



# ERM

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Mary Lou Helix  
S&D Leasing  
1102 Northridge Court  
Concord, CA 94518

Scott Selken  
Union Pacific Railroad Company  
14 Douglas Street STOP 1030  
Omaha, NE 68179

Maureen Toms  
Contra Costa County  
Department of Conservation and Development  
30 Muir Road  
Martinez, CA 94553

**DATE**  
04 September 2024

**SUBJECT**  
Work Authorization for Additional Source  
Area Soil Remediation Planning 2024

**REFERENCE**  
712484

Dear M. Helix, S. Selken, and M. Toms:

Environmental Resources Management, Inc. (ERM) has prepared this Work Authorization Request for additional environmental services at the Hookston Station site in Pleasant Hill, California (site). ERM's previous work at this site has been performed on behalf of the Hookston Parties, which consist of Union Pacific Railroad Company (UPRR); Mary Lou Helix, Karen Hook, Debbie Hook, and Blake Pucell (together S&D Leasing); and Contra Costa County. The site is currently regulated under Regional Water Quality Control Board (RWQCB) Order No. R2-2023-0015, dated 29 September 2023 (Order). This Work Authorization has been issued under the existing Consulting Services Agreement between ERM and the Hookston Parties, dated 14 December 2021.

This proposed scope of work includes items to satisfy Task 1b of the Order, which includes the execution of remedial actions outlined in the *Revised Feasibility Study/Remedial Design and Implementation Plan*, dated 28 December 2023. Additional Tasks listed in the Order will be included in separate Work Authorization requests.

This Work Authorization describes Source Area Soil Remediation Request for Proposal (RFP) Preparations to be performed by ERM. The following sections provide a rationale for the proposed work, a brief description of the scope of work, and a cost estimate for performing the task outlined above.



## 1. SCOPE

The following scope of work will be completed for compliance with Task 1b of the Order. ERM will prepare a description of the scope of work and contracting documents to prepare a subcontractor bid package for the design and implementation of the source area soil remedial strategy presented in ERM's *Revised Feasibility Study Addendum / Remedial Design and Implementation Plan*, dated 28 December 2023 (Revised FS/RDIP). RWQCB approval of the Revised FS/RDIP was issued on 5 June 2024. ERM will approach trusted subcontractors that we have built working relationships with who are pre-approved and vetted through ERM's subcontractor management platform (Avetta). Currently, we anticipate issuing the RFP to Eleven Engineering Inc.; American Integrated Services, Inc.; and Innovative Construction Solutions, Inc.

The bid package will follow a design/build project delivery approach, in which the solicited subcontractors will provide both engineering design and project execution services. This allows for a streamlined approach to our collaboration, communication, and coordination process with the subcontractor selected through the bidding process. A copy of Baseline Designs Inc.'s (Baseline) structural analysis dated 21 June 2024 will be provided to the subcontractors as reference for their bid response. The specifications in the bid package will include detailed scopes of work, performance and payment requirements, as well as the technical requirements for project delivery.

Bid packages will be prepared for the following general scopes of work to secure cost estimates for implementation. As part of the permitting process to perform the source area soil excavation remedial work, ERM recognizes that additional work scopes may be requested by the City of Pleasant Hill to address current building code deficiencies for the warehouse structure, above the proposed soil excavation location. These scopes will be separated out on the bid form as non-remediation scopes of work.

### Remediation Scopes

- Pre-field planning, permitting, utility location and removal (as needed to allow for excavation), and mobilization/demobilization of equipment and temporary facilities
- Performance of pre-excavation geotechnical soil sampling for the purpose of excavation shoring design
- Selective demolition of building features (e.g., existing concrete slab, demising walls, mezzanines, office spaces inside of the units, auto lifts, etc.) and transportation and disposal of demolition debris
- Installation of any temporary shoring requirements for building structural stability during soil excavation (e.g., as identified in Baseline's analysis dated 21 June 2024; however, contractors will have the opportunity to propose alternative approaches to the conceptual shoring concepts presented by Baseline as part of the design process)

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- Conducting soil excavation and associated waste characterization, landfill profiling, loading, transportation, and disposal of soil
- Replacement of existing utilities that required temporary removal to complete the soil excavation
- Design and installation of the vapor intrusion mitigation system components (e.g., venting stone, conveyance piping, vapor barrier, concrete slab, and passive vent risers)
- Restoration of the building features that were removed to allow for soil excavation (e.g., office space, bathrooms, demising walls, concrete slab, columns)

#### Non-Remediation Scopes

- Repair or replacement of the existing lateral force resisting system (trusses) to satisfy California Building Code requirements, City of Pleasant Hill, or Contra Costa County requirements, if necessary
- Increased member sizes for any existing beams or columns (or an increased number of beams or columns) to satisfy California Building Code, City of Pleasant Hill, or Contra Costa County requirements, if necessary
- Installation of piers, footings, or other vertical support structures that do not currently exist but are required to satisfy California Building Code requirements, City of Pleasant Hill, or Contra Costa County requirements, if necessary
- Installation of new utilities or upgrades to other electrical, mechanical, heating/cooling, or plumbing systems that do not meet current California Building Code, California Mechanical Code, California Plumbing Code, or National Electrical Code requirements, if necessary
- Replacement of the existing business specific features (e.g. mezzanines, staircases, paint booth) and/or other interior structures within the units
- Any other structural improvements or modifications to the building required to satisfy California Building Code, City of Pleasant Hill, Contra Costa County, or Americans with Disability Act requirements, as necessary

The solicited bids will be summarized and submitted to the Hookston Parties as a table of comparable information for review and selection.

ERM will complete one site walk with the invited contractors for the scope of work and will take a lead role in receiving questions from the contractors following the bid walk.

ERM will review the bids for cost, completeness, and methods/technical approach proposed by the potential subcontractors. ERM will rank the bids for each of these evaluation categories and will provide a recommendation to the Hookston Parties.



## 2. SCHEDULE

ERM is prepared to start the scope of work outlined above immediately upon approval of this Work Authorization by the Hookston Parties. After Work Authorization approval, ERM proposes the following schedule:

- Preparation of RFP and submission to ERM-approved subcontractors – 2 weeks
- Subcontractor bid preparation (including attending a site visit, submitting questions to ERM, and completing final bid) – 2 weeks
- ERM review of subcontractor bids and submission of analysis to Hookston Parties – 2 weeks

## 3. ESTIMATED PROBABLE COST

The estimated probable cost to perform the proposed scope of work is \$18,466, as summarized in the table included as [Attachment A](#). This budget is being proposed on a time-and-materials basis of hourly charges for ERM personnel, plus direct expenses. Only those costs incurred will be charged and will not exceed the estimated cost without prior approval by the Hookston Parties. The estimated cost is an estimated maximum, which we fully expect will cover the services described herein, but no guarantee is made or implied.

## 4. TERMS AND CONDITIONS

ERM proposes to perform this scope of work in accordance with the Consulting Services Agreement between the Hookston Parties and ERM dated 14 December 2021 ("Contract"; attached by reference).

## 5. ORDER OF PRECEDENCE

Unless otherwise agreed in the Contract referenced above (in which case the order of precedence of the Contract shall control), this proposal, attachments, and exhibits hereto, including the Contract's terms and conditions and all referenced documents, constitute the entire agreement between the parties with respect to the matters herein, and integrate, merge, and supersede all prior negotiations, representations, or agreements relating thereto, whether written or oral, except to the extent they are expressly incorporated herein. These provisions and the accompanying documents shall be construed and interpreted consistently. Unless otherwise stated elsewhere in this proposal, any conflicts in this proposal and the accompanying documents shall be resolved in accordance with the following, in order of precedence.

1. The fully executed proposal referencing the terms and conditions of the Consulting Services Agreement between the Hookston Parties and ERM dated 14 December 2021 and its fully executed amendments.
2. Any subsequent purchase orders / work authorizations issued.



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## 6. AUTHORIZATION

If this proposal is acceptable, please have a duly authorized representative of your organization sign in the space provided below and return a copy to ERM for our files.

The above-referenced offer is valid for 90 days, contingent upon your acceptance of the proposed terms and conditions. Any counteroffers must be transparent, fully negotiated, and agreed upon by both parties prior to ERM rendering any services.



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**Environmental Resources  
Management, Inc.**

DocuSigned by:  
*Brian Bjorklund*  
Signature

Brian Bjorklund  
Name

Partner  
Title

Sep 4, 2024 | 16:03 EDT  
Date

**CLIENT:**

UPRR Representative

DocuSigned by:  
*Scott Selken*  
Signature

SCOTT SELKEN  
Name

Senior Manager Site Remediation  
Title

Sep 6, 2024 | 14:10 PDT  
Date

Contra Costa County Representative

Signed by:  
*Maureen Toms*  
Signature

Maureen Toms  
Name

Deputy Director  
Title

Sep 10, 2024 | 17:39 EDT  
Date

S&D Leasing Representative

DocuSigned by:  
*Marilu Elliott*  
Signature

Marilu Elliott  
Name

Property Manager  
Title

Sep 30, 2024 | 16:41 PDT  
Date



ATTACHMENT A EPC SUMMARY TABLE AND ERM  
2024 LABOR RATES





## 2024 Labor Rates Table Hookston Station Site, Pleasant Hill, California

ERM Labor Categories	Hourly Rate
1.1 - Principal Consultant	\$215
1.2 - Program Director	\$198
1.3 - Senior Consultant	\$182
1.4 - Lead Consultant	\$155
1.5 - Project Manager	\$135
1.6 Staff Engineer/Scientist	\$135
1.7 - Senior Field Technician	\$129
1.8 - Field Technician	\$106
1.9 - Project Coordinator	\$69
1.10 - Administrative Support	\$69