

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 B for the Period 1 July 2025 to 30 June 2026
5770 Shellmound Street, Emeryville, California
(EKI A40028.01)

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 B in Emeryville, California, (Site B). Funding for investigations and remediation activities conducted at Site B 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 investigation and remediation activities at Site B. This proposal is for services to be provided during the ROPS period 1 July 2025 through 30 June 2026 (ROPS 25-26).

BACKGROUND

Soil and groundwater remedial measures have been implemented at Site B, including soil excavation, in-situ enhanced reductive dechlorination (ERD) of shallow and deeper groundwater and monitored natural attenuation (MNA). Post-groundwater remediation monitoring data indicate the primary sources of chlorinated volatile organic compounds (CVOCs) continuing to impact groundwater at Site B are from uncontrolled upgradient off-site sources. Historical data indicate that supplemental injections would likely need to be conducted every two to three years to treat upgradient CVOC-impacted groundwater migrating onto Site B until upgradient CVOC-impacted groundwater is addressed at its source site. In recent groundwater monitoring reports, EKI recommended no further supplemental injections for Site B because it is impractical to

continue ERD injections with ongoing upgradient off-site sources of CVOCs in groundwater impacting Site B. However, DTSC requested preparation of an injection workplan for additional supplemental injection activities to complete the dichlorination process past vinyl chloride for Site B in the S10 and 1032 units in a 30 June 2023 comment letter based on previously submitted groundwater monitoring reports. EKI prepared a response to DTSC comment letter dated 29 March 2024, which concluded that additional ERD injections should not resume until upgradient off-site sources are remediated or controlled. DTSC has not responded to the March 2024 response to comments letter, so it is unclear if additional ERD injections will be required by DTSC in the near future. For budgeting purposes for the ROPS 25-26 period, it is assumed that an additional supplemental ERD injection event will be conducted along the upgradient eastern and southern property boundaries of Site B.

Ongoing semiannual groundwater monitoring for on-site shallow and deeper groundwater will continue in accordance with the DTSC-approved groundwater monitoring plan (GWM Plan).

It is EKI's understanding that once implementation of remedial activities at the upgradient Former Marchant/Whitney Site, located at 5679 Horton Street in Emeryville, have sufficiently progressed, the draft Operations & Maintenance (O&M) Plan, which calls for implementation of vapor intrusion mitigation systems in connection with future structures located on Site B, will be submitted to DTSC in the latter part of the ROPS 25-26 period or early ROPS 2026/2027 period for review and approval.

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 Semi-Annual Groundwater Monitoring

The existing Site B groundwater monitoring well network consists of 45 on-site and three off-site groundwater monitoring wells located at East Powell. This task includes budget for groundwater monitoring on a semi-annual basis in accordance with the DTSC-approved GWM Plan. Specific tasks include: (1) pre- and post- field preparation, (2) water level monitoring, (3) coordinating water level monitoring schedules with Arcadis such that Site B groundwater monitoring level measurements occurs at approximately the same time as the Sherwin Williams wells located on the South Bayfront Site A to the south of Site B, (4) purging wells and measuring field parameters, (5) collecting and analyzing groundwater samples for VOCs, arsenic, and/or total organic carbon in accordance with the DTSC-approved GWM Plan, (6) minor well head maintenance, as needed, and (7) management of investigation derived waste.

Task 2 – Prepare Semi-Annual Groundwater Monitoring Reports

This task includes budget for preparing two semi-annual groundwater monitoring reports. The reports will include: (1) background information including site geology and hydrogeology and a description of the Site B groundwater well network, (2) sampling methods and procedures used during the groundwater monitoring event, (3) a summary of the results of the semi-annual groundwater monitoring event, and if available, incorporation of the results for the Chevron well network located in East Powell, and (4) conclusions and recommendations for next steps. 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 – Conduct Supplemental ERD Injections in the S10 and 1032 Units and Prepare Reports

This task will include preparation of a supplemental injection work plan for DTSC approval and supplemental ERD injections in the S10 and 1032 Units as follows:

- S10 Unit - Eastern and Southern Property Boundaries of Site B: injection of 10 existing groundwater monitoring wells in the S10 Unit along the eastern and southern property boundaries of Site B. The amendment to be injected (approximately 30,000 gallons) will include organic substrate, buffer, oxygen scavengers, vitamin B12, and microorganisms (as needed) using reagents previously successfully injected at Site B.
1032 Unit - Eastern Property Boundary and South-Central Portion of Site B: injection of 9 existing injection wells in the 1032 Unit along the eastern and southern Site B property boundaries and 2 new injection wells in the 1032 Unit in the south-central portion of Site B. The amendment to be injected (approximately 25,000 gallons) will include organic substrate, buffer, oxygen scavengers, vitamin B12, and microorganisms (as needed) using reagents previously successfully injected at Site B.

The rate and pressure during injection, as well as total volume will be monitored to assess whether the wells and subsurface conditions will allow sufficient amendment to be added to the subsurface to maintain reducing conditions. This task includes 1 baseline (i.e., pre-injection) and 2 post-injection groundwater sampling events of the 20 existing groundwater wells in the S10 Unit and 11 existing groundwater wells in the 1032 Unit with groundwater samples analyzed for VOCs, metals (2 wells), and total organic carbon, and also geochemical and biological analysis of groundwater samples. The pre- and post-injection groundwater sampling events will be coordinated with routine semiannual groundwater monitoring, if feasible.

The work plan and report writeups will be included as part of the semiannual reports.

Task 4 – General Environmental Project Management Services

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

- Monthly Progress Reports and Budget Updates: EKI will prepare monthly progress reports for the Client. The progress reports will summarize tasks completed in the previous month and planned for the coming month. These progress reports and a budget summary table will accompany EKI invoices to Client.
- Prepare Tasks for ROPS Funding Cycle 2026/2027: EKI will prepare a proposal for the ROPS 2026/2027 funding cycle (July 2026 through 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, Client, its staff, and other consultants, related to the Site, 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 \$1,145,000 for completion of Tasks 1 through 4, which will not be exceeded without prior authorization from Client.

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

<u>Proposed Task</u>	<u>Proposed Budget</u>
Task 1 Conduct Semi-Annual Groundwater Monitoring Events	\$116,000
Task 2 Prepare Semi-Annual Groundwater Monitoring Reports	\$95,000
Task 3 Conduct Supplemental ERD Injections in the S10 and 1032 Units and Prepare Reports	\$892,000
Task 4 General Environmental Project Management Services	\$42,000
Total Proposed Budget	\$1,145,000

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 Agreements dated 8 July 2004, 8 November 2005, and 14 February 2024 and subsequent authorizations, that provides specific work authorization for the scope of work in this 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 dated 2 January 2025