

3 August 2018

Todd Teachout
Project Manager
S. Bayfront Bridge/Horton Landing Park
City of Emeryville
1333 Park Avenue
Emeryville, California 94608

Subject: Proposal for Preparing Site Cleanup Plan and
 Updating Remediation Portion of Contract Documents
 Horton Landing Park Expansion
 Emeryville, California
 (EKI B70013.01)

Dear Mr. Teachout:

EKI Environment & Water, Inc. ("EKI") is pleased to submit this proposal for environmental services related to preparing a Site Cleanup Plan and updating the hazardous waste remediation portion of contract documents for Area I (the "Site"), also known as the Horton Landing Park Expansion Project in Emeryville, California. EKI services are proposed to be provided on behalf of our client, the City of Emeryville ("City"; "Client"), in accordance with similar terms in our previous agreements.

It is EKI's understanding that the City is interested in redeveloping the Site as part of the Emeryville Greenway/Horton Landing Park that extends to the north and as part of the bridge across the railroad tracks to the Bay Street development ("HLP/Bridge Project"). It is EKI's understanding that this Project has changed since the December 2017 Project plans and specifications prepared by Biggs Cardosa Associates Inc. ("BCA"). One of the changes remaining to be made is to add the Area I/Horton Landing Park Expansion Project into the HLP/Bridge Project.

The approved remedy for Areas A to H was described in the *Site Cleanup Plan, Horton Landing Park, Emeryville, California* ("SCP"), dated March 2010. The remedy includes excavation to a minimum of 1 foot below ground surface ("bgs") in areas with impacted shallow soil. Deeper soils excavations may be necessary to meet project grading requirements. Deeper soils are also impacted and will require handling in accordance with the approved plan. Excavated soils with a non-hazardous waste classification could

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potentially be reused within the embankment fill area where the pedestrian bridge would be constructed.

It is EKI's understanding that Area I/Horton Landing Park Expansion will need to be remediated as completely as is possible. This will require excavation of fill soils to the extent practicable given certain geotechnical constraints (namely the nearby railroad tracks and the Temescal Creek culvert). Excavated soils will be disposed offsite in State approved facilities. EKI will utilize the data and information generated during the investigations conducted at Area I and documented in *the Soil Investigations Results for Area I* report dated 28 June 2018.

This proposed scope of work for EKI's services includes the following task:

- Task 1: Prepare Site Cleanup Plan
- Task 2: Prepare bid documents

Further description of the scope of work is provided below. It is assumed that the proposed scope of work will be conducted under oversight from the Site Manager.

PROPOSED SCOPE OF WORK

Task 1 – Prepare Site Cleanup Plan

Utilizing Site Cleanup Plan ("SCP") prepared for Horton Landing Park that was completed in 2010, EKI will prepare an SCP for Area I/Horton Landing Park Expansion. The SCP will be reviewed by Ms. Susan G. Colman, who is acting as the City's Brownfields Site Manager ("Site Manager") and who will provide regulatory and technical support to the City. It is EKI's understanding that the City is acting as the Lead Agency for the Site, under a Memorandum of Understanding ("MOU") with the California Department of Toxic Substances Control ("DTSC") and the San Francisco Bay Regional Water Quality Control Board ("SFRWQCB"). It is assumed that the Site Manager will confer with DTSC for review and approval of documents, as needed, in relation to the HLP Site and Area I.

Task 2 – Prepare Bid Documents

EKI will update the remedial specification section of the most current version of the Project contract documents in accordance with the Area I/Horton Landing Park Expansion SCP and will review other portions of the Project contract documents for conformance with requirements in the updated specifications. EKI will also update soil remediation bid items on the bid sheet, as necessary, and provide an updated

engineer's estimate for these bid items. EKI will attend one coordination meeting with the City. This proposal assumes that the City will reproduce and distribute the Contract Documents as needed for public bidding in accordance with City practices.

PROJECT SCHEDULE

We are prepared to begin work immediately on this project upon receipt of Client's authorization to proceed. Upon notice to proceed from the Client and subject to Client and regulatory approval, EKI anticipates that it will take approximately 4 weeks to prepare the SCP and to update Contract Documents.

COMPENSATION FOR CONSULTING SERVICES

In as much as the exact level of effort to complete the proposed Scope of Work cannot be identified at this time, compensation for consulting services by EKI Environment & Water, Inc. will be on a time and expense reimbursement basis in accordance with our current Schedule of Charges, dated 1 January 2018. We propose a budget of \$35,000 for the performance of Tasks 1 and 2, described above, which will not be exceeded without additional authorization.

We assume that the City will provide a written amendment to our Agreement providing specific work authorization for this project for EKI review and approval.

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 these matters in greater detail.

Very truly yours,

EKI ENVIRONMENT & WATER, INC.

A handwritten signature in blue ink, appearing to read 'R Ford'.

Ryan Ford, P.G.
Project Manager

A handwritten signature in blue ink, appearing to read 'Earl James'.

Earl James, P.G.
Vice President