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**REDEVELOPMENT AGENCY**

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GOVERNMENTAL CENTER  
TOM BURNS  
AGENCY ADMINISTRATOR



701 OCEAN STREET, ROOM 510 SANTA CRUZ, CALIFORNIA 95060-4000  
PHONE (408) 454-2280 FAX (408) 454-3420 TDD (408) 454-2123

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**COUNTY OF SANTA CRUZ**

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May 30, 2000

Agenda: June 13, 2000

Board of Directors  
County of Santa Cruz Redevelopment Agency  
701 Ocean Street  
Santa Cruz, CA 95060

**Contract Amendment for Environmental Assessment Services**

Dear Members of the Board:

The purpose of this letter is to amend the scope of services and compensation schedules for Remediation Risk Management, Inc. (RRM). RRM provides environmental site assessment reports for staff review prior to acquisition of real property by the Agency. Due to the increasing complexity of environmental reporting requirements and the likelihood of more extensive investigations, we feel that the original scope of services is too limited in its description of potential secondary investigations and their costs.

**Background**

The Redevelopment Agency has been under contract with Remediation Risk Management, Inc. (RRM) since June 23, 1992 for environmental site assessment investigations and Phase I and Phase II reports, which are routinely reviewed by staff prior to all property acquisition. Phase I reports identify past and present environmental conditions and make recommendations for additional Phase II studies if there appear to be other potential hazards on site. Phase II reports identify particular hazardous conditions such as the presence of harmful residual pesticides and metals from prior agricultural use, or the presence of an abandoned septic tank or fossil fuel tank. If an environmental risk is found, staff obtains cost estimates for removal or remediation of the hazard and if the costs are significant, make further recommendations to your Board to renegotiate the purchase price or cancel the purchase contract.

**Proposed Amendments**

The description of Phase I environmental site assessment scope of services in Attachment 1 has been reformatted only, with no changes. RRM is requesting, however, an increase

Board of Directors  
June 13, 2000  
Page 2

in their flat rate fees for Phase I assessments due to increased costs (over the past eight years) for labor, materials, and business overhead. In addition, as the type and extent of reportable environmental hazards has increased over the years, RRM's description of Phase II services is no longer sufficient to describe today's broader range of hazards. Attachment 1 sets forth new labor rates, fee schedules and equipment and materials charges for all potential Phase II investigations.

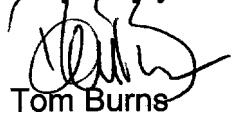
### **Recommendation**

We feel that the RRM's request for a modest increase in Phase I fees, after eight years, is quite reasonable. Furthermore, RRM's revised and updated description of potential Phase II investigations, reports and fees will give staff greater flexibility to do necessary investigations, as well as greater accountability for RRM's direct costs.

It is therefore RECOMMENDED that your Board, as the Board of Directors for the Redevelopment Agency:

1. Approve the contract amendment with Remediation Risk Management, Inc., (Attachment 1) effective July 1, 2000; and
2. Authorize the Agency Administrator to sign the contract amendment.

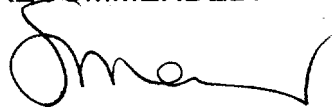
Very truly yours,



Tom Burns  
Redevelopment Agency Administrator

TB:rm

RECOMMENDED:



Susan A. Mauriello  
Redevelopment Agency Director

Attachments: Attachment 1 - Amendment 8 to Agreement

cc. RRM  
RDA

COUNTY OF SANTA CRUZ  
REQUEST FOR APPROVAL OF AGREEMENT

052 1

TO: Board of Supervisors  
County Administrative Officer  
County Counsel  
Auditor-Controller

FROM:

REDEVELOPMENT

*[Signature]*

(Signature)

6/11/00

(Dept.)

(Date)

The Board of Supervisors is hereby requested to approve the attached agreement and authorize the execution of the same,

SANTA CRUZ COUNTY REDEVELOPMENT AGENCY

1. Said agreement is between the \_\_\_\_\_ (Agency)

95062

and, **REMEDIATION RISK MANAGEMENT, INC.**, 3912 Portola Drive, Suite 8, Santa Cruz, CA (Name & Address)

2. The agreement will provide preparation of Phase I and II Environmental Assessments as  
needed.

3. The agreement is needed, because the County cannot provide the services.

4. Period of the agreement is from July 1, 2000 to June 30, 2001

5. Anticipated cost is \$ 18,000.00 (Fixed amount, Monthly rate, Not to exceed)

6. Remarks: On Continuing Contracts List, Section II

7. Appropriations are budgeted in 610110 (Index#) 4105 (Subobject)

NOTE: IF APPROPRIATIONS ARE INSUFFICIENT, ATTACH COMPLETED FORM AUD-74

Appropriations are available and have been encumbered. \* Contract No. 00790 Date 6/2/00

X SUBJECT TO BOARD APPROVAL OF THE 00/01 BUDGET

GARY A. KNUTSON, Auditor - Controller

BY

*[Signature]*

Deputy.

Proposal reviewed and approved. It is recommended that the Board of Supervisors approve the agreement and authorize the \_\_\_\_\_ to execute the same on behalf of the \_\_\_\_\_  
Agency Administrator Redevelopment Agency (Agency).

Remarks:

*[Signature]*

(Analyst)

By

*[Signature]*

Date

6/02/00

Agreement approved as to form. Date \_\_\_\_\_

Distribution:

Bd. of Supv. • White  
Auditor-Controller • Blue  
County Counsel • Green •  
Co. Admin. Officer • Canary  
Auditor-Controller • Pink  
Originating Dept. • Goldenrod

To Orig. Dept. if rejected.

ADM - 29 (6/95)

State of California )  
County of Santa Cruz ) ss

I \_\_\_\_\_ ex-officio Clerk of the Board of Supervisors of the County of Santa Cruz,  
State of California, do hereby certify that the foregoing request for approval of agreement was approved by  
said Board of Supervisors as recommended by the County Administrative Officer by an order duly entered  
in the minutes of said Board on \_\_\_\_\_

19 \_\_\_\_\_

By

Deputy Clerk

5 0

Contract No. CO90790AMENDMENT 8 TO AGREEMENT

The parties hereto agree to amend that certain Agreement dated June 23, 1992, and last amended December 8, 1999, by and between the COUNTY OF SANTA CRUZ REDEVELOPMENT AGENCY and Remediation Risk Management, Inc., by replacing in entirety the original "EXHIBIT A - SCOPE OF SERVICES and EXHIBIT B - COMPENSATION" attachments with the attached FIRST AMENDED EXHIBIT A - SCOPE OF SERVICES and FIRST AMENDED EXHIBIT B - COMPENSATION attachments.

All other provisions of said Agreement shall remain the same.

COUNTY OF SANTA CRUZ  
REDEVELOPMENT AGENCY

By \_\_\_\_\_  
Agency Administrator

Date \_\_\_\_\_

CONTRACTOR:

By Paul Quinn, RRM, INC.

Date 5/11/00

Address: 3912 PORTOLA DR, Suite 8  
Santa Cruz, CA 95062

Telephone: (831) 475-8141

Approved as to form:

Jane M. Scott  
County Counsel


DISTRIBUTION: County Administrative Office  
Auditor-Controller  
County Counsel  
Redevelopment  
Risk Management  
Contractor

**Phase I Environmental** Site Assessments

The scope of services for Phase I Site Assessments consists of several tasks including:

- a reconnaissance of the site and its vicinity
- a compilation of the **property history**
- file review(s) at **relevant** agencies
- agency lists search of facilities with recorded **environmental** issues within the radius specified by **ASTM**
- interview of **property** owner and/or occupants, if any
- **a summary of findings, conclusions,** and recommendations.

The SCRA will need to provide the following information within two working days of project acceptance.

- Site contact name and phone number
- Current owner
- Date of earliest known building **construction**
- Site cross 
- Parcel number

RRM, Inc. (**RRM**) expects the SCRA to arrange for access to the Site and to **notify** the property owner and/or occupants, as it deems necessary. **RRM** will **arrange** a meeting or **telephone interview with the identified** site contact. The owner or the owner's representative is expected to provide for review of any of the following documents in their possession;

- building **plans**
- previous environmental inspection reports
- environmental permits
- registration for underground storage tanks
- reports regarding **hydrogeologic** conditions
- notices **from** government agencies
- hazardous waste generator notices or reports
- **geotechnical** studies

The Phase I Environmental Site Assessment does not **include** sampling of **suspected** asbestos containing materials, lead-based paint, lead in drinking water, or radon. Depending on the date of construction, site building(s) may be impacted by some or **all** of these potentially hazardous substances. Costs for these specific investigations **can** be supplied upon request

#### Phase **II Environmental** Site Assessments

In the event that a Phase **II** Environmental Site Assessment is warranted and recommended, **RRM** will provide these services. The Phase II Environmental Site Assessment may **include** a soil **and/or** groundwater investigation, underground storage tank locating services, lead **and/or** asbestos containing **materials assessment**, or any other **assessment Of environmental** media. The scope of work for Phase II **Environmental Site Assessments** will be evaluated **and** recommended on a case-by-case **basis**.

## FIRST AMENDED EXHIBIT B - COMPENSATION

Phase **I** Environmental Site Assessments

<u>Property Value</u>	<u>Fee</u>
\$500,000 or less	\$1,800
\$500,000 to <b>\$1,000,000</b>	\$1,900
<b>\$1,000,000</b> to <b>\$1,500,000</b>	\$2,000
<b>\$1,500,000</b> to <b>\$2,000,000</b>	\$2,100
<b>\$2,000,000</b> to <b>\$3,000,000</b>	\$2,300

Additional Charges may apply if the subject site includes more than one parcel, address, or tenant. Also, property usages associated with high environmental risks are subject to additional charges. These additional charges will be based on the attached rate schedule and will be submitted for approval prior to initiation of the project.

The usual turnaround time for a Phase I Site Assessment is three weeks.

Phase **II** Environmental Site Assessments

As previously stated, the scope of work of Phase **II** Environmental Site Assessments will be evaluated and recommended on a case-by-case basis. A cost estimate for ~~the~~ Phase II Environmental Site Assessment will be provided for your approval prior to the initiation of work. The attached 2000 Fee Schedule and the Equipment **&** Materials Charge Form will be used to **provide** pricing for the cost estimate.

**RRM** will not be responsible for costs associated with unforeseen field conditions encountered during the Phase II Environmental Site Assessment. These conditions may include, but are not limited to: health **and safety** issues, site access issues, and damage to potential subsurface **and** above ground obstructions. All additional work will be charged on a time and materials basis; no out of scope **services will** be provided without the prior approval of the SCRA.

**ATTACHMENT A**  
**2000 FEE SCHEDULE/EQUIPMENT & MATERIALS CHARGE FORM**

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## 2000 FEE SCHEDULE

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POSITION <b>TITLE</b>	RATE/HOUR
Expert Witness	\$175.00
Senior Project Manager	\$93.00
Senior Engineer	\$93.00
Senior Geologist	\$93.00
Project Geologist	\$82. 00
Project Engineer	\$82. 00
Staff Engineer	\$71. 00
staff Geologist	\$71. 00
Technician II	\$57. 00
T e c h n i c i a n 1	\$50. 00 .
<b>Drafter</b>	\$50. 00
Administrative	\$37. 00

### ITEMS AT NO **CHARGE**

Computer Tie

Fax Charges

Standard Document Reproduction

### OVERTIME

Overtime for hourly employees is **1.4x** the standard billing rate. Salaried employees are billed at standard rate.

### SUBCONTRACTED **SERVICES**

Charges for subcontracted services, such as laboratory analyses and asbestos abatement services, **will** be quoted on a site-specific basis.

### MISCELLANEOUS CHARGES

Charges for certain outside services and expenses including, but not limited to, permit fees, construction materials, rented vehicles and equipment, transportation on public-carriers, and shipping charges will be billed at cost plus 15%. Equipment owned by RRM, Inc. and warehoused **materials** will be charged according to the attached Equipment and Materials Charge Form. Charge rates for equipment and materials not included on **RRM's** attached Equipment and Materials Charge Form will be determined on a site specific basis or billed at cost plus 15%.

Project #:

Client/Site:

Field Dates:

Name:

Equipment & Materials  
Charge Form3912 Portola Drive, Suite 8  
Santa Cruz, CA 95062  
0528

## EQUIPMENT

Description/Unit	Units	Days	Unit Cost	
<b>Vehicles</b>				
Flatbed with Crane			\$ 75.00 ea/day	
1 Ton Pickup			\$ 50.00 ea/day	
Small Pickup			\$ 50.00 ea/day	

## FOR ALL JOBS, LIST THE NUMBER OF MILES BELOW

Mileage Basis (large truck)			\$ 0.45 mile	
Mileage Basis (small truck)			\$ 0.35 mile	
<b>Field Instrumentation</b>				

PID / OVA / RID			\$ 90.00 ea/day	
Water Level Indicator			\$ 15.00 ea/day	
Oil Water Interface Probe			\$ 25.00 ea/day	
Hydac Cond/pH/Temp Meter			\$ 20.00 ea/day	
YSI Dissolved Oxygen Meter			\$ 20.00 ea/day	
Gastech LEL Meter			\$ 25.00 ea/day	
Gastech CO <sub>2</sub> /O <sub>2</sub> Meter			\$ 25.00 ea/day	
LaMotte Turbidity Meter			\$ 25.00 ea/day	
Beckman HC Analyzer			\$ 125.00 ea/day	
ORP Meter			\$ 50.00 ea/day	
Soil Sampling Kit			\$ 40.00 ea/day	
Dräger Tube Sampler			\$ 40.00 ea/day	

<b>Pumps/Blowers/SVE Equipment</b>				
Grundfos Pump			\$ 50.00 ea/day	
Gas Trash Pump			\$ 50.00 ea/day	
Electric Dewatering Pump			\$ 50.00 ea/day	
Vapor Extraction Blower			\$ 350.00 ea/day	
Pneumatic Probe Driver			\$ 40.00 ea/day	
Differential Pressure Gauges			\$ 50.00 ea/day	
SVE Probes			\$ 50.00 ea/day	

<b>Construction</b>				
Road Closure Equipment			\$ 25.00 ea/day	
Generator			\$ 50.00 ea/day	
Air Compressor			\$ 125.00 ea/day	
Jack Hammer			\$ 40.00 ea/day	
Roto Hammer w/bits			\$ 50.00 ea/day	

<b>Other Equipment (please list)</b>				

Column Total: \$

## EQUIPMENT

Description/Unit	Units	Days	Unit Cost	
<b>Heavy Equipment (no operator)</b>				
Bobcat Loader	1	4	\$ 200.00 p/day	
Bobcat Excavator	1	1	\$ 250.00 p/day	
Bobcat Loader			\$ 800.00 p/wk	
Bobcat Excavator			\$ 950.00 p/wk	
<b>Construction</b>				
Road Closure Equipment			\$ 25.00 ea/day	
Generator			\$ 50.00 ea/day	
Air Compressor			\$ 125.00 ea/day	
Jack Hammer			\$ 40.00 ea/day	
Roto Hammer w/bits			\$ 50.00 ea/day	

## SAFETY EQUIPMENT

Description/Unit	Days	Man	Unit Cost	
Level D:			No Charge ea/day	
Level C:			\$ 40.00 ea/day	
Level B:			Job Specific ea/day	
Level A:			Job Specific ea/day	

## MATERIALS

Description/Unit	Units	Unit Cost	
<b>Field Materials</b>			
Disposable Camera & Developing		\$ 24.00 ea	
Nitrile Disposable Gloves		\$ 0.50 pr	
Tedlar Air Bags		\$ 12.50 ea	
Disposable Bailer		\$ 7.00 ea	
55-gallon Drum		\$ 45.00 ea	
2" J-Kap		\$ 21.00 ea	
4" J-Kap		\$ 24.00 ea	
Padlock		\$ 12.85 ea	
Monitor Well Box (8")		\$ 61.00 ea	
Monitor Well Box (12")		\$ 78.00 ea	
Brass Rings 2"D x 4"L		\$ 3.00 ea	

<b>Other Materials (please list)</b>			

Column Total: \$

Sheet Total: \$