

**CITY OF ALBANY  
CITY COUNCIL AGENDA  
STAFF REPORT**

Agenda Date: June 3, 2024  
Reviewed by: NA

**SUBJECT:** Approval of Contract Change Order #1 to Contract No. C24-12 for GSI Environmental for Implementation of Site Investigation Work Plan for Alum Mud at the Albany Bulb and General Fund Budget Appropriation

**REPORT BY:** David Lam, Associate Engineer  
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**SUMMARY**

The issue before Council is approval of Contract Change Order (CCO) #1 to Contract No. C24-12 in the not-to-exceed amount of \$328,300 to implement a Site Investigation Work Plan, as required by the San Francisco Bay Regional Water Quality Control Board (Water Board), to assess the potential presence and impacts of a waste material known as “Alum Mud” suspected of being disposed at the former Albany Landfill. Staff is recommending a budget appropriation in the amount of \$378,700 from General Funds to support the project.

**STAFF RECOMMENDATION**

That the Council adopt Resolution No. 2024-37:

1. Authorizing City Manager to execute CCO #1 to Contract No. C24-12 in the amount of \$328,300 to implement a site investigation work plan; and
2. Appropriating \$378,700 from the General Fund to support the project.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

The project is Categorically Exempt from CEQA pursuant to Section 15308 “Actions by Regulatory Agencies for Protection of the Environment” of the CEQA Guidelines, which exempts actions required by regulatory agencies to assure the maintenance, restoration, enhancement, or protection of the environment.

**BACKGROUND**

The City of Albany owns and maintains a portion of closed landfill extending into the San Francisco Bay, commonly known as the Albany Bulb. The area was created from disposal of primarily construction debris and household wastes between 1963 and 1983. After landfill

operation ceased, the waste material was covered, vegetated, and eventually opened as a public space.

The former landfill at Albany Bulb is regulated by the Alameda County Department of Environmental Health (ACDEH) and the San Francisco Bay Regional Water Quality Control Board. The Water Board regulates potential discharges from the former landfill that may affect water quality of the San Francisco Bay.

Last year, the Water Board received information from the California Department of Toxic Substances Control (DTSC) indicating the disposal of an industrial waste material known as “alum mud” from the former Stauffer Chemical Company’s Richmond Plant at several Bay Area landfills, including in Berkeley and Albany. Based on the new information from DTSC indicating the presence of materials other than construction and household waste, the Water Board issued a letter to the City of Albany on January 18, 2024 requesting the City submit a work plan to investigate and characterize the soil and groundwater at the Albany Bulb.

In February 2024, City staff solicited proposals to prepare the work plan from three qualified environmental firms. After reviewing the received proposals and interviews with their teams, staff selected GSI based on their understanding of the investigation needs and experience with similar projects. Costs were comparable between the firms contacted. The City finalized Contract No. C24-12 with GSI in the not-to-exceed amount of \$25,400 to develop the initial site investigation work plan (Work Plan) in March 2024. GSI prepared and submitted the Work Plan to the Water Board for approval on April 1, 2024. The Water Board approved the Work Plan on May 15, 2024.

## **DISCUSSION**

The scope of Contract No. C24-12 with GSI included the preparation of the Work Plan for submittal to the Water Board but did not include the implementation of the Work Plan investigation. Therefore, a change order is required to add the implementation of the Work Plan.

The scope of work for implementation of the Work Plan, in consultation with Water Board, is detailed in Attachment 2.

## **FINANCIAL CONSIDERATIONS**

Staff recommends an appropriation of \$378,700 from the General Fund to support the base contract (Work Plan Preparation) and CCO #1 to implement the Site Investigation Work Plan. The amount includes the estimated contract cost of \$353,700 and a \$25,000 contingency.

The following table details the updated proposed expenditures for Contract No. C24-12:

<b>Expenditures</b>	<b>Costs</b>
Base Contract No. C24-12 (Work Plan Preparation)	\$25,400
CCO#1 Work Plan Implementation	\$328,300
Contingency	\$25,000
<b>Total</b>	<b>\$378,700</b>

**NEXT STEPS**

Pending Council action, staff will coordinate with the consultants to conduct the site survey work and continue to work under the direction of the Water Board on this issue. Information and progress on the survey work will be posted to the City’s website, with a webpage developed specifically to provide updates as available on this issue: [www.albanyca.org/albanybulb](http://www.albanyca.org/albanybulb)

**Attachments**

1. Resolution No. 2024-37
2. GSI Contract No. C24-12 CCO #1
3. Regional Water Quality Control Board Concurrence Letter, May 2024