



Staff Report Item 7

TO: East Bay Community Energy Board of Directors

FROM: Jessie Denver, Senior Distributed Energy Resources Program Manager -
Transportation Electrification and Energy Resilience

SUBJECT: Adopt a Resolution Authorizing the CEO to execute a
Consulting Services Agreement with Langan Engineering and
Environmental Services, Inc.

DATE: February 16, 2022

Recommendation

Adopt a Resolution authorizing the CEO to negotiate and execute a Consulting Services Agreement with Langan Engineering and Environmental Services, Inc. (“Langan”) to provide technical consulting services to East Bay Community Energy (“EBCE”) through a U.S. Environmental Protection Agency (“USEPA”) funded Brownfield Community-wide Assessment Grant, for a total agreement amount not to exceed \$250,000, and with a term through December 31, 2024.

Background and Discussion

Through Executive Order B-48-18, California has a goal of deploying 250,000 electric vehicle (“EV”) charging stations by 2025 and 5 million zero emission vehicles on roadways by 2030.¹ To meet the State’s goals, significant investments in EV fast charging infrastructure must be made.² Additionally, zero-emission medium and heavy-duty (“MD/HD”) goods movement vehicles have emerged on the market and are set to scale by 2030 as a result of California’s Advanced Clean Trucks Regulation and Executive Order N-79-20.³ In turn, significant and immediate work is needed to evaluate and plan strategic charging infrastructure deployment to support the growing demand for both passenger and commercial MD/HD zero emission vehicles.

¹ <https://www.ca.gov/archive/gov39/2018/01/26/governor-brown-takes-action-to-increase-zero-emission-vehicles-fund-new-climate-investments/index.html>

² <https://maps.nrel.gov/cec/?aL=0&BL=cdark&cE=0&LR=0&mC=37.68013439746961%2C-121.90562295775032&zL=11>

³ <https://www.gov.ca.gov/wp-content/uploads/2020/09/9.23.20-EO-N-79-20-text.pdf>

In June 2021, EBCE received a Brownfield Community-wide Assessment Grant (“Grant”) from the USEPA to develop a service area-wide inventory of brownfields and perform Environmental Site Assessments on high-impact priority sites for the revitalization use case of EV fast-charging hubs. EBCE and Langan will work to develop a holistic inventory of brownfield sites across EBCE’s service area that could support development of publicly available, centralized fast charging hubs. High-impact priority sites will be selected from the inventory and evaluated in-depth to determine use case feasibility and inclusion of onsite renewable energy and battery energy storage systems to enhance the resilience of these critical fueling services. The intent of the proposed site reuse is to meet the use case of two customer segments: (1) Light duty commuter vehicles, and (2) MD/HD goods movement vehicle fleets. USEPA’s funding support for EBCE’s project vision achieves the goal of increasing access to EV fast charging, brownfields infill reuse, reducing air pollutants and greenhouse gas emissions from the transportation and goods movement sector, and reducing legacy toxic exposure from brownfields to nearby neighborhoods.

The project goals and deliverables include:

- **Site Inventory:** An EBCE service area-wide inventory of sites will be completed, identifying all potential sites and then prioritizing sites having the greatest potential for the proposed use cases.
- **Environmental Site Assessments:** Preparation of up to five (5) Phase I and three (3) Phase II Environmental Site Assessments total.
- **Site Reuse:** Preparation of two (2) Analysis of Brownfield Cleanup Alternatives (“ABCA”) reports, 2 Site Reuse Plans, and 1 Site Reuse Vision. The Site Reuse Vision for one use case will be developed to communicate our desired brownfield site reuse concept to stakeholders including private sector investors.

To select this vendor, staff solicited quotes via email. Quotes were due January 17, 2022. In December 2021 staff held a Bidders’ Webinar to provide an oral overview of the Grant project objectives and to provide bidders with the chance to ask clarifying questions. Eleven participants joined the webinar, representing six unique companies. Ten companies received the solicitation and four companies provided quotes. All four companies that provided quotes were interviewed and reference checks were conducted.

EBCE has also signed a contract with the Center for Creative Land Recycling (“CCLR”) to provide project management and reporting services for the Grant, including oversight of the work and deliverables of Langan as the technical consultant. CCLR is a Berkeley-based brownfields redevelopment consulting agency that is a deeply experienced and well-respected team in the field. They will serve as an extension of the EBCE oversight of Langan to ensure the technical components of the project and the USEPA reporting requirements are thorough and appropriate.

Approval of this Resolution will allow EBCE and Langan to develop a prioritized list of potential brownfield sites for EV fast-charging hub redevelopment in Alameda and San Joaquin counties, and the key documents to communicate the vision and opportunity to future partners. No construction or redevelopment work will be conducted under this contract.

Fiscal Impact

The total value of this contract is not to exceed \$250,000. All costs shall be funded through the USEPA Grant award to EBCE.

Attachment

A. Resolution authorizing the CEO to Negotiate and Execute a Consulting Services Agreement with Langan Engineering and Environmental Services, Inc.

RESOLUTION NO. R-2022-__

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE EAST BAY COMMUNITY ENERGY AUTHORITY AUTHORIZING THE CHIEF
EXECUTIVE OFFICER TO NEGOTIATE AND EXECUTE A CONSULTING SERVICES
AGREEMENT WITH LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. TO
PROVIDE TECHNICAL CONSULTING SERVICES FOR A BROWNFIELD COMMUNITY-WIDE
ASSESSMENT GRANT**

WHEREAS The East Bay Community Energy Authority (“EBCE”) was formed as a community choice aggregation agency (“CCA”) on December 1, 2016, Under the Joint Exercise of Power Act, California Government Code sections 6500 *et seq.*, among the County of Alameda, and the Cities of Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Piedmont, Oakland, San Leandro, and Union City to study, promote, develop, conduct, operate, and manage energy-related climate change programs in all of the member jurisdictions. The cities of Newark and Pleasanton, located in Alameda County, along with the City of Tracy, located in San Joaquin County, were added as members of EBCE and parties to the JPA in March of 2020.

WHEREAS In January of 2018, the State of California issued Executive Order B-48-18, which established a goal of deploying 250,000 electric vehicle (“EV”) charging stations by 2025 and 5 million zero emission vehicles on roadways by 2030;

WHEREAS In September of 2020, Governor Newsom issued Executive Order N-79-20, which established the State’s goal that 100 percent of medium- and heavy-duty vehicles produce zero-emissions by 2045, for all operations where feasible, and by 2035 for drayage trucks;

WHEREAS EBCE is committed to building publicly accessible EV fast-charging hubs for both light-duty passenger vehicles and medium- and heavy-duty goods movement vehicles;

WHEREAS In June of 2021, EBCE received a Brownfield Community-wide Assessment Grant (“Grant”) from the United States Environmental Protection Agency (“USEPA”) to develop a service area-wide inventory of brownfields and perform Environmental Site Assessments on high-impact priority sites for the potential revitalization use case of EV fast-charging hubs;

WHEREAS EBCE signed a Consulting Services Agreement with the Center for Creative Land Recycling (“CCLR”) to provide project management and reporting services for the Grant, including oversight of a selected technical consultant; and

WHEREAS EBCE requires an additional vendor to carry out the technical tasks and deliverables necessary to fulfill EBCE’s requirements of its Grant from USEPA.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE EAST BAY COMMUNITY ENERGY AUTHORITY DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The CEO is hereby authorized to negotiate and execute a Consulting Services Agreement with Langan Engineering and Environmental Services, Inc. (“Langan”), with a total compensation not to exceed \$250,000 through December of 2024, which will be approved as to form by General Counsel.

ADOPTED AND APPROVED this 16th day of February, 2022.

Dianne Martinez, Chair

ATTEST:

Clerk of the Board