



AGENDA

REGULAR MEETING OF THE CARSON RECLAMATION AUTHORITY

“In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk’s office at 310-952-1720 at least 48 hours prior to the meeting.” (Government Code Section 54954.2)

CALL TO ORDER: CARSON RECLAMATION AUTHORITY

ROLL CALL:

CLOSED SESSION: (None)

ORAL COMMUNICATIONS – CLOSED SESSION ITEMS ONLY

ANNOUNCEMENT OF CLOSED SESSION ITEMS

RECESS INTO CLOSED SESSION

RECONVENE: OPEN SESSION

REPORT ON CLOSED SESSION ACTIONS

ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA- MEMBERS OF THE PUBLIC (LIMITED TO ONE HOUR)

The public may address the members of the Carson Reclamation Authority on any matters within the jurisdiction of the Carson Reclamation Authority or on any items on the agenda of the Carson Reclamation Authority, other than closed session matters, prior to any action taken on the agenda. Speakers are limited to no more than three minutes, speaking once. Oral communications will be limited to one(1) hour unless extended by order of the Chair with the approval of the Authority Board.

APPROVAL OF MINUTES: (None)

CONSENT (Item 1)

These items are considered to be routine items of AUTHORITY business and have, therefore, been placed on the CONSENT CALENDAR. If AUTHORITY wishes to discuss any item or items, then such item or items should be removed from the CONSENT CALENDAR. For items remaining on the CONSENT CALENDAR, a single motion to ADOPT the recommended action is in order.

Item No. 1. APPROVAL OF ADDITIONAL CHANGE ORDER REQUESTS AND INVOICES FROM TETRA TECH BY THE CARSON RECLAMATION AUTHORITY PURSUANT TO THE TERMS OF A SETTLEMENT AGREEMENT BETWEEN THE SUCCESSOR AGENCY, CARSON MARKETPLACE LLC, THE CITY AND THE CARSON RECLAMATION AUTHORITY

Recommendation: APPROVE the invoices listed below, which have been reviewed and approved by the project manager and the environmental consultant.

APPROVE Change Order Requests 213 and 214.

SPECIAL ORDERS OF THE DAY (None)

Public testimony is restricted to three minutes per speaker, speaking once (excepting applicants who are afforded a right of rebuttal, if desired), unless extended by order of the Chair with the approval of the Authority.

DISCUSSION (Item 2)

Item No. 2. APPROVAL OF INVOICES FROM SHERWOOD EQUITY GROUP, LLC D/B/A SEG ADVISORS IN THE AMOUNT OF \$60,000 FOR PROJECT MANAGEMENT SERVICES FOR JUNE, JULY AND AUGUST

Recommendation: APPROVE Invoices SEG-2015-00017, 00018, and 00019 in the total amount of \$60,000

ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA - MEMBERS OF THE PUBLIC

The public may at this time address the members of the Carson Reclamation Authority on any matters within the jurisdiction of the Carson Reclamation Authority. No action may be taken on non-agendized items except as authorized by law. Speakers are requested to limit their comments to no more than three minutes each, speaking once.

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

ANNOUNCEMENT OF UNFINISHED OR CONTINUED CLOSED SESSION ITEMS (AS NECESSARY)

RECESS TO CLOSED SESSION

RECONVENE TO OPEN SESSION

ADJOURNMENT



File #: 2015-664, Version: 1

Report to Carson Reclamation Authority

Tuesday, September 01, 2015

Consent

SUBJECT:

APPROVAL OF ADDITIONAL CHANGE ORDER REQUESTS AND INVOICES FROM TETRA TECH BY THE CARSON RECLAMATION AUTHORITY PURSUANT TO THE TERMS OF A SETTLEMENT AGREEMENT BETWEEN THE SUCCESSOR AGENCY, CARSON MARKETPLACE LLC, THE CITY AND THE CARSON RECLAMATION AUTHORITY

I. SUMMARY

On May 5, 2015 the Successor Agency, the Carson Reclamation Authority (“CRA”), the City and Carson Marketplace LLC approved a settlement agreement to avoid delays and disputes regarding the remediation, disposition and future development of the former Boulevards at South Bay project. The settlement agreement included an updated financial plan which provided for a \$50.5 million bond issue to fund remediation and infrastructure on the 157-acre site. At the May 5th meeting the CRA also took title the site for the purposes of completing the remediation. The CRA is responsible for remediation expense up to \$80.5 million, which is the amount of the redevelopment funding available. Some \$30 million is on hand in a trust account and the new bond issue of \$50.5 million provides the balance of the remediation funds. The bonds closed on August 20, 2015.

The CRA Board has taken a number of actions to move the project forward and to create systems that allow the review and approval of the work undertaken by the remediation contractor, Tetra Tech, in a fair but transparent manner. City staff and CRA staff continue to work with Tetra Tech on budget issues for the next six month period and now established a review and approval process for the payment of the invoices. These items are the first invoices recommended for approval.

II. RECOMMENDATION

APPROVE the invoices listed below, which have been reviewed and approved by the project manager and the environmental consultant. APPROVE Change Order Requests 213 and 214.

III. ALTERNATIVES

TAKE another action the Reclamation Authority deems appropriate.

IV. BACKGROUND

On July 7, the Board approved Change Orders 200, 207 and 208 at 85% of the requested amount, which allowed Tetra Tech to begin work on the various items, while allowing time for the environmental consultant to work with Tetra Tech and the CRA staff to review and refine the work program for these items. On August 4, 2015, Change Orders 201, 202, 203, 204, 205, 206, 209, 211 and 212 were approved at a percent of the requested amount. Change Order Request 210 was an insurance reimbursement and was approved at 100% of the requested amount. These actions allowed Tetra Tech to continue to work on the various items, while allowing additional time for the environmental consultant to work with Tetra Tech and the CRA staff to review and refine the work program for these items.

CRA staff has performed the initial review of the invoices, with assistance from the CRA's environmental consultants, SCS Engineers, to assist in the review of the invoices for areas of cost savings. The invoices were then sent on to the City staff for review and scheduling for the CRA board approval.

The review was done in three batches. The table is listed in the order of the approved invoices. The COR number corresponds to the previously approved Change Order Request, described above. The recommended approval amount was based on a specific invoice presented for payment, described by the invoice number shown in the table.

Based on the review of the submitted invoices per the Change Order Requests, the following are recommended for approval:

	COR #	Description	Recommended Invoice Approval Amount	Invoice Number
1	200	Project Management	\$35,323.78	50937328
2	201	Perimeter Monitoring	\$16,417.14	50937543
3	82	LFG system startup plan in A3, A5	\$253.74	50937301
4	83	Redesign LFG system in A3, A5	\$2,029.84	50937320
5	203	Site security & site maintenance	\$12,313.20	50937663
6	204	Watering the prescriptive cover	\$4,275.84	50937667
7	209	SWPPP for 12 months	\$7,867.25	50937670
		Total Tetra Tech Items 1-7	\$78,480.79	

The second series of billings reviewed were:

	COR #	Description	Recommended Invoice Approval Amount	Invoice Number
8	200	Project Management	\$77,439.19	50940756
9	201	Perimeter Monitoring	\$36,571.90	50940577
10	203	Site security & site maintenance	\$36,780.12	50940579
11	204	Watering the prescriptive cover	\$9,189.63	50940580
12	209	SWPPP for 12 months	\$16,609.45	50940585
13	202	Vector control	\$10,372.56	50940578
14	206	Quarterly soil gas monitoring	\$10,173.37	50940583
15	82	LFG system startup plan in A3, A5	9,297.75	50940559
16	83	Redesign LFG system in A3, A5	\$36,019.97	50940562
17	208	Construction management of LFGES	\$682.53	50940584
		Total Tetra Tech Items 8-17	\$243,136.47	

The third series of billings reviewed were:

COR #	Description	Recommended Invoice Approval Amount	Invoice Number
18	200	Project Management	\$65,197.55
19	207	Waterproof vaults & close liner windows	\$8,936.57
20	83	Redesign LFG system in A3, A5	\$5,531.90
21	208	Construction management of LFGES	\$18,491.33
22	203	Site security & site maintenance	\$65,588.27
23	209	SWPPP for 12 months	\$35,124.32

24	204	Watering the prescriptive cover	\$14,739.45	50947837
25	206	Quarterly soil gas monitoring	\$1,408.07	50947838
26	201	Perimeter Monitoring	\$36,155.93	50948036
27	202	Vector control	\$2,888.20	50948046
28	210	Insurance Claim Deductible Reimbursement	\$10,000.57	50948214
		Total Tetra Tech Items 18-28	\$264,062.16	

In addition, the approval process has moved along so that a couple of additional Change Order Requests can be approved. These invoices will be presented when the work is complete. These changes include:

	COR #	Description	Recommended Invoice Approval Amount	Percent of COR Approved
	213	Reclaimed Water for Dust Control	\$21,477.00	100%
	214	Developer Request for AIG Coverage	\$20,000.00	100%
		Totals of 213 and 214	\$41,477.00	

		Series	Recommended Invoice Approval Amount
		Total Tetra Tech Items 1-7	\$78,480.79
		Total Tetra Tech Items 8-17	\$243,136.47
		Total Tetra Tech Items 18-28	\$264,062.16
		Total Payment Authorized	\$585,679.42

V. FISCAL IMPACT

These amounts were budgeted in the CRA budget and are the first payments authorized by the CRA. These invoices are for expenditures approved by the CRA Board on July 7

and August 4. The initial funding for the Tetra Tech costs is from a deposit made by the other parties in the transaction.

VI. EXHIBITS

None.

Prepared by: John S. Raymond, CRA Executive Director



File #: 2015-670, Version: 2

Report to Carson Reclamation Authority

Tuesday, September 01, 2015

Discussion

SUBJECT:

APPROVAL OF INVOICES FROM SHERWOOD EQUITY GROUP, LLC D/B/A SEG ADVISORS IN THE AMOUNT OF \$60,000 FOR PROJECT MANAGEMENT SERVICES FOR JUNE, JULY AND AUGUST

I. SUMMARY

On June 16th, the Board approved a contract with Sherwood Equity Group, LLC d/b/a SEG Advisors (John Gebhardt) as the remediation project manager for the landfill project. The contract was for \$20,000 per month. The primary responsibility was to provide the day-to-day interface with Tetra Tech and coordinate other remediation-related activities.

II. RECOMMENDATION

APPROVE Invoices SEG-2015-00017, 00018, and 00019 in the total amount of \$60,000.

III. ALTERNATIVES

TAKE another action that the Reclamation Authority deems appropriate.

IV. BACKGROUND

The invoices presented are for the months of June, July, and August. The contract is at a flat rate per month. The consultant has participated in all of the Tera Tech meetings and coordinated all of the review and analysis of the Tetra Tech change orders and invoices, as well as coordinated a response on the Cal ReUse grant.

V. FISCAL IMPACT

The total amount of these invoices is \$60,000, to be paid from the CRA funds available.

VI. EXHIBITS

None.

Prepared by: John S. Raymond, CRA Executive Director