

# Former Petrochemical Research and Transformer Reconditioning Facilities

## Emeryville, CA



**Idle Property Prior To  
Redevelopment**



**Recently Constructed Biotechnology  
Campus Building**

**U.S. EPA  
Region IX  
Phoenix Award  
Winner - 1999**

EKI assisted a biotechnology company with the environmental aspects of its campus expansion, which included redevelopment of a 26-acre former industrial site in the East Bay. Activities performed by EKI included:

- Soil and groundwater investigations;
- Development of risk-based remediation goals;
- Coordination with State and local environmental regulatory agencies to obtain approval for redevelopment;
- Design of remedial actions, as needed;
- Close coordination with construction management staff to integrate environmental activities with construction activities; and
- Litigation support and technical assistance for cost recovery from potentially responsible parties.

The results of environmental investigations performed on the site were used to identify chemicals of concern, including polychlorinated biphenyls (PCBs), volatile organic chemicals (VOCs), metals, and petroleum hydrocarbons. Using these data, EKI worked closely with State and local regulatory agencies (Alameda County) to develop a risk assessment methodology that incorporated realistic future land use and water use scenarios. The risk assessment also combined evaluation of human health risk-based objectives with water quality objectives.

By establishing close communication with the client, development team, and the regulatory agencies, EKI facilitated the handling of environmental issues for the Client so that such issues were not an obstacle for redevelopment of the Site. EKI also provided mediation support services that lead to the establishment of a settlement agreement between the Client and the entity responsible for the majority of chemical impacts to the Site.