



# AGENDA REPORT

Economic Development

<b>DATE:</b>	August 19, 2025
<b>TO:</b>	Mayor Martinez and Members of the City Council
<b>FROM:</b>	Nannette Beacham, Economic Development Director Craig Murray, Development Project Manager II
<b>Subject:</b>	Contract with Remediation Risk Management, Inc. for Environmental Management Support
<b>FINANCIAL IMPACT:</b>	The proposed expenditure of \$229,607 is included in within the approved fiscal year (FY) 2025-26 Economic Development Budget (Account String: 01369065-400201) FY 2025-26: \$99,497 FY 2026-27: \$64,252, FY 2026-27: \$ 65,858
<b>PREVIOUS COUNCIL ACTION:</b>	May 16, 2006 February 17, 2009 May 21, 2013 April 18, 2017 February 20, 2018 November 19, 2019 March 21, 2023
<b>STATEMENT OF THE ISSUE:</b>	A contract is requested with Remediation Risk Management, Inc. to continue work towards a low threat closure of original petroleum hydrocarbon contamination and to address the current additional requirements by the California Regional Water Quality Control Board to implement work plan and work related to volatile organic compounds (VOC).

<b>RECOMMENDED ACTION:</b>	APPROVE a sole-source contract with Remediation Risk Management, Inc. for the continued environmental management work of the City's corporation yard as required by the California Regional Water Quality Control Board, in an amount not to exceed \$229,607, with a term from July 1, 2025, through June 30, 2028 – Economic Development (Craig Murray 510-307-8188).
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## DISCUSSION:

The California Regional Water Quality Control Board (Water Board) issued a letter to the City dated March 16, 2017, with a requirement for a Work Plan (pursuant to Section 13267 of the California Water Code) to investigate volatile organic compounds (VOCs) pollution and to evaluate related human health and environmental risks at the Richmond Corporation Yard (Site). The Water Board indicated that the Site's contamination consists of VOCs, including tetrachloroethene (PCE) and trichloroethene (TCE), and required the City to develop a Work Plan because the VOC contamination may pose significant risks to human health and the environment.

On January 29, 2016, Remediation Risk Management, Inc. (RRM) prepared a report for the site titled *Additional Site Assessment Results*. Based on the volatile organic compound (VOC) measurements in that report, Water Board staff issued a letter on March 16, 2017, and opened Site Cleanup Program Case #07S0213. This VOC-related Work Plan requirement was separate from unrelated petroleum hydrocarbon releases from the site's gasoline, diesel, and kerosene underground storage tanks (USTs). The Water Board received the City's responsive VOC Work Plan by the deadline set for May 15, 2017.

The Water Board conditionally approved the City's Work Plan on June 9, 2017, and issued a letter on November 9, 2018, requiring the City of Richmond to submit a work plan for confirmatory soil gas sampling. On March 8, 2019, the Water Board issued a letter requiring additional site work to determine if subsurface contamination poses a threat to human health.

Since 2006, Remediation Risk Management, Inc. (RRM) has continuously conducted environmental assessment, monitoring, and reporting at the City of Richmond Corporation Yard to meet Regional Water Quality Control Board requirements. City Council has approved a series of multi-year contracts to investigate soil and groundwater contamination, address volatile organic compound (VOC) pollution, and evaluate related health and environmental risks. Amendments have been made over time to extend services and adjust funding. The current contract is presented following the completion of critical work last year.

### Contract Timeline with Amounts:

- **2006** – Emergency contract approved (Water Board Letter No. 07-0841) to investigate contamination.

- **2009** – Two-year contract approved (amount not specified) for investigative work and reporting.
- **2013** – Three-year contract approved (amount not specified) for ongoing assessment and monitoring.
- **2017** – Three-year contract approved for \$25,000/year (\$75,000 total) to address VOC pollution and continue site monitoring.
- **2018** – Amendment approved for \$15,863.04, extending contract through June 30, 2019.
- **2019** – Three-year contract approved for \$162,810.
- **2023** – Three-year contract approved for \$182,446 (July 1, 2022 – June 30, 2025).

City staff requests City Council's approval of a sole source contract with RRM in the amount of \$99,497 for the Fiscal Year (FY) 2025-26 and \$64,252 for the FY 2026-27 and \$65,858 for the FY 2027-28 with a total contract amount not to exceed \$229,607 with a term through June 30, 2028, to continue work towards a Low Threat Closure of the original petroleum hydrocarbon contamination and to address the current additional requirements by the Water Board to implement the Work Plan and related work related to the VOC contamination.

**DOCUMENTS ATTACHED:**

Attachment 1 – Contract

Attachment 2 – Sole Source Form