



CITY OF POMONA

COUNCIL REPORT

October 4, 2021

To: Honorable Mayor and Members of the City Council

From: James Makshanoff, City Manager

Submitted By: Chris Diggs, Water Resources Director, and
Rene Guerrero, Public Works Director

SUBJECT: AMEND THE FY 2021-22 CAPITAL IMPROVEMENT PROGRAM (CIP) BUDGET; AND APPROVE AN AMENDMENT TO THE AGREEMENT WITH ENSAFE, INC. FOR THE CONTINUATION OF THE ONSITE SOIL VAPOR EXTRACTION CLEANUP

RECOMMENDATION:

It is recommended that the City Council take the following actions:

- 1) Adopt the following resolution:

RESOLUTION NO. 2021-125 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, AMENDING THE FY 2021-22 CAPITAL IMPROVEMENT PROGRAM (CIP) BUDGET BY APPROPRIATING \$100,000 OF REFUSE FUND RESERVES TO THE “CITY LOT REMEDIATION,” PROJECT NO. 418-2590-XXXXX-71021

- 2) Approve an amendment No. 6 to the agreement with EnSafe, Inc. in the amount of \$300,000, for a total not to exceed \$4,000,515, for the continuation of the onsite soil vapor extraction cleanup and groundwater analysis; and
- 3) Authorize the City Manager, or designee, to execute any agreements necessary to complete the EnSafe, Inc. amendment, contingent upon City Attorney review.

EXECUTIVE SUMMARY:

The requested actions will amend an agreement (Attachment No. 2) with EnSafe, Inc. to continue the operation of the soil vapor extraction (SVE) unit used to remove volatile organic compounds (VOC) at the City owned parcel located on 822 W. Commercial Street.

FISCAL IMPACT:

Funding for this agreement amendment of \$300,000, is available within the current “City Lot Remediation,” Project No. 418-2590-XXXXX-71021 budget. At this time, EnSafe, Inc. provided a proposal for what will be needed to comply with the Department of Toxic Substances Control (DTSC) environmental analyses. Some expenses for groundwater analyses have been included, and funding for future years will be budgeted at the appropriate time. Table 1 below summarizes the fiscal impact for the recommended actions:

Table 1

Category	City Lot Remediation Project No. 418-2590-XXXXX-71021
Initial Budget	\$4,802,083
Appropriate Refuse Fund Reserves	\$100,000
Revised Budget	\$4,902,083
Expenditures/Encumbrances (as of September 8, 2021)	(\$4,560,657)
EnSafe, Inc. Agreement Amendment No. 6	(\$300,000)
Remaining balance available for: construction management, contingencies, and inspection costs	\$ 41,426

PREVIOUS RELATED ACTION:

Dating as far back as January 28, 2013, City Council approved numerous agreements, totaling over \$4 million, with DTSC and EnSafe, Inc. (who also performed work for the City as E2 ManageTech) for the remediation and monitoring of VOCs at the City owned site.

ENVIRONMENTAL IMPACT:

California Environmental Quality Act (CEQA) requirements are to be satisfied as part of the Remedial Action Workplan (RAW) approval from the DTSC. Properties which are to enter a mitigation process were previously identified as part of the contract awarded to EnSafe, Inc. by City Council action on October 7, 2013.

DISCUSSION:

In 2013, the City entered into an agreement with the DTSC to complete site cleanup activities at two sites, one located at 198 N. Hamilton Boulevard (Sewer Lot), and the second 822 W. Commercial Street (CalSol Lot). Since that time, the Sewer Lot has received all the remediation necessary. At this juncture, staff is seeking approval of an agreement amendment which will enable the City to continue the DTSC required remediation work of the CalSol Lot. To complete this work staff received a proposal from the contractor performing the effort. All of the efforts proposed are required by either DTSC or Air Quality Management District (AQMD). Finally, at this point based

on the efforts put forth and VOC sample results received, this effort will continue to be necessary for several more years.

Prepared by:

Nichole Horton
Senior Water Resources Engineer

ATTACHMENTS:

Attachment No. 1 – Resolution No. 2021-125
Attachment No. 2 – EnSafe, Inc. Amendment No. 6
Attachment No. 3 – FY 2021-22 EnSafe, Inc. Budget