



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Sheriff's Office



DATE: February 1, 2012
BOARD MEETING DATE: February 14, 2012
SPECIAL NOTICE/HEARING: None
VOTE REQUIRED: Majority

TO: Honorable Board of Supervisors

FROM: Sheriff Greg Munks

SUBJECT: Environmental Consulting Services for the Replacement Jail Project

RECOMMENDATION:

1. Adopt a Resolution authorizing the Sheriff or Sheriff's designee to execute:
 - A. An Agreement for environmental consulting services with West Environmental Services and Technology (WEST) for the San Mateo County Replacement Jail on Chemical Way in Redwood City, for the amount of \$253,975 and a five-year term commencing February 15, 2012 through February 14, 2017; and
 - B. Contract amendments which modify the County's maximum fiscal obligation by no more than \$25,000 in aggregate, and/or modify the contract term and/or services so long as the modified term or services is/are within the current or revised fiscal provisions.
2. Adopt a Resolution authorizing an Appropriation Transfer Request in the amount of \$50,000 from Non-Departmental ERAF Reserves to the Sheriff's Office Budget for environmental consulting services for FY 2011-12.

BACKGROUND:

In December, 2010 the Board of Supervisors acquired 4.85 acres of land in Redwood City just east of Highway 101 on Maple Street at Blomquist Street for the express purpose of constructing a new Replacement Jail. Additionally, the Board approved a mitigated negative declaration for the Replacement Jail on the Chemical Way location. On October 4, 2011, the Board approved the scope and size of the jail project, clearing the way for the project to enter the design phase.

As part of the environmental approvals for the project, a Site Management Plan (SMP)

was approved by the Regional Water Quality Control Board (RWQCB) and the California Protection Agency's Department of Toxic Substances Control (DTSC). The SMP calls out specific and detailed technical remediation that must be accomplished as part of the Replacement Jail project. The complexity and technical nature of the SMP implementation requires the assistance of an outside consultant with specialized engineers, geologists, scientists, and geo-thermal experts. Such expertise is not available within either the Sheriff's Office or the Department of Public Works.

The project tasks outlined in the RFP fall into four broad categories: project coordination related tasks; pre-remedial excavation related tasks; remedial excavation related tasks; and post-remedial excavation related tasks. These four categories include the following detail:

Project coordination related tasks. The project coordination related tasks outlined in the RFP include meetings with the Jail Planning Unit as well as discussions with the RWQCB pertaining: (1) scheduling and bidding of remedial activities; (2) coordination of contractor work activities; (3) determination of remedial excavation limits; (4) SMP monitoring and project status updates; (5) subslab vapor system design; and (6) deed restriction requirements.

Pre-remedial excavation related tasks. The pre-remedial excavation related tasks to be completed include: (1) obtaining permits; (2) preparation of contractor plans and specifications; (3) assisting with bid solicitation and review; and (4) monitoring well abandonment. The permitting is anticipated to include: notice to Bay Area Air Quality Management District (BAAQMD) for excavation; BAAQMD subslab depressurization system (SSDS) Authority to Construct permit; and San Mateo County Environmental Health well abandonment permits. In addition, the consultant will provide notice under the RWQCB general permit for discharge of dewatering wastes and coordinate with the design team on appropriate best management practices for the project Storm Water Pollution Prevention Plan (SWPPP).

Remedial excavation related tasks. The consultant will provide personnel to oversee and document the implementation of the excavation of source area material as outlined in the SMP. This work will include: (1) monitoring excavation activities for compliance with the SMP; (2) monitoring air quality for dust and volatile organics; (3) soil characterization sampling; and (4) inspection and testing of backfill for compliance with specifications. The consultant will be present during all excavation activities to monitor and document the implementation. Following excavation activities, the consultant will prepare a report documenting the completion of the work. The completion report will include: field data sheets with observations (e.g., notes, charts, sketches and photographs); import and confirmation soil analytical data; air monitoring results; and supporting lab certificates.

Post-remedial excavation related tasks. Post-remediation work includes: (1) design, inspection and testing of the SSDS; (2) installation of replacement monitoring wells; and (3) groundwater monitoring and reporting, including confirmation from the RWQCB that

no further active remediation measures will be required. Other critical issues that will require assistance from the consultant include: coordination with the Jail Planning Unit and its supporting architectural and structural design team; applying technical innovation to efficiently and cost-effectively manage soil, soil vapor and groundwater during and following Project Development; and maintenance of the existing positive and cooperative relationship with the regulatory agencies.

DISCUSSION:

In December 2011, the San Mateo County Sheriff's Office issued a Request for Proposals (RFP) (Exhibit A) for the Replacement Jail construction project Environmental Consulting Services. RFP advertising and outreach included advertising in one newspaper, posting information on the Sheriff's Office Jail Planning Unit website and posting on two social media sites. Representatives from the Sheriff's Office Jail Planning Unit participated on the selection committee that reviewed the qualifications of the two firms that submitted proposals (Exhibit B). Based on that review, the selection committee determined that West Environmental Services and Technology (WEST) was the most qualified firm and should be retained to provide environmental consulting services for this project.

WEST has provided environmental consulting services on behalf of the City of Redwood City and the County for this project since 2010. WEST conducted the Phase I and Phase II Environmental Site Assessments (ESAs), which revealed residual petroleum hydrocarbons, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and metals in soil, soil gas and groundwater. WEST worked with the County and the regulatory agencies to develop the Site Management Plan (SMP), which presents the procedures to address the identified environmental conditions during and following Project Development. WEST is uniquely qualified to implement the SMP work, and is well versed in the technical challenges, project history and regulatory framework of the project.

WEST participated in the remedial planning and discussions that led to the approved SMP with the regulatory environmental oversight agencies, the California Regional Water Quality Control Board-San Francisco Bay Region (RWQCB) and the California Environmental Protection Agency's Department of Toxic Substances Control (DTSC). WEST also developed the soil and groundwater cleanup options and specified the vapor intrusion engineering controls. No assemblage of environmental engineers and geoscientists has the depth of knowledge and understanding of the County's environmental consulting needs for the project as the proposed project team from WEST. As a result of their prior experience with this project, no additional cost will be incurred by the County to bring them "up to speed" on the technical documents, project conditions, regulatory status and environmental data.

County Counsel has reviewed and approved the resolution and agreement as to form.

Approval of this resolution contributes to the Shared Vision 2025 outcome of a

Collaborative Community by providing for consulting services related to the implementation of the approved site management plan during remediation and development activities at the replacement jail construction project.

Performance Measure(s):

Measure	FY 2010-11 Actual	FY 2011-12 Projected
Percent of all required plans, specifications and bid documents for remedial excavation prepared and completed within industry standard time guidelines.	N/A	100%
Collection and analysis of ground water samples once per year	N/A	100%

FISCAL IMPACT:

The cost of this environmental consulting professional services agreement is \$253,975 for the term of February 15, 2012 through February 14, 2017 and includes the authorization for up to \$25,000 towards contingencies that may be used to pay the contractor for any unforeseen costs not anticipated in the agreement document. It is anticipated that \$50,000 in cost will be incurred during FY 2011-12. This cost will be funded from Non-Departmental ERAF Reserves. The remaining balance of the contract will be included in future fiscal year budgets and funded by either Non-Departmental ERAF Reserves or bond proceeds for the replacement jail construction project.

RESOLUTION NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

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RESOLUTION AUTHORIZING THE SHERIFF OR SHERIFF'S DESIGNEE TO EXECUTE:

- A. AN AGREEMENT FOR ENVIRONMENTAL CONSULTING SERVICES WITH WEST ENVIRONMENTAL SERVICES AND TECHNOLOGY (WEST) FOR THE SAN MATEO COUNTY REPLACEMENT JAIL ON CHEMICAL WAY IN REDWOOD CITY;**
 - B. CONTRACT AMENDMENTS WHICH MODIFY THE COUNTY'S MAXIMUM FISCAL OBLIGATION BY NO MORE THAN \$25,000 (IN AGGREGATE), AND/OR MODIFY THE CONTRACT TERM AND/OR SERVICES SO LONG AS THE MODIFIED TERM OR SERVICES IS/ARE WITHIN THE CURRENT OR REVISED FISCAL PROVISIONS.**
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RESOLVED, by the Board of Supervisors of the County of San Mateo, State of California, that

WHEREAS, in December 2010, the Board of Supervisors acquired 4.85 acres of land in Redwood City east of Highway 101 for the purpose of constructing a replacement jail and the Board approved a mitigated negative declaration for the replacement jail on that location, and

WHEREAS, a Site Management Plan (SMP) has been approved by the Board of Supervisors and the Regional Water Quality Control Board (RWQCB) to remediate environmental issues on the site; and

WHEREAS, the County is desirous to retain a qualified environmental consultant with the requisite experience and technical qualifications necessary to oversee the SMP and ensure that the replacement jail is environmentally safe for the public, staff and inmates; and

WHEREAS, The Sheriff issued a Request for Proposals in December of 2011 seeking responses from qualified environmental consulting firms to assist with the SMP implementation; and

WHEREAS, a selection committee comprised of members of the Sheriff's Jail Planning Unit reviewed and carefully evaluated the proposals submitted in response to the RFP; and

WHEREAS, said selection committee is recommending the retention of West Environmental Services and Technology (WEST) to provide environmental consulting services for the Replacement Jail project SMP implementation for the amount of \$253,975;

NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the Board of Supervisors authorizes and directs the Sheriff or Sheriff's designee to execute:

1. An Agreement with West Environmental Services and Technology (WEST) in the amount of \$253,975 for a five-year term commencing February 15, 2012 through February 14, 2017; and
2. Contract amendments of not more than \$25,000, for environmental consulting services related to the Replacement Jail construction project.