



MEMORANDUM
FACILITIES MANAGEMENT
CAPITAL IMPROVEMENTS DIVISION
County of Placer

TO: Honorable Board of Supervisors **DATE:** June 10, 2025
FROM: Steve Newsom, Director of Facilities Management
BY: Paul Breckenridge, Deputy Director
SUBJECT: Former Lincoln Gun Ranges Remediation | Approve Plans and Specifications,
Authorization to Bid and Award, Approve Contract and Budget Amendments

ACTIONS REQUESTED

1. Approve Plans and Specifications for the Former Lincoln Gun Ranges Remediation Project, and authorize the Director of Facilities Management, or designee, to advertise for bids.
2. Authorize the Director of Facilities Management, or designee, to award and execute a construction contract to the lowest responsible and responsive bidder for the Former Lincoln Gun Ranges Remediation Project, for an amount not to exceed \$3,747,000, subject to County Counsel and Risk Management concurrence.
3. Authorize the Director of Facilities Management, or designee, to execute any necessary change orders in an amount not to exceed \$199,850, consistent with the County Purchasing Policy and Section 20142 of the Public Contract Code.
4. Approve and authorize the Director of Facilities Management, or designee, to execute the Second Amendment to Consultant Services Agreement CN028264 with Provost & Pritchard Consulting Group to increase the contract amount by \$297,824 for a total amount not to exceed \$447,899, for environmental engineering services, subject to County Counsel and Risk Management concurrence.
5. Approve a FY 2024-25 Budget Amendment #AM-01168 for Facilities Capital Projects in the amount of \$4,339,134, offset by a contribution from the General Fund; and for General Fund Contribution to Facilities and Infrastructure in the amount of \$4,339,134 and cancel General Fund Capital Reserves in the amount of \$4,339,134.
6. Determine that the requested actions are each exempt from the California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15308 and 15304.

BACKGROUND

The County of Placer (County) acquired the 46-acre former Lincoln Missile Site (Property) from the federal government in 1968. Prior to the Property transfer, the federal government decommissioned the Property. The County later constructed and operated a gun range and a skeet range on the Property (Gun Ranges). The Gun Ranges have been closed since 1999, but the firing line and earthen berm, acting as a bullet trap, along with the firing area of the skeet range are still present at the site. Bullets, lead shot, and clay pigeon debris are present in the soil and need to be remediated. The California Regional Water Quality Control Board (RWQCB) is the lead regulatory agency overseeing the assessment and remediation of the Gun Ranges.

As a first step in remedying the soil contamination, the County of Placer Board of Supervisors (Board) on March 21, 2017, approved a Consultant Services Agreement, not to exceed \$95,975, with Provost & Prichard Consulting Group (P&P) to conduct additional site investigation and to revise and update a lead remediation plan for the Gun Ranges.

P&P performed additional site evaluation and prepared a Remedial Investigation – Feasibility Study (RI-FS) dated December 3, 2021. The RI-FS presented four primary remediation alternatives including cleanup of soil to commercial (320 mg/kg lead) or residential (80 mg/kg lead) standards, and consolidation and containment of the soil on site or off-site landfill disposal. After reviewing the 2021 RI-FS, the RWQCB requested the submission of a Remedial Action Plan presenting the details and additional design of the selected remediation alternative.

On November 8, 2022, the Board approved potential remediation of the Gun Ranges to residential clean-up standards (80 mg/kg for lead in soil) and the off-site disposal at a Class I landfill or a Class II landfill depending on the levels present in the excavated and treated soil. This remediation alternative would increase the value of the County's 46-acre property, provide more flexibility for future use of the property; and reduce future risk associated with the Gun Ranges. P&P submitted, on behalf of the County, a Final Remedial Action Plan dated December 20, 2022, to the RWQCB for review and approval. The RWQCB approved the proposed remedial alternative in a Remedial Action Plan Concurrence letter dated June 9, 2023.

On November 28, 2023, the Board authorized a First Amendment to P&P's Consultant Services Agreement to prepare a remediation work plan and technical specifications for bid solicitation of a remediation contractor. P&P submitted, on behalf of the County, a Soil Remediation Work Plan dated November 7, 2024, to the RWQCB for review and approval as a follow-up to the Final Remedial Action Plan. The RWQCB provided review comments in a letter dated December 17, 2024. P&P submitted, on behalf of the County, a Work Plan Addendum dated February 7, 2025, to the RWQCB addressing their review comments and the RWQCB conditionally approved it on February 24, 2025.

The soil remediation work defined in the Work Plan primarily consists of excavation of soils at the project site, screen and collect lead shot for recycling, stockpile segregation and management, soil treatment, transportation of Class I and Class II excavated material as confirmed by engineer and backfill and rough grading of the site.

Working with the Procurement Services Division, the Department of Facilities Management will issue a bid solicitation for the soil remediation work and award to the lowest responsive and responsible bidder. The Director of Facilities Management, or designee, will execute a construction contract for an amount not to exceed \$3,747,000 upon review and approval by County Counsel and Risk Management. Solicitation for bids will include a county-controlled contingency of \$625,000 to address potential unforeseen conditions.

The Second Amendment to P&P's Consultant Services Agreement allows for needed on-site environmental engineering services throughout the remediation work. This next phase of the

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P&P scope will include full-time observation and monitoring services during soil excavation and screening, lead shot and bullet collection, soil treatment, and soil loading for disposal.

The remediation work is anticipated to start in the late Summer of 2025 and be completed by Fall 2025.

ENVIRONMENTAL IMPACT

The remediation project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15308 as it constitutes an action by the County for the protection of the environment. The project further includes procedures and processes for environmental protection during project implementation. On a separate and independent basis, the remediation project is also exempt from environmental review pursuant to CEQA Guidelines Section 15304 as it constitutes a minor alteration to land and does not involve removal of healthy, mature, and/or scenic trees.

FISCAL IMPACT

The total estimated, potential project cost of the Lincoln Soil Remediation Project (Project) is \$5,099,850. As a multi-year project, some expenses for the Project have already been incurred in the prior and current fiscal years, offset by a previous \$660,000 General Fund contribution and miscellaneous revenue of \$100,716. To fund the remaining project costs including the construction and the consultant services contracts, a Budget Amendment #AM-01168 to increase appropriations by \$4,339,134 in Facilities Capital Projects, offset by a contribution from the General Fund of \$4,339,134 is included for your consideration and approval. To facilitate this transfer, the Budget Amendment also provides for an increase in General Fund Contribution to Facilities and Infrastructure in the amount of \$4,339,134 with a corresponding cancellation of General Fund Capital Reserves. The additional impact for the Project to the General Fund including the county-controlled contingency and change order amount is \$4,339,134.

ATTACHMENTS

Attachment A – Second Amendment to Consultant Services Agreement

On File with Clerk of the Board for review –

- Consultant Services Agreement
- First Amendment to Consultant Services Agreement
- Remedial Investigation – Feasibility Study
- Final Remedial Action Plan
- CVRWQCB Remedial Final Action Concurrence Letter
- Soil Remediation Work Plan
- CVRWQCB Soil Remediation Work Plan Review Letter
- Soil Remediation Work Plan Addendum
- CVRWQCB Soil Remediation Work Plan Addendum
- Plans and Specifications

CONTRACT NO.: CN028264

**SECOND AMENDMENT TO CONSULTANT SERVICES AGREEMENT
WITH PROVOST & PRITCHARD CONSULTING GROUP**

THIS SECOND AMENDMENT is made and entered into on _____, by and between the County of Placer, hereinafter referred to as ("County"), a political subdivision of the State of California, and Provost & Pritchard Consulting Group hereinafter referred to as ("Consultant"), a California Corporation.

W I T N E S E T H:

WHEREAS, Consultant was selected from Procurement Services Request for Proposal No. 10574 to perform engineering consulting services for the additional assessment of remediation alternatives for the closed gun ranges at the former Titan 1-A Missile Facility at 351 Oak Tree Lane in Lincoln California; and

WHEREAS, on the April 12, 2017, County and Consultant entered into a Consultant Services Agreement whereby Consultant agreed to provide site investigation and remediation plan preparation for the closed gun ranges; and

WHEREAS, Consultant performed additional site investigation and prepared a Final Remedial Action Plan dated December 2022, which was approved by the Central Valley Regional Water Quality Control Board on June 9, 2023; and

WHEREAS, on November 30, 2023, the COUNTY and CONSULTANT, executed the First Amendment for Consultant to provide additional services to assist the County with remediation cost estimating and selecting a remediation contractor through a request for proposal process and

WHEREAS, Consultant prepared a Soil Remediation Work Plan dated November 7, 2024, and a Soil Remediation Work Plan Addendum dated February 7, 2025, which was conditionally approved by the Central Valley Regional Water Quality Control Board on February 24, 2025, and prepared technical specifications and Stormwater Pollution Prevention Plan, and

WHEREAS, Request for Proposal No. 10574 provided for Consultant to provide additional services to assist with the bidding process and provide project management services during the remediation process.

NOW, THEREFORE, it is hereby agreed by the parties that the Agreement is amended as follows:

1. **Section 1. Services:** Section 1 shall be replaced in its entirety with: "Subject to the terms and conditions set forth in this Agreement, Consultant shall provide the services described in Exhibit A and Exhibit A-1 Amended Scope of Services – First Amendment and Exhibit A-2 Amended Scope of Services – Second Amendment in the manner therein specified."
2. **Section 2. Payment:** Section 2 shall be amended to add the following paragraph: "County shall pay Consultant for services rendered pursuant to Exhibit A-2 at the time and in the amounts set forth in Exhibit B-2. Consultant shall submit all billings for said services to County in the manner specified in Exhibit B-3. The total amount payable for all services provided under 2025 Amended Scope of Services, shall not exceed Two Hundred Ninety-

Seven Thousand Eight Hundred Twenty-Four and no/100 Dollars (\$297,824.00). The proposed consulting services are not to exceed Two Hundred Fifty-Eight Thousand Nine Hundred Seventy-Seven and no/100 Dollars (\$258,977.00). Additional tasks may be developed for additional services not to exceed Thirty-Eight Thousand Eight Hundred Forty-Seven and 00/100 Dollars (\$38,847.00), only if requested and authorized in writing by County.

3. **Exhibit A “SCOPE OF SERVICES”:** Exhibit A shall be amended to include “Exhibit A-2 Amended Scope of Services – Second Amendment”.
4. **Exhibit B “PAYMENT FOR SERVICES RENDERED”:** Exhibit B shall be amended to include “Exhibit B-2 “Amended Payment for Services Rendered – Second Amendment”.
5. All other terms and conditions in the Agreement shall remain unchanged and in full force and effect.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment the day and year first above written.

CONSULTANT: Provost & Pritchard Consulting Group, a California Corporation

By: _____ Date: _____
Ronald Samuelian, President
Provost & Pritchard Consulting Group

By: _____ Date: _____
Donald Ikemiya, Secretary
Provost & Pritchard Consulting Group

COUNTY: County of Placer, a political subdivision of the State of California

By: _____ Date: _____
Steve Newsom, Director
Department of Facilities Management

Approved as to Form:

By: _____
Placer County Counsel

ATTACHMENTS:

Exhibit A-2: Amended Scope of Services – Second Amendment
Exhibit B-2: Amended Payment for Services Rendered – Second Amendment
Exhibit B-3: Payment Schedule

EXHIBIT A-2
AMENDED SCOPE OF SERVICE – SECOND AMENDMENT

Consultant to provide environmental engineering services for site remediation at the former Lincoln Gun Ranges. The scope of work and tasks were developed by the Consultant and include full-time observation and monitoring services during soil excavation and screening, lead shot and bullet collection, soil treatment, and soil loading for disposal, and were presented in a proposal dated March 14, 2025.

Tasks:

- Assist County during Bidding and Prepare H&SP and CAMP
Consultant to attend Pre-bid meeting and assist County in responding to bidder questions. Prepare Health and Safety oversight and environmental monitoring prior to and during remediation activities.
- Project Management
Provide scheduling and oversight of the remediation activities, including project management and schedule for services during the implementation of the remedial action. Meet with County as necessary to coordinate the implementation and completion of the selected remediation. Provide regulatory coordination of the remediation activities and schedule.
- Delineate Work Areas and Exclusion Zones
- Prep, Mobilization / Demobilization
- Soil Processing – Excavate, Screen, & Treat
- Transport Hazardous Materials to Class I
- Transport Non-Hazardous Materials to Class II (Ostrom Rd)
- Characterization / Verification Testing
Consultant to provide confirmation field sampling, laboratory analysis and assessment of results. Provide direction to the remediation contractor based on the results of the confirmation sampling.
- Dispose Investigative Derived Wastes (IDW)
- Closure Reporting
Preparation of the Final Remediation Report for Regional Water Quality Control Board (RWQCB) approval. Consultant shall prepare a draft for County review and address County comments. Consultant shall address RWQCB comments, and finalize the Remediation Report.

The Consultant shall be guided by the Soil Remediation Work Plan dated November 7, 2024 and Soil Remediation Work Plan Addendum dated February 7, 2025 as conditionally approved by the Central Valley Regional Water Quality Control Board on February 24, 2025.

EXHIBIT B-2
AMENDED PAYMENT FOR SERVICES RENDERED – SECOND AMENDMENT

Payment to Consultant shall be made by the County on an hourly basis in accordance with the fee schedule attached hereto as Exhibit B-3.

Consultant shall submit invoices monthly for work performed. Such invoices shall describe in detail the work and work hours performed, the person(s) performing the work, his/her hourly rate, and the expenses for which reimbursement is claimed. The invoices shall also include a spreadsheet that shows task budgets, charges by task for the current invoice, cumulative charges to date by task, and percent of budget remaining by task. Hourly time shall be stated in increments of no less than one-quarter (1/4) of an hour.

Provided the work has been satisfactorily performed, County shall pay invoices within thirty (30) days after approval of the invoice. Consultant shall provide such additional information as the County may request to verify any of the amounts claimed for payment in any invoice.

This Amendment allows for Additional Services subject to the prior written approval from the Placer County Director of Facilities Management. Additional Services could also include scope of work tasks to be developed up to a maximum amount of Thirty-Eight Thousand Eight Hundred Forty-Seven and 00/100 Dollars (\$38,847.00). The Additional Services will be subject to the hourly rate and fee schedule included in Exhibit B-3.

In no event shall the total cost of services provided under this Amendment exceed Two Hundred Ninety-Seven Thousand Eight Hundred Twenty-Four and no/100 Dollars (\$297,824.00). Total cost of the Agreement, including this Amendment is Four Hundred Forty-Seven Thousand Eight Hundred and Ninety-Nine and no/Dollars (\$447,899.00).

EXHIBIT B-3 PAYMENT SCHEDULE

Although specific tasks are outlined below in the fee estimate, Consultant's scope of work will be billed under one phase of work: Remediation Observation and Reporting.

PROJECT FEE & SCHEDULE

TASK	HOURS	LABOR BUDGET	IN HOUSE BUDGET	LAB BUDGET	TOTAL
Project Management	130.00	\$ 28,740.00			\$ 28,740.00
Delineate Work Areas and Exclusion Zones	62.00	\$ 12,098.00	\$ 797.00		\$ 12,895.00
Bidding, H&SP, CAMP Preparation	82.00	\$ 18,704.00			\$ 18,704.00
Prep, Mobilization/Demobilization	108.00	\$ 21,713.00	\$ 1,395.00		\$ 23,108.00
Soil Processing- Excavate, Screen, & Treat	180.00	\$ 32,370.00	\$ 32,069.75		\$ 64,439.75
Transport Haz to Class I	14.00	\$ 3,224.00			\$ 3,224.00
Transport Non-Haz to Class II (Ostrom Rd)	14.00	\$ 3,224.00			\$ 3,224.00
Characterization/Verification Testing	120.00	\$ 23,578.00	\$ 6,670.00	\$ 52,658.50	\$ 82,906.50
Disposal to Class I	0.00				\$ -
Disposal to Class II	0.00				\$ -
Dispose IDW	16.00	\$ 2,880.00	\$ 521.00	\$ 1,224.75	\$ 4,625.75
Closure Reporting	88.00	\$ 17,110.00			\$ 17,110.00
PHASE TOTAL	814.00	\$ 163,641.00	\$ 41,452.75	\$ 53,883.25	\$ 258,977.00

ADDITIONAL SERVICES:

- Tasks to be developed if approved by County \$38,847.00

**EXHIBIT B-3
PAYMENT SCHEDULE**

CONSULTANT FEE SCHEDULE

<u>ENGINEERING STAFF:</u>	<u>HOURLY RATE</u>
• Assistant Engineer	\$133.00
• Associate Engineer	\$156.00
• Senior Engineer	\$195.00
• Principal Engineer	\$248.00
 <u>SPECIALISTS:</u>	
• Assistant Specialist	\$120.00
• Associate Specialist	\$155.00
• Senior Environmental Specialist	\$215.00
• Principal Environmental Specialist	\$270.00
• GIS Specialist	\$175.00
• Associate Geologist/Hydrogeologists	\$170.00
• Senior Geologist/Hydrogeologist	\$210.00
• Water Resources Specialist	\$170.00
 <u>PLANNING STAFF:</u>	
• Assistant Planner/CEQA-NEPA Specialist	\$110.00
• Associate Planner/CEQA-NEPA Specialist	\$138.00
• Senior Planner/CEQA-NEPA Specialist	\$173.00
• Principal Planner/CEQA-NEPA Specialist	\$206.00
 <u>TECHNICAL STAFF:</u>	
• Assistant Technician	\$97.00
• Associate Technician	\$125.00
• Senior Technician	\$158.00
 <u>CONSTRUCTION SERVICES:</u>	
• Associate Construction Manager	\$145.00
• Senior Construction Manager	\$176.00
• Principal Construction Manager	\$215.00
• Construction Manager Prevailing Wage	\$180.00
 <u>SUPPORT STAFF:</u>	
• Administrative Assistant	\$90.00
• Project Administrator	\$108.00
• Senior Project Administrator	\$200.00
• Intern	\$80.00

**EXHIBIT B-3
PAYMENT SCHEDULE**

CONSULTANT FEE SCHEDULE

SURVEYING SERVICES:

• LSIT Surveyor	\$130.00
• Licensed Surveyor	\$190.00
• 1 Man Survey Crew	\$200.00
• 2 Man Survey Crew	\$285.00
• 2 Man Survey Crew including LS	\$295.00

(Field Work not including survey equipment billed at individual standard rate plus vehicle as appropriate)

EXPERT WITNESS:

As quoted.

TRAVEL TIME: (for greater than 1 hour
from employee's base office)

\$80/hr (unless the
individual's rate is less)

PROJECT COSTS:

- Mileage IRS Value + 15%
- Outside Consultants Cost + 15%
- Direct Costs Cost + 15%

