

RESOLUTION NO. SA-37

**A RESOLUTION OF THE BOARD OF THE SUCCESSOR AGENCY OF THE
SCOTTS VALLEY REDEVELOPMENT AGENCY APPROVING AN AGREEMENT
WITH WEBER, HAYES & ASSOCIATES FOR ENVIRONMENTAL CONSULTANT
SERVICES FOR PROPERTY PURCHASED BY THE FORMER
SCOTTS VALLEY REDEVELOPMENT AGENCY**

WHEREAS, in 2008, the Scotts Valley City Council approved the Scotts Valley Town Center Specific Plan (TCSP), designed to guide mixed-use development that will ultimately become the focal point of the City;

WHEREAS, in 2011, the former Scotts Valley Redevelopment Agency purchased a parcel of land within the TCSP area which was formerly the site of Suburban Propane (260 Mt. Hermon Road) (the "Property");

WHEREAS, in September 2016, the Scotts Valley Successor Agency approved the sale of that Property;

WHEREAS, past studies of properties within the TCSP area identified several remediation issues, including but not limited to, an existing PCE groundwater plume flowing from the dry cleaners within the Kmart Shopping Center to a decontamination well on the Watkins Johnson (Aviza) site; PCE soil vapor concentrations; and elevated levels of arsenic in shallow soil samples;

WHEREAS, as a result, the City needs specialized resources to ensure that the Property is in compliance with County and State requirements, to evaluate remediation alternatives and approaches, and to facilitate additional assessment and mitigation by the Scotts Valley Dry Cleaners (SBVC) as proposed in its "Comprehensive Closure Strategy" submitted to the State Water Resources Board in February 2016;

WHEREAS, the Successor Agency desires to hire Weber, Hayes & Associates, a local environmental consulting firm, who has extensive knowledge and experience working with Santa Cruz agencies and environmental issues specific to the Town Center properties.

NOW, THEREFORE, the Board of the Successor Agency of the Scotts Valley Redevelopment Agency, hereby resolves as follows:

The Executive Director is hereby authorized and directed to execute the Agreement for Services with Weber, Hayes & Associates attached hereto.

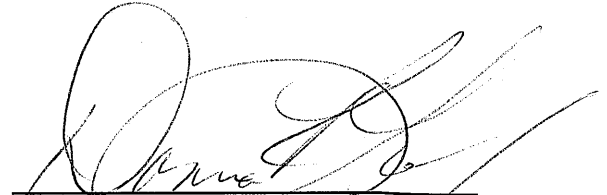
The above and foregoing resolution was duly and regularly adopted by the Board of Directors of the Successor Agency of the Scotts Valley Redevelopment Agency, at a regular meeting held on the 7th day of December, 2016, by the following vote:

AYES: AGUILAR, BUSTICHI, JOHNSON, LIND, REED

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE



Donna R. Lind, Chair



Tracy A. Ferrara, Agency Secretary



November 22, 2016

Client: Jenny Haruyama, City Manager
City of Scotts Valley
One Civic Center Drive
Scotts Valley, CA 95066

< jharuyama@scottsvalley.org >
(831) 440-5606

Proposal: Environmental Consulting Services for Obtaining a *No Further Action* Agency letter

Site: Scotts Valley Parcels (Town Center Group), Scotts Valley

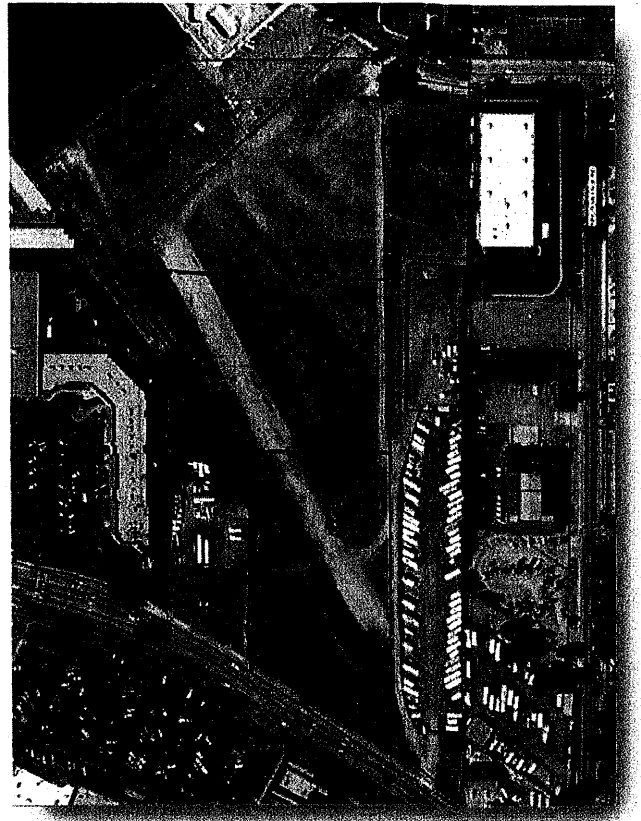
Scope: As follow-up to 2014 property assessment sampling completed by Bureau Veritas¹, Weber, Hayes will provide the City of Scotts Valley (CSV) with the following environmental consulting services that are designed to cost-effectively bring the Town Center Parcel Group into agency compliance for redevelopment purposes. The following tasks will be completed on an as-needed basis, with your approval to proceed:

1. Environmental assessment review of existing reports (on-site/near-site);
2. Regulatory oversight agency interfacing and arranging for admittance to the *Voluntary Cleanup Program*,
3. Provide remedial alternative options (and costs) to allow for smooth Town Center redevelopment (commercial-retail 1st floor land use).
4. Includes as-needed planning, correspondence, reporting and field oversight services.

As discussed, preliminary review of the existing data set (Phased II soil and soil vapor samples) generally indicate:

- Some shallow, relatively-low concentration contaminant detections in soil;
- Soil vapor detections that are attributed to a responsible party who has stated they will be responsible for characterization and cleanup; and,
- Very limited shallow (perched) groundwater contamination that is unlikely going to drive any significant characterization or remediation.

Our scope of work will center in on presenting a positive, realistic view of site conditions to overseeing agency staff with the goal of remediating the site for redevelopment and/or incorporating safe, cost-effective cleanup with commercial development of the parcels.



¹: Bureau Veritas report: *Limited Subsurface Investigation*, dated May 30, 2014;

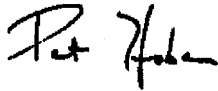
Budget/Schedule:

Initial planning and consulting tasks will be completed on a time and materials basis to be billed as per our *Schedule of Charges* and in accordance a City Purchase Order/Professional Services Agreement. The time required to complete these tasks is somewhat arbitrary as it is dependent on previous study results and agency staff response. However, **based on our experience with similar sites, we estimate the cost to complete this work will be approximately \$6,100** – note: this is a not-to-exceed budget and you will only be billed for hours worked (a reduced cost will be billed if tasks can be completed in less time). We will bill on a bi-monthly basis (every two months) or following completion of milestone events.

Item	Unit Cost	Qty	Subtotal
Staff Scientist	\$65 / hr	20	\$ 1,300
Senior Geologist, QSD	\$120/hr*	40	\$ 4,800
Per Site =			\$6,100

To authorize this work, please sign below and forward the signature pages by email (pat@weber-hayes.com) or mail, and/or provide a purchase order/professional services agreement. And please call or email with any questions or input you have regarding this proposal, or any other aspect of this project.

Sincerely,



Pat Hoban, PG, QSD
Senior Environmental Geologist

Attachments: *Schedule of Charges, Evidence of Current Professional Liability Insurance*

AGREEMENT FOR SERVICES	
I agree to the foregoing scope and understand that the signing of this letter (and/or issuance of a purchase order) constitutes a formal agreement on my part and on behalf of my successors and assigns. I have the authority, or have been given the authority, to allow personnel from Weber, Hayes and Associates to conduct inspections of the subject property.	
CLIENT NAME: _____	DATE: _____
CLIENT SIGNATURE: _____	



Weber, Hayes & Associates
Hydrogeology and Environmental Engineering
120 Westgate Drive, Watsonville, CA 95076
(831) 722-3580 // www.weber-hayes.com

SCHEDULE OF CHARGES*

PERSONNEL CHARGES

Word Processing/Administrative Support	\$50 per hour
Information Technician	\$60 per hour
Staff Scientist/Technical Writer	\$65 per hour
Field Technician	\$65 per hour
Accountant	\$75 per hour
Senior Technician	\$75 per hour
Staff Geologist/Engineer	\$85 per hour
Project Geologist/Engineer	\$100 per hour
Senior Geologist/Engineer	\$120 per hour
Principal Geologist/Engineer	\$140 per hour
Associate	\$200 per hour
Court Appearances as an Expert Witness	\$1600 per day (Minimum half day charge of \$800)

ADDITIONAL CHARGES

Travel Time is billed in accordance with the above schedule, to a maximum of 8 hours per day.

Charges for special outside services, equipment, and facilities not furnished directly by Weber, Hayes and Associates will be billed at cost plus 15 percent. Such charges may include, but are not limited to, the following services:

Printing and reproduction	Special permits, fees, etc.
Rental of field equipment	Travel expenses
Subcontractors	Meals and lodging per diem
Rental & operation of drilling or excavation equipment	Shipping Costs
Rental or Purchase of Remediation Equipment	

*Weber, Hayes and Associates rates are effective as of June 2015

Thank you for the opportunity to serve you.

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