Work in July 2015:

1. Routine operation, maintenance, and monitoring of the PGWTP.
2. Demobilize the PGWTP with completion of IR Site 3 remediation activities.

Site-wide Groundwater Monitoring

The purpose of the site-wide groundwater monitoring is to provide groundwater quality data that can be evaluated against established screening criteria for the Site. This program will help protect human health and the environment and prevent releases to the San Francisco Bay. Integrating data collected under this program with previous data is intended to support compliance and closure in accordance with regulatory requirements. Groundwater monitoring is being conducted on a semi-annual basis (wet-season and dry-season) per the Site-Wide Groundwater Monitoring Plan (Terraphase 2011n) that was approved by the RWQCB on August 30, 2011 (RWQCB 2011b). Data collected is summarized and submitted as semi-annual monitoring reports to the RWQCB.

Work completed in June 2015:

1. Monthly monitoring and skimming of free product in wells MTWB-01R, MWT05-02, MWT08-01, MWT06-02, MW10-23, MW10-24.
2. Preparation of Wet Season 2015 semi-annual groundwater monitoring report.

Major work items completed previously in 2015:

1. Dry Season 2014 annual groundwater monitoring report (Terraphase 2015c).
2. Draft Workplan for 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 (Terraphase 2015a).

Upcoming Work in July 2015:

1. Monthly monitoring and skimming of free product in wells MTWB-01R, MWT05-02, MWT08-01, MWT06-02, MW10-23, MW10-24.
2. Response to RWQCB comments on Draft Workplan for 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 (Terraphase 2015a).
3. Submittal of Wet Season 2015 semi-annual groundwater monitoring report.

Prohibitions Verification

As required in Task 9 of the RWQCB Order, the following prohibitions (Section A of the RWQCB Order) were adhered to during the remedial activities in June 2015, to the knowledge of Terraphase.

1. The discharge of wastes and/or non-hazardous or hazardous substances in a manner which will degrade, or threaten to degrade, water quality or adversely affect, or threaten to adversely affect, the beneficial uses of the waters of the State is prohibited.
2. Further migration of wastes or hazardous substances through subsurface transport to waters of the State is prohibited.
3. Activities associated with the subsurface investigation and cleanup that will cause adverse migration of wastes or hazardous substances are prohibited.
4. The tidal marsh habitat and wetland habitats onsite shall be completely avoided unless encroachment on these areas is required to implement Facility remediation work and resultant impacts to the affected habitat are mitigated through a plan approved by the Executive Officer. A setback of 50 feet shall be established around the tidal marsh and any wetland area as a means of preventing any unintended impacts to it from the remediation.
5. The Site's offshore eel-grass habitat shall be completely avoided during any remedial work to the maximum extent practicable.

Summary

The above detailed summaries by task provide a look at the ongoing remediation activities at the former Naval Fuel Depot Point Molate. The RWQCB's and public's comments have been incorporated into the FS/RAP for IR Site 3. The RWQCB accepted the Final FS/RAP on June 4, 2014. Construction is now underway at IR Site 3 with an estimated completion date of July 2015.

If you have questions regarding this report, please call Tomer Schetrit at (510) 645-1850.

Sincerely,
For Terraphase Engineering Inc.



Tomer Schetrit, PE (C81411)
Senior Project Engineer

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Attachments: Point Molate Bibliography