

# Purchase and Redevelopment of Former Cannery and Beverage Production Facility

## Emeryville, CA



Software Company Campus

EKI assisted a computer software company with the acquisition and development of a new campus on 16 acres of former industrial properties in the San Francisco Bay area. The properties were contaminated with low levels of volatile organic chemicals (VOCs) and petroleum hydrocarbons from releases that occurred during former canning operations and beverage production. Site redevelopment consisted of construction of one office buildings and surface parking structure in a park-like setting to foster a creative work environment. EKI assessed environmental issues associated with the client's planned campus expansion, which included subgrade parking and a second building.

EKI performed the following:

- Phase I Environmental Site Assessment (ESA) and assistance in negotiation of the seller's indemnification and remediation requirements defined in the purchase and sale agreement.
- Prior to acquisition of the property, EKI and the client met with regulatory agency personnel to scope the environmental issues unique to their planned development.
- Monitored and reviewed remediation work performed by seller's consultant during the demolition to evaluate consistency with regulatory agency requirements.
- Defined the liabilities associated with residual chemicals in soil and groundwater, allowing the client to acquire the property with the confidence that their unique development could be accommodated.
- Worked with the client, the development team, and the regulatory agencies to identify the appropriate measures required to accommodate the non-conventional commercial land use on a property impacted with VOCs and petroleum hydrocarbons.
- Evaluated potential risks to future site occupants and developed a Risk Management Plan (RMP), which specified appropriate mitigation measures and protocols to be used during and after construction. EKI also provided technical assistance for implementation of the RMP when issues arose during construction.