


14. Authorization to Execute a Professional Services Contract with TRC Solutions, Inc. in an Amount Not to Exceed \$150,000 for Environmental Site Assessment Services at Point Molate and Appropriate \$150,000 from Measure AA West Metro Area Acquisition Funds: Point Molate Regional Shoreline CEQA Determination: Exempt per 14 Cal Code Regs §15262



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

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<b>DATE</b>	July 30, 2024
<b>TITLE</b>	Authorization to Execute a Professional Services Contract with TRC Solutions, Inc. in an Amount Not to Exceed \$150,000 for Environmental Site Assessment Services at Point Molate and Appropriate \$150,000 from Measure AA West Metro Area Acquisition Funds: Point Molate Regional Shoreline
<b>DIVISION</b>	General Manager's Office
<b>FROM</b>	Ken Wysocki, Assistant General Manager of Acquisition, Stewardship & Development Sabrina Landreth, General Manager
<b>APPROVED</b>	Sabrina Landreth, General Manager 

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**RECOMMENDATION**

The General Manager recommends that the Board of Directors authorize a professional services contract with TRC Solutions, Inc. of Concord, California, in an amount not to exceed \$150,000 for environmental site assessment services regarding Lot numbers I-44 of the Point Molate property.

**BACKGROUND**

Since late 2022, the East Bay Regional Park District (Park District) has had discussions regarding the potential acquisition of property at Point Molate. Through these discussions, a non-binding Letter of Intent (LOI) was approved between the City of Richmond, Point Molate Futures, LLC., and the Park District for the acquisition of Lot numbers I-44 at Point Molate. As a part of the next steps of the process, the Park District intends to begin its due diligence work, including investigating the environmental history of the property.

The Park District issued a call for a Statement of Qualification (SOQ) for Environmental Site Assessment Services for real property at Point Molate. Two SOQs were received by the July 17, 2024, deadline. Staff evaluated the proposals based on experience, qualifications, approach, and other factors. Based on this evaluation, staff determined TRC Solutions, Inc. was the most qualified and aligned with the project's needs.

TRC Solutions, Inc. is qualified and well positioned to timely provide environmental site assessment and investigation services, including developing a database to track environmental conditions and provide the Park District with analysis of those conditions.

The consultant's proposed scope of work includes detailed review of existing conditions and remediation completed at the site, identification of outstanding data gaps, preparing cost estimates for remaining obligations, and Phase I Environmental Site Assessment report.

**FISCAL IMPACT**

The cost associated with the proposed professional services contract with TRC Solutions, Inc. is not to exceed \$150,000. Sufficient funds are available to execute this contract and complete the work. Funding for this contract will be appropriated from the Measure AA West Metro consolidation acquisition budget into the Point Molate acquisition project (252600).

SOURCE OF FUNDS	
Measure AA West Metro consolidation account acquisition	\$ 173,000
USE OF FUNDS	
Environmental Site Assessment Services (TRC Solutions, Inc.)	\$150,000

**ALTERNATIVES**

No alternatives are recommended.

**ATTACHMENTS**

None.



**EAST BAY REGIONAL PARK DISTRICT  
RESOLUTION NO. 2024 – 07 -  
JULY 30, 2024**

**AUTHORIZATION TO EXECUTE A PROFESSIONAL SERVICES CONTRACT  
WITH TRC SOLUTIONS, INC. IN AN AMOUNT NOT TO EXCEED \$150,000 FOR  
ENVIRONMENTAL SITE ASSESSMENT SERVICES AT POINT MOLATE AND  
APPROPRIATE \$150,000 FROM MEASURE AA WEST METRO AREA  
ACQUISITION FUNDS: POINT MOLATE REGIONAL SHORELINE**

**WHEREAS**, the East Bay Regional Park District (Park District) has been in negotiations regarding the potential acquisition of property at Point Molate; and

**WHEREAS**, the Park District has approved a non-binding Letter of Intent (LOI) between the City of Richmond, Point Molate Futures, LLC., and the Park District for the potential acquisition of Lot numbers I-44 at Point Molate; and

**WHEREAS**, as part of the proposed acquisition, the Park District intends conduct due diligence work, including investigating the environmental history of the property; and

**WHEREAS**, the Park District issued a call for a Statement of Qualifications (SOQ) for Environmental Site Assessment Services for real property at Point Molate, and two were received by the July 17, 2024, deadline; and

**WHEREAS**, TRC Solutions, Inc., of Concord, California, was identified as the most qualified firm, as it is well positioned to provide environmental site assessment and investigation services; and

**WHEREAS**, a consulting services contract for the project has been successfully negotiated by staff with TRC Solutions, Inc., with an anticipated not to exceed amount of \$150,000;

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Directors of the East Bay Regional Park District hereby authorizes a contract for professional services with TRC Solutions, Inc. of Concord, California, for environmental assessment work and authorizes appropriation from the Measure AA West Metro consolidation account acquisition into the Point Molate Acquisition Project (252600) in an amount not to exceed \$150,000 as presented to the Board on July 30, 2024; and

**BE IT FURTHER RESOLVED**, that the General Manager is hereby authorized and directed, to execute a professional services agreement with TRC Solutions Inc., on behalf of the Park District, in an amount not to exceed \$150,000; 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 July 30, 2024, by the following vote:

FOR:

AGAINST:

ABSTAIN:

ABSENT: