



AGENDA REPORT

Community Development

DATE:	August 19, 2025
TO:	Mayor Martinez and Members of the City Council
FROM:	Lina Velasco, Director of Community Development
SUBJECT:	Contract Amendment No. 3 with NV5 Environmental, L.P. for Environmental Consulting Services
FINANCIAL IMPACT:	The proposed expenditure was approved in the Fiscal Year 2025-26 budget for the Successor Agency in the amount of \$115,000 (Account String: 61322063-400201-07563) and \$85,000 in the Planning Division's budget (Account String: 15061219-400201).
PREVIOUS COUNCIL ACTION:	October 5, 2021 December 5, 2023
STATEMENT OF THE ISSUE:	The Successor Agency to the Richmond Community Redevelopment Agency ("RDA") completed a clean-up of the Miraflores site in 2015. As part of on-going post clean-up monitoring, RDA's consultant has identified chlorinated volatile organic compounds ("CVOCs"), including tetrachloroethylene (PCE), in groundwater and soil vapor beneath the Site; however, the on- and off-site data and historical site information indicate the source of CVOCs to be from upgradient, off-site location(s) with respect to the direction of groundwater flow. City staff is requesting City Council approval of a contract amendment to provide additional environmental consulting services related to the Miraflores property.
RECOMMENDED ACTION:	APPROVE a contract amendment no. 3 with NV5 Environmental, L.P. (NV5), increasing the contract amount by \$200,000, for a total contract amount not to exceed \$436,300, for environmental consulting services related to the Miraflores Property, for a term ending October 5, 2026 – Community Development Department (Lina Velasco 510-620-6706).

DISCUSSION:

PES Environmental, Inc. (PES), subsequently acquired by NV5 Environmental, L.P. (NV5), has been providing environmental consulting services at the Miraflores project (Site), on behalf of Successor Agency to the Richmond Community Redevelopment Agency (RDA) for many years.

On behalf of the RDA, PES worked with the Department of Toxic Substances Control (DTSC) to develop and implement a Remedial Action Plan to clean up the site to allow residential development following the nursery use of the site. On June 29, 2015, DTSC issued a Polanco Redevelopment Act Site Certificate, approving completion of remedial activities at the Site and confirming that the Site was appropriate for unrestricted residential use. Certification of the Site included a requirement by DTSC for the RDA to conduct post-remediation groundwater monitoring.

NV5 prepared a Post Remediation Groundwater Monitoring Work Plan (Work Plan) and the Work Plan was approved by DTSC on May 18, 2015. PES has implemented the Work Plan and is in active discussions with DTSC staff regarding the completion of the post-remediation groundwater monitoring. As part of on-going groundwater monitoring, NV5 identified chlorinated volatile organic compounds ("CVOCs"), including tetrachloroethylene (PCE), in groundwater and soil vapor beneath the Site; however, the on- and off-site data and historical site information indicate the source of CVOCs to be from upgradient, off-site location(s) with respect to the direction of groundwater flow.

City staff is requesting approval of contract amendment No. 3 with NV5 to add \$200,000 of additional funds to complete additional groundwater and soil vapor sampling. The additional scope includes:

- 1) Work plan preparation and coordination with DTSC
- 2) vapor probe installation and sampling
- 3) Report preparation
- 4) General consulting services including participating in meetings, reviewing other consultant reports, and reviewing related reports.

DOCUMENTS ATTACHED:

Attachment 1 – Amendment No. 3

Attachment 2 – Original Contract and Amendments No. 1 and No. 2