



City of Emeryville

CALIFORNIA

MEMORANDUM

DATE: June 20, 2017

TO: Carolyn Lehr, City Manager

FROM: Andrew Clough, Acting Public Works Director

SUBJECT: **Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Enter Into A Professional Services Agreement With OTG EnviroEngineering Solutions, Inc. In An Amount Not To Exceed \$175,486 For Environmental Work At Three Sites Required By The Alameda County Department of Environmental Health (ACDEH)**

RECOMMENDATION

Staff recommends that the City Council authorize the City Manager to enter into a Professional Services Agreement with OTG EnviroEngineering Solutions, Inc. (OTG) in an amount not to exceed \$175,486.00 to conduct environmental work toward site closures at three former underground storage tank (UST) sites.

BACKGROUND

The California State Water Resources Control Board has delegated authority for oversight of Leaking Underground Fuel Tank sites (LUFT) to the Alameda County Department of Environmental Health (ACDEH); this includes the authority to require property owners and responsible persons to investigate and remediate petroleum fuel and byproducts that have leaked from USTs.

The City has had contracts with OTG for work on three former UST sites since 2015: 6303 Hollis Street (Fire Station 35), 4331 San Pablo Avenue (former fire station), and the former UST at the City Marina. The 2015-16 contract was for \$42,796, and the 2016-17 contract was for \$29,721; both were covered by funds in the CIP "Underground Tank Closures" project, CF-07. Unfortunately, subsurface environmental work in urban environments is full of uncertainties, and while we have taken one of those three projects – the marina tank site – to full closure with ACDEH, County staff have required several rounds of expanding investigation at the 6303 Hollis Street and 4331 San Pablo Avenue sites. Work performed so far at both sites has included historical records searches and hydrological studies, and soil and groundwater sampling. Costs incurred to date at 6303 Hollis Street have been \$32,363; at 4331 San Pablo, costs incurred were \$32,363. The cost to achieve closure on the marina tank site, which did not require soil or groundwater sampling, was \$7,530.

The work referenced herein for these two sites reflects the requirements imposed by ACDEH to attempt to address the remaining issues at the sites in order to achieve case closure. In both cases, the work is an effort to demonstrate the effectiveness of past remediation efforts; depending on findings, further remediation may or may not be

required at these sites. At 4331 San Pablo, the workplan includes one soil boring, the installation of two groundwater monitoring wells and potentially two vapor monitoring wells, if data indicate they are needed. At 6303 Hollis, the workplan includes closing one (damaged) monitoring well and installing four new groundwater monitoring wells and two vapor monitoring wells. Work at both sites includes quarterly monitoring, reporting, and coordination with ACDEH.

The last site, 4000 San Pablo Avenue (former Celis service station), has been approved for closure. The final work of properly destroying the monitoring wells on site has not yet been completed, and is proposed as part of this work. Once that case is officially closed, accrued costs will be eligible for reimbursement under the State Water Resources Control Board's UST Cleanup Fund. Xinggang Tong, the principal at OTG, worked on this project in 2008-09 through the former Redevelopment Agency, and so is in an ideal position to close it out.

The proposed cost for work on each site is described in the attached proposal from OTG dated May 5, 2017, and breaks down as follows:

6303 Hollis Street, Fire Station 35: \$69,594.00
4331 San Pablo Avenue, former fire station: \$68,203.00
4000 San Pablo Avenue, former Celis service station: \$37,689.

FISCAL IMPACT

There is funding allocated in the Capital Improvement Program for this work: CF-07, Underground Tank Closures, has approximately \$17,000 remaining, and costs above that amount will be charged to CIP Project FM-9, Emergency Generator and Fuel Tank Upgrades, which has \$525,000 in remaining funds. Furthermore, the \$37,689 in anticipated costs for the final closure of the 4000 San Pablo Avenue site are reimbursable from the State's UST Cleanup Fund.

STAFF COMMUNICATION WITH THE PUBLIC

No significant, non-routine contacts and meetings between senior staff and members of the public and/or the City's advisory bodies has taken place relative to this contract.

CONCLUSION

In order to maintain compliance with ACDEH's Leaking Underground Fuel Tank site closure requirements, the tasks listed in the attached proposal are specifically required.

PREPARED BY: Nancy Humphrey, Environmental Programs Supervisor

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



Carolyn Lehr, City Manager

ATTACHMENTS

1. Resolution
2. Professional Services Agreement with Proposal, OTG EnviroEngineering, Inc.