



Interoffice Memo

DATE: April 27, 2021

TO: Richard Aschieris, Port Director

FROM: Jeff Wingfield, Director of Environmental & Public Affairs
Jason Cashman, Environmental & Regulatory Affairs Manager

RE: Port of Stockton West Complex Remediation Program

REQUESTED ACTION

Authorize the Port Director to enter into a contract with Geosyntec for a total amount not-to-exceed \$2,325,000.00 through December 2021.

STAFF RECOMMENDATION

Port staff recommends that the Port Board of Commissioners authorize the Port Director to enter into a contract with Geosyntec for a not-to-exceed amount of \$2,325,000 through December 2021. This will enable staff to work in an efficient and cost effective manner with the regulatory agencies to remediate sites on the Port's West Complex currently under redevelopment.

OVERVIEW AND HISTORY OF THE REMEDIATION PROGRAM

The Port of Stockton acquired the West Complex from the Navy in 2000. Approximately fifty-two sites were identified by the Navy, the California Department of Toxic Substances Control (DTSC), and the California Regional Water Quality Control Board, Central Valley Region (CVRWQCB) to be contaminated by various constituents. Due to the nature of the sites and the regulatory framework, the remediation efforts are required to be overseen and directed by DTSC and the CVRWQCB as stated under the consent agreement, signed by the Port and State agencies. Between 2000 and 2017, the Port conducted various levels of remediation and monitoring using Environmental Risk Services, Inc. (ERS). In 2016, Port staff felt it was prudent to reevaluate the

consulting services to ensure the services provided were technically proficient, competitive and cost effective.

In June 2016, the Port undertook a contracting process to pre-qualify six consultants to ensure that competitive bids are received in an effort to reduce costs to the Port. The Port prepared a Request for Qualification (RFQ) and advertised this request.

In February 2017, Port staff brought before the Board and recommended that the remediation program at Rough and Ready Island (RRI) be supported by the following six consulting firms: Arcadis, AMEC-Foster Wheeler, Geosyntec, ERS, Kleinfelder, and Anchor QEA. The Board approved staff's recommendation.

Since 2017, the Port's West Complex remediation program has been supported by Geosyntec. Geosyntec has had previous knowledge and history working with the Navy's Base Realignment and Closure Program (BRAC), regulatory agencies and remediation sites, as well as brings specialized expertise to the Port's remediation program. Geosyntec has experience working with ports and federal sites, and has individuals who have been historically involved with Rough and Ready Island and demonstrate an understanding of the technical and communication issues that the Port faces in dealing with a former Navy facility and regulatory framework. Geosyntec has also developed collaborative relationships with the specific DTSC and CVRWQCB regulators who oversee the remediation at RRI, which has helped ensure that the Port is able to move projects forward. Geosyntec has been involved in the investigation, design, implementation, and monitoring of the remediation activities associated with sites on Rough and Ready Island.

Geosyntec has shown the technical expertise, the ability to work effectively and negotiate with the regulatory agencies in a cost-effective and efficient manner since 2017.

In November 2020, the Board of Commissioners approved a contract with Geosyntec for remediation services for an amount not to exceed \$1,241,000. Under this contract, Geosyntec provided support services for two remediation projects considered "Priority Sites" by DTSC and for the Port's general remediation program on the West Complex.

SCOPE OF WORK

Remediation Site Management

Geosyntec will provide site management services for the sites controlled under the CVRWQCB and DTSC regulatory requirements. These services include, but are not limited to:

- Assisting in agency negotiation to achieve site regulatory closure.
- Providing environmental regulatory strategic and policy support.
- Providing technical expertise in various investigations, remediation, closure, and risk based techniques and strategies to implement interim or long term remedial measures.
- Provide expertise in developing site specific source control strategies.
- Assisting in the development, implementation and agency negotiation of individual site

and facility-wide environmental management strategies.

- Developing and obtaining agency approval of site-specific risk-based cleanup levels and points of compliance.
- Preparing and presenting reports and similar documentation associated with these tasks.
- Managing the ongoing groundwater monitoring program before site closure is achieved.
- Working closely with the Port's developer partners to tie remediation strategy to redevelopment activities, as efficiently as possible.

Engineering Design and Remedial Construction Support

Geosyntec will conduct feasibility studies to assess implementation, costs, and other factors for remediation. Conduct remedial design investigations, which includes preparation of design reports, design criteria, bid documents, and engineer's opinions of probable costs for selected remediation systems and other solutions that achieve site cleanup consistent with applicable regulations. This task includes:

- Designing cost-efficient, effective remediation approaches.
- Providing knowledge of a full range of remediation technologies as well as combining technologies and services in effective total site solutions.
- Preparing design criteria.
- Preparing construction bid documents.
- Preparing environmental monitoring plans, construction quality assurance plans, long term monitoring plans, and operations and maintenance monitoring plans.
- Providing inspection of construction of site cleanup activities.

Project Management

Geosyntec will provide Project management services for all technical aspects of the project including a clear understanding of the scope, schedule, and budget.

- Scheduling remediation activities, coordination of regulatory agency meetings, field activities, sampling logistics, and implementation of tasks involving all parties.
- Budget reports to include all accounting aspects of the project.
- Report preparation.

COST/FINANCING

The cost of the remediation consulting effort through December 2021 is anticipated to be a not-to-exceed cost of \$2,325,000. The amount included in the approved 2020/2021 budget for the remediation work on the West Complex was \$1,000,000 which has now been exhausted in significant part due to the ongoing remediation effort on the two Priority Sites. The Environmental Staff has requested an increased remediation budget in the FY21/22 budget to cover the additional costs associated with the two Priority Sites.

ENVIRONMENTAL REVIEW

This project is exempt from CEQA pursuant to Section 15061(b3). No possibility of significant effect.