




**EAST BAY REGIONAL PARK DISTRICT
BOARD OF DIRECTORS MEETING
AGENDA STAFF REPORT**

DATE	May 20, 2025
TITLE	Authorization to Execute a Professional Services Contract Amendment with TRC Solutions, Inc. in the Amount of \$50,000 for Environmental Site Assessment Services at Point Molate: Point San Pablo Peninsula
DIVISION	Acquisition, Stewardship, and Development
FROM	Becky Bremser, Division Lead of Land Acquisition Ken Wysocki, Assistant General Manager of Acquisition, Stewardship & Development
APPROVED	Sabrina Landreth, General Manager 

RECOMMENDATION

The General Manager recommends that the Board of Directors authorize an amendment to a professional services contract with TRC Solutions, Inc. of Concord, California, in the amount of \$50,000, for a total contract amount of \$200,000, for continued Environmental Site Assessment Services at Point Molate and to extend the term of the contract through December 31, 2025 .

BACKGROUND

Since late 2022, the East Bay Regional Park District (Park District) has had discussions regarding the potential acquisition of property at Point Molate. On November 1, 2024, the Park District entered into a Purchase and Sale Agreement with Point Molate Futures, LLC, for the purchase of lots 1-44 of the Point Molate property in Richmond, California, by Board Resolution 2024-10-215. Amongst other historic uses, the property was previously used by the United States Navy as a fuel depot, which use resulted in environmental contamination as documented by the California State Water Resources Control Board and the US Navy. Park District staff issued a call for a Statement of Qualifications for Environmental Site Assessment Services, and selected TRC Solutions, Inc. (TRC) as the most qualified applicant for the project's needs. On July 30, 2024 (Board Resolution No. 2024-07-165) the Board of Directors authorized entering into a contract with TRC in the amount of \$150,000 for assessment and analysis of the environmental history of the site.

To date, TRC has provided extensive analysis and reporting on the environmental history of Point Molate, including a Phase I Environmental Site Assessment, estimates of existing environmental obligations, and remediation and monitoring status of impacted areas.

ANALYSIS

TRC's work continues to assist Park District staff in understanding the full environmental status of the site. Park District staff anticipate further lines of inquiry needed as the project moves toward closing, as well as assistance post-closing as staff take on aspects of the environmental obligations on

the site. Tasks may include (but are not limited to) coordination with regulatory and other involved agencies such as the California State Water Resources Control Board and the United States Navy, consultation on regulatory requirements, and continued data management. The proposed contract amendment will increase the total amount by \$50,000 and will extend the contract through the end of 2025 to cover anticipated needs.

FISCAL IMPACT

This action will authorize an amendment of \$50,000 with TRC Solutions, Inc. for a revised total of \$200,000 for continued Environmental Site Assessment Services at Point Molate . Sufficient funding is available in Project No. 252600 – Point Molate for this contract amendment. No new appropriation is proposed.

ATTACHMENTS

None.



**EAST BAY REGIONAL PARK DISTRICT
RESOLUTION NO. 2025 – 05 -
MAY 20, 2025**

**AUTHORIZATION TO EXECUTE A PROFESSIONAL SERVICES CONTRACT
AMENDMENT WITH TRC SOLUTIONS, INC. IN THE AMOUNT OF \$50,000 FOR
ENVIRONMENTAL SITE ASSESSMENT SERVICES AT POINT MOLATE: POINT
SAN PABLO PENINSULA**

WHEREAS, the Board of Directors of the East Bay Regional Park District (Park District) authorized entering into a contract with TRC Solutions, Inc. in the amount of \$150,000 on July 30, 2024, by Board Resolution No. 2024-07-165; and

WHEREAS, TRC Solutions, Inc. has produced a number of reports and analyses on the environmental condition of the former Naval Fuel Depot at Point Molate in Richmond, California; and

WHEREAS, Park District staff anticipate further environmental consultation, coordination, and related support from TRC Solutions, Inc.;

NOW, THEREFORE BE IT RESOLVED, that the Board of Directors of the East Bay Regional Park District hereby authorizes a contract amendment for professional services with TRC Solutions, Inc. of Concord, California, for continued environmental assessment work in the amount of \$50,000 and to extend the term of the contract through December 31, 2025 as presented to the Board on May 20, 2025; and

BE IT FURTHER RESOLVED, that the General Manager is hereby authorized and directed, on behalf of the Park District and in its name, to execute and deliver such documents and to do such acts as may be deemed necessary or appropriate to accomplish the intentions of this resolution.

Moved by Director _____, and seconded by Director _____, and adopted May 20, 2025, by the following vote:

FOR:

AGAINST:

ABSTAIN:

ABSENT: