

4 December 2024

Pedro Jimenez  
Assistant City Manager  
City of Emeryville as Successor Agency to the Emeryville Redevelopment Agency  
1333 Park Avenue  
Emeryville, California 94608

Subject: Proposal for Environmental Consulting Services Associated with South Bayfront -  
Site A for the Period July 2025 to June 2026  
Emeryville, California  
(EKI 990093.00)

Dear Mr. Jimenez:

EKI Environment & Water (EKI or Consultant) is pleased to submit this proposal to the City of Emeryville as Successor Agency to the Emeryville Redevelopment Agency (Successor Agency; Client) for environmental consulting services associated with South Bayfront - Site A in Emeryville, California, (Site A). Funding for annual groundwater monitoring activities conducted at Site A is provided by the Successor Agency pursuant to its recognized obligation payments schedule (ROPS) process administered by the Alameda County Oversight Board and State Department of Finance (DOF) following the dissolution of redevelopment agencies effective on 1 February 2012. The Department of Toxic Substances Control (DTSC) is providing regulatory oversight for Site A. This proposal is for services to be provided during the ROPS period 1 July 2025 through 30 June 2026 (ROPS 25-26).

## **BACKGROUND**

Soil remedial measures implemented at Site A in 2000 included soil excavation. Ongoing annual groundwater monitoring for on-site shallow groundwater and surface water and five-year reviews of the implemented remedy is required at Site A in accordance with the DTSC-approved Environmental Risk Management Plan (RMP).

## **SCOPE OF SERVICES FOR ROPS 25-26**

EKI's proposed scope of services is described below. This proposed scope of work reflects anticipated tasks to be conducted during the ROPS 25-26 period.

### **Task 1 – Conduct Annual Groundwater Monitoring**

The existing Site A groundwater monitoring well network consists of 12 on-site groundwater monitoring wells (ESB1 to ESB11 and MD5A). In addition, water samples are collected from 2 storm drain locations (SD-2 and SD-3) and 3 locations within Temescal Creek (TC-W, TC-M, and TC-E).

This task includes budget for groundwater monitoring on an annual basis in accordance with the DTSC-approved RMP. Specific tasks include: (1) pre- and post- field preparation, (2) water level monitoring, (3) coordinating water level monitoring schedules with Arcadis such that Site A groundwater monitoring level measurements occurs at approximately the same time as South Bayfront - Site B, Myers Drum, and Sherwin Williams wells, (4) purging wells and measuring field parameters, (5) collecting and analyzing water samples for VOCs, arsenic, and/or total sulfide in accordance with the DTSC-approved RMP, (6) conducting traffic control, as needed, and (7) management of investigation derived waste.

### **Task 2 – Prepare Annual Groundwater Monitoring Report**

This task includes budget for preparing one annual groundwater monitoring report. The report will include: (1) background information including Site geology and hydrogeology and a description of the Site A groundwater well network, (2) sampling methods and procedures used during the groundwater monitoring event, (3) a summary of the results of the annual groundwater monitoring event, and (4) conclusions and recommendations. A draft report will be submitted for review by the Successor Agency. After receipt of any comments, a draft report will be submitted to the DTSC for review. After receipt of any comments from DTSC, a final report will be submitted to the DTSC and uploaded to DTSC's Envirostor website.

### **Task 3 – Revise and Finalize Draft Fourth Five-Year Review**

This task includes budget for revising the draft Fourth Five-Year Review (Draft 5-Year Review) for the Site A based on DTSC's comments. The Draft 5-Year Review was provided to DTSC on 30 October 2023, for their review. In the event that DTSC provides comments near or after 30 June 2025, the budget assumes there will be significant technical issues to resolve, including preparing a sea level rise evaluation, conducting indoor air sampling events on commercial areas

on the northern portion of Building E and the northern portion of Building D, and significantly revising the Draft 5-Year Review and the Screening Level Human Health Risk Assessment. After receipt of comments from DTSC, a final report will be submitted to the DTSC and uploaded to DTSC's Envirostor website.

#### **Task 4 – Well Maintenance and Repair/Replacement**

The conditions of groundwater wells at Site A (i.e., EBS1 to EBS11, and MD5A) will be inspected during each groundwater monitoring event. The groundwater sampling technician will observe the condition of the wellhead, depth to bottom of the well, and/or any other relevant well conditions. A qualified professional will review the observations and monitor ongoing maintenance requirements for the monitoring wells. This task includes repairing wells as needed. EKI will notify and obtain approval from DTSC before repairing or replacing any of the Site A wells.

#### **Task 5 – General Environmental Project Management Services**

This task includes project management services and ongoing technical and legal support services.

- Regulatory Coordination: Responding to inquiries and information requests from the DTSC. These responses may include additional sampling or laboratory analyses or other data acquisition. Analysis of existing data may also be required.
- RMP Implementation Support: Support for activities necessary to be implemented as part of the RMP for Site A associated with work at the project area.
- Prepare Tasks for ROPS Funding Cycle 2026/2027: EKI will prepare a proposal for the ROPS 2026/2027 funding cycle (1 July 2026 through 30 June 2027) based upon the progress of the project in 2025.
- Ongoing Technical Support and Consultation to Legal Counsel: EKI will provide continued technical support and environmental engineering consultation services regarding coordination with regulatory agencies, Site A property owner, Client, its staff, other consultants related to Site A, when requested by the Client. EKI representatives will attend meetings and participate in conference calls with Client, its staff, other consultants, and regulatory agencies, when requested.

## PROJECT SCHEDULE

It is EKI's understanding that this proposal is for the period of approximately 1 July 2025 to June 2026 and is subject to funding approval by the DOF. We are prepared to begin work on this project upon receipt of authorization to proceed from Client.

## COMPENSATION FOR CONSULTING SERVICES

Compensation for consulting services by EKI will be on a time and expense reimbursement basis in accordance with an updated Schedule of Charges, that will be dated 2 January 2025, as discounted for the Successor Agency. On the basis of the proposed Scope of Work, we propose a budget of \$160,000 for completion of Tasks 1 through 5, which will not be exceeded without prior authorization from Client. In order to efficiently run the program, EKI will not charge markup for subcontractors other than those associated with sampling and laboratory analyses and other tasks directly related to technical or remedial activities.

A summary breakdown of the proposed project budget by key tasks is presented below.

| <b><u>Proposed Task</u></b>                              | <b><u>Proposed Budget</u></b> |
|--|-------------------------------|
| Task 1 Conduct Annual Groundwater Monitoring Event       | \$26,000                      |
| Task 2 Prepare Annual Groundwater Monitoring Report      | \$26,000                      |
| Task 3 Revise and Finalize Draft Fourth Five-Year Review | \$65,000                      |
| Task 4 Well Maintenance and Repair/Replacement           | \$11,000                      |
| Task 5 General Environmental Project Management Services | \$32,000                      |
| <b>Total Proposed Budget</b>                             | <b>\$160,000</b>              |

The budget may be reallocated among tasks as necessary to achieve the project goals. EKI will inform the Client in writing if work beyond the scope identified in this proposal will be required to achieve the objectives described herein or to comply with requirements of the designated regulatory agency. EKI will perform such additional services upon written authorization from the Client.

## AUTHORIZATION

We assume that the Client will provide an Amendment to EKI's Professional Services Agreement (PSA), as previously done in our Agreement dated 31 March 2003 and through Amendment No. 2, dated 5 October 2011, that provides specific work authorization for the scope of work in this

Pedro Jimenez  
Successor Agency  
4 December 2024  
Page 5 of 5

proposal. We assume that the terms of this Amendment will be consistent with the most recent PSA between EKI and the Client, with modifications appropriate to this specific scope of work.

We are pleased to have the opportunity to work with you on this project. Please call if you have any questions or wish to discuss this proposal in greater detail.

Very truly yours,

EKI ENVIRONMENT & WATER, INC.



Earl James, P.G.  
Vice President

Attachments:

EKI Updated Schedule of Charges, that will be dated 2 January 2025