

Cleanup for Redevelopment of Former Industrial Properties

Emeryville, CA



Since 1997, EKI has assisted the Successor Agency to the City of Emeryville Redevelopment Agency (Agency) with cleanup and planned redevelopment for three primary distinct projects: the Bay Street development (referred to as Site A during cleanup), Site B, and the Former Marchant Whitney (FMW) Facility. The first two projects include the remediation of eight mixed industrial properties, totaling approximately 21 acres, under the Polanco Redevelopment Act (Polanco). These properties were obtained by the Agency through eminent domain actions. The planned redevelopment of Site B may include a mixed commercial/urban residential complex. The third project, FMW, is the remediation and reuse of the City's corporation yard warehouse building. EKI has also implemented other projects on behalf of the Agency, including various former railroad/greenway reuse projects.

Work conducted under this contract has been consistent with the requirements of the Voluntary Site Cleanup Agreement between the Agency and Department of Toxic and Substances Control. The City of Emeryville is the lead agency under Polanco. The projects have followed the Remedial Investigation/ Feasibility Study/ Remedial Action Plan ([RI]/[FS]/[RAP]) process consistent with the National Contingency Plan. The RAP was finalized following public comment.

EKI prepared a Remedial Design Implementation Plan and plans and specifications for the soil remediation portion of the remedial actions. For example, the Site B soil remediation was implemented in 2008 and 2009 and included the excavation and off-site disposal of 56,000 tons of soils and the on-site treatment and discharge to the sanitary sewer of 3.7 million gallons of water pumped from excavations. The total costs for this portion of the project, including the preparation of documents, was \$6.4 million in consulting fees and \$7.7 million in contractor and landfill fees.

Each of these projects has included significant groundwater remediation elements, such as (a) fate and transport modeling and assessment of arsenic in groundwater at the Bay Street development, (b) pilot testing and full-scale implementation of reductive dechlorination of chlorinated volatile organic compounds (cVOCs) in groundwater at Site B, and (c) dual-phase extraction pilot testing and planning for full scale remediation of cVOCs at FMW. Throughout these projects for the Agency, EKI has provided litigation support for the eminent domain and Polanco processes, including testifying in depositions as the City's designated witness regarding the site contamination and cleanup.