



City of Emeryville

CALIFORNIA

MEMORANDUM

DATE: July 1, 2025
TO: LaTanya Bellow, City Manager
FROM: Chadrick Smalley, Community Development Director
SUBJECT: **Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Execute A Professional Services Contract With Weiss Associates For Remedial Design Investigation Of 1245 Powell Street For A Total Amount Not To Exceed \$99,727**

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution authorizing the City Manager to execute an amendment to the professional services contract with Weiss Associates for the environmental assessment of 1245 Powell Street, increasing the contract amount by \$54,103 for a total contract amount not to exceed \$68,103.

BACKGROUND

In July 2023, the City was alerted to the potential availability of the property at 1245 Powell Street (APN 49-1314-001-01) as the property was being marketed for sale. The property is approximately 12,800 square feet in size and improved with two buildings that formerly operated as “Boyd’s Auto Body”. The property is located adjacent to Stanford Avenue Park, between Vallejo Street and Beaudry Street. Because of this adjacency, the property represents a unique opportunity to expand this City Park in the future.

Staff commenced negotiations with the property owner’s representative in summer 2023, which culminated in a Purchase and Sale Agreement executed in March 2024. On September 3, 2024, the City Council adopted Resolution No. 24-110 appropriating \$1,706,000 from the Park Impact Fee Fund (Fund 237) and authorizing acquisition of the property for \$1,700,000. On January 15, 2025, escrow closed on the property transaction, and, on January 31, 2025, the City took possession.

During the City’s due diligence period for the property acquisition, the City commissioned Phase I and Phase II Environmental Site Assessments, as is typical for commercial property transactions. These assessments revealed hydrocarbon contamination of the property’s soils and groundwater, which must be remediated to accommodate the City’s future use of the property as an expansion of Stanford Avenue Park.

DISCUSSION

In March 2024, the City circulated a Request for Qualifications (RFQ) to create a list of pre-qualified vendors for consulting services in various disciplines, including environmental consulting services. Weiss Associates (Weiss) was one of the top scoring four firms selected for the pre-qualified list. The Phase I and Phase I Environmental Site Assessments noted above were conducted by Weiss. Because of Weiss' designation as a pre-qualified firm and their prior experience with the 1245 Powell property, staff invited Weiss to prepare a proposal for completing the Remedial Design Investigation required to clean up the property in compliance with Alameda County Department of Environmental Health (ACDEH) requirements.

Weiss' proposal to complete the Remedial Design Investigation includes preparing a workplan, conducting soil borings, installing sample groundwater monitoring wells and preparing a Corrective Action Plan for submittal to ACDEH. The cost to complete this work is \$99,727.

Once ACDEH approves the Corrective Action Plan, the City will be prepared to request bids for the remediation of the site. The Remedial Design Investigation is a necessary precondition to the City's future use of the property for the expansion of Stanford Avenue Park.

FISCAL IMPACT

As noted above, the proposed contract is not to exceed \$99,727. This amount will be funded by the City's Brownfield Revolving Loan Fund (Fund 247) for Professional Services (Account 80050). The Fiscal Year 2025-2026 Operating Budget includes \$100,000 for Professional Services, and an additional \$600,000 for Brownfield Grant Expenditures. The City currently holds approximately \$1,800,000 (inclusive of the amounts described above) in Brownfield Revolving Loan Funds in the Brownfield EPA Grant Fund that are not committed to any specific project and are available to cover the costs of environmental remediation.

STAFF COMMUNICATION WITH THE PUBLIC

None.

CONCLUSION

Staff recommends the City Council adopt the attached resolution authorizing the City Manager to execute a professional services contract with Weiss Associates for remedial design investigation of 1245 Powell Street for a total contract amount not to exceed \$99,727.

PREPARED BY: Chadrick Smalley, Community Development Director

**APPROVED AND FORWARDED TO THE
CITY COUNCIL OF THE CITY OF EMERYVILLE:**

A handwritten signature in blue ink, appearing to read "LaTanya Bellow", is written over a horizontal line.

LaTanya Bellow, City Manager

ATTACHMENTS

- Draft Resolution, including Exhibit A: Professional Services Contract with Weiss Associates