

# The Poplar Rincon Consultants Environmental Scope

January 2025 AHA BOC



Housing Authority  
of the  
City of Alameda

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# Environmental Updates

- Rincon performed one round of testing which included soil, soil vapor, and groundwater sampling and geophysical and building materials surveys.
- Results confirmed there are soil and soil vapor concerns concentrated at hot spots on the site. The buildings require abatement.
  - Buildings – lead and asbestos in paint and/or building materials throughout the site.
  - Soil – pockets of elevated lead, arsenic, and mercury in shallow soil (3 feet and above) that exceed residential environmental screening levels (ESL).
  - Soil vapor – benzene at the center of the site; low levels of gas across site and a hot spot near NE property boundary; and chlorinated solvents near sanitary sewer line and storm drain (signs of dumping).
  - Groundwater – only chloroform at a level below residential ESL indicating no groundwater impacts.
- We need to do more testing to characterize the soil, delineate the soil contamination, and identify the source for the soil vapor concerns.



# Environmental Updates

- Determining the environmental scope is an iterative process.
- Testing and remediation plan depends on what we find and regulatory agency requirements.
- The contaminants found onsite align with what we expected from AUSD's former operations and the cleanup solutions should be straightforward.
- Requesting contingency for site investigation should the test results require follow-up.
- We will come back to the Board to present the clean up plan and its associated costs once all testing is complete.

# Rincon Contract

	<u>Amount</u>	<u>Contract Status</u>
Initial Contract	\$169,300	Signed
Amendment No.1	\$21,862	Signed
Amendment No.2	\$82,092	Pending BOC Approval
Subtotal	\$273,254	
Contingency	\$75,000	At AHA's direction
<b>Total</b>	<b>\$348,254</b>	

# Recommendation

Authorize the Executive Director to Execute Amendment No.2 with Rincon Consultants, Inc. for \$82,092 and to Execute Amendments Up To \$348,254 for Environmental Consulting Services for The Poplar (2615 Eagle Avenue).

# Questions or Comments?



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