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Personal Services Contract with Langan Treadwell Rollo for Environmental Technical Consulting Services

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Office of Community Investment and Infrastructure (OCII)

July 19, 2016



Presentation Overview

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1. Background: Hunters Point Shipyard Environmental Remediation
2. Environmental Technical Support Services
 - ☐ Proposed Scope of Work
 - ☐ Proposed Budget
3. Sole Source Justification
4. Equal Employment Opportunities
5. Staff Recommendation

Background: Clean-Up Oversight

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- **U.S. Department of the Navy**
- **Regulators**
 - U.S. Environmental Protection Agency
 - California Department of Toxic Substances Control
 - Regional Water Quality Control Board
- **OCII Environmental Team**
 - OCII Staff
 - S.F. Department of Public Health
 - City Attorney
- **Developer**

Background:

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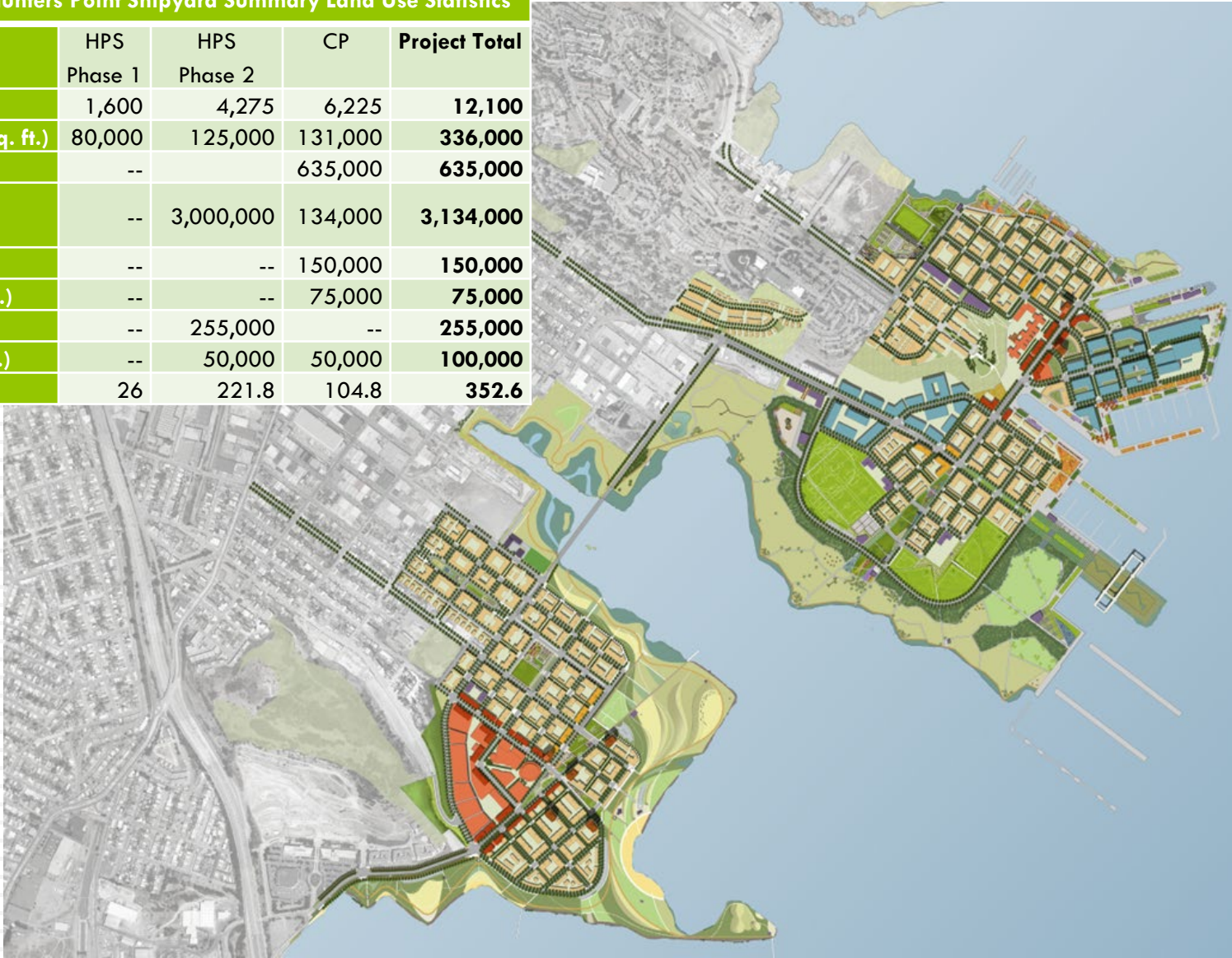
1974	U.S. Navy closed operations at Hunters Point Shipyard
1989	Shipyard placed on the National Priorities list under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)
1992	U.S. Navy and Regulatory Agencies enter into the Federal Facilities Agreement (FFA) allowing clean up work to begin
1999	City (Public Works) contracts with Langan Treadwell Rollo to provide Environmental Technical Support Services relating to the Shipyard clean up
2000	Langan becomes SFRA consultant through Letter Agreement between Public Works and SFRA
2003	SFRA contracts directly with Langan
2004	U.S. Navy and SFRA (now OCII) enter into a Conveyance Agreement to transfer the Shipyard in phases after clean up occurs
2004	Shipyard Parcel A (Hilltop & Hillside) transferred to SFRA
2015	Shipyard Parcels UC-1, UC-2, and D-2 transferred to OCII
2017-2021	Remaining Shipyard Parcels Transferred

Hunters Point Shipyard & Candlestick Point

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Candlestick Point and Hunters Point Shipyard Summary Land Use Statistics

	HPS Phase 1	HPS Phase 2	CP	Project Total
Resident Units	1,600	4,275	6,225	12,100
Neighborhood Retail (sq. ft.)	80,000	125,000	131,000	336,000
Regional Retail (sq. ft.)	--	--	635,000	635,000
Office and Research & Development (sq. ft.)	--	3,000,000	134,000	3,134,000
Hotel (sq. ft.)	--	--	150,000	150,000
Film & Art Center (sq. ft.)	--	--	75,000	75,000
Artists' Space (sq. ft.)	--	255,000	--	255,000
Community Uses (sq. ft.)	--	50,000	50,000	100,000
Open Spaces (acres)	26	221.8	104.8	352.6



Shipyard Navy Transfers

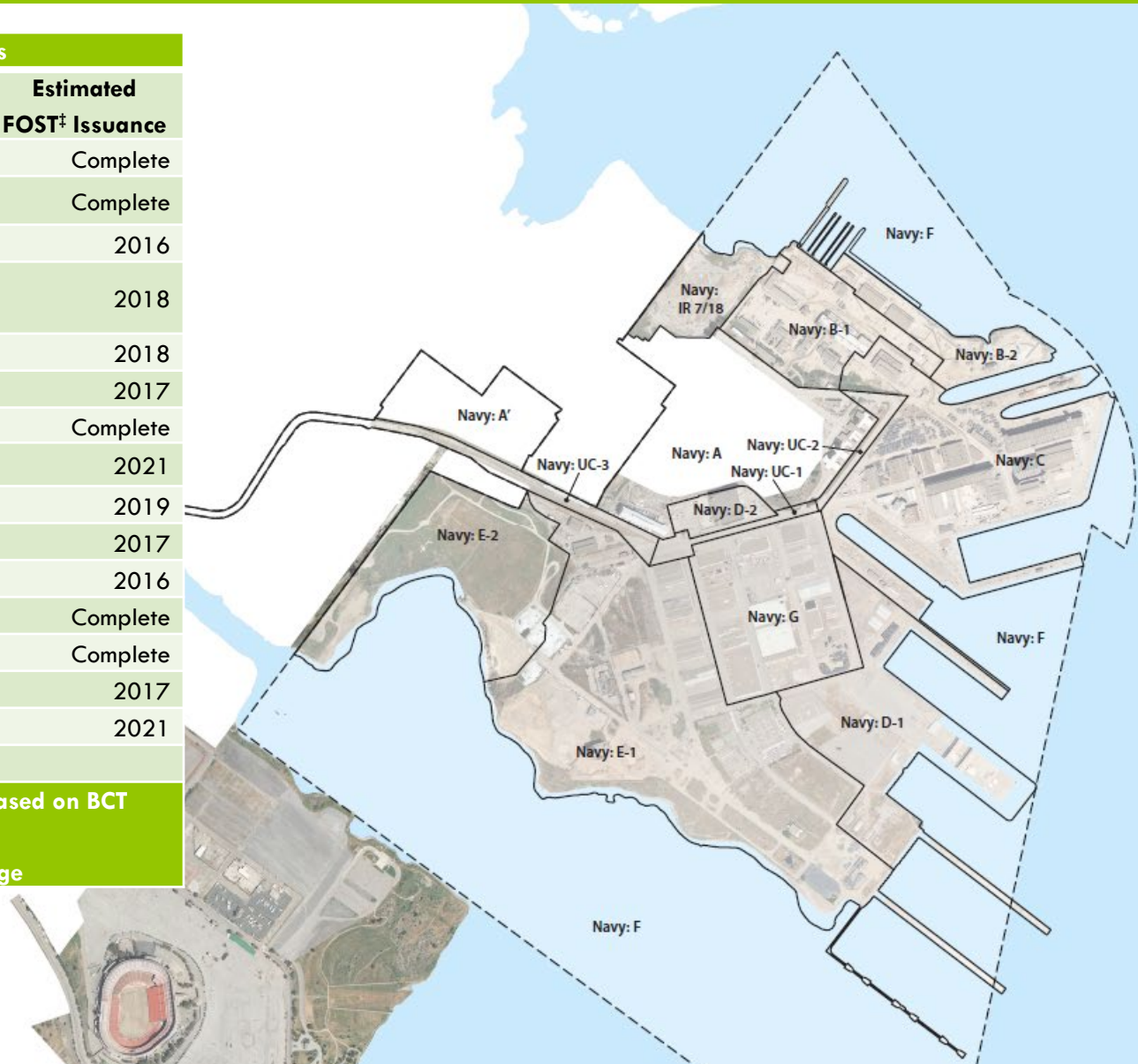
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Navy Parcel Estimated Transfer Dates

Parcel	Acreage	% of Total Acreage	Estimated FOST [‡] Issuance
A	56	10%	Complete
A-1	20	4%	Complete
B-1	27	4%	2016
B-2	27	4%	2018
C	74	15%	2018
D-1	49	10%	2017
D-2	6	1%	Complete
E-1	126	26%	2021
E-2	47	10%	2019
G	40	8%	2017
IR 7/18	15	3%	2016
UC-1	4	1%	Complete
UC-2	4	1%	Complete
UC-3	12	3%	2017
F	437*	--	2021
Total	507		

[‡] Finding of Suitability to Transfer: Based on BCT Schedule

* Parcel F Excluded from Total Acreage



Agreements & Documents

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The cleanup and transfer of land at the Shipyard is governed by the following documents that are complete prior to each parcel transferring:

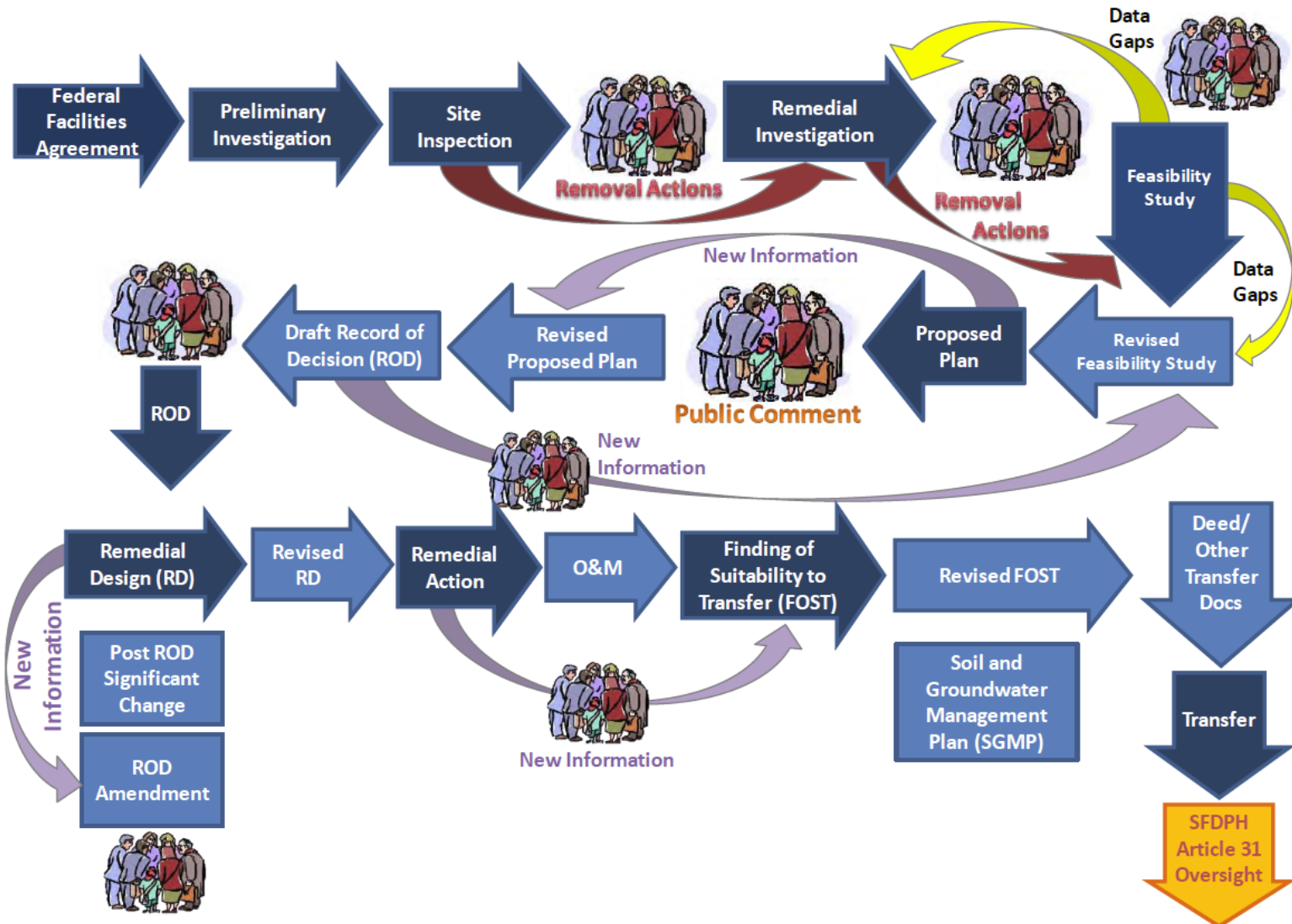
- ☐ Federal Facilities Agreement (FFA)
- ☐ Conveyance Agreement

CERCLA
Decision
Documents

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- ☐ Record of Decision (ROD)
 - ☐ Final Remedial Design (Final RD) which includes the Land Use Control Remedial Design (LUC RD)
 - ☐ Remedial Action Completion Report (RACR)
 - ☐ Finding of Suitability of Transfer (FOST)
 - ☐ Covenant to Restrict Use of Property (CRUP)
 - ☐ Risk Management Plan (RMP)

Background: Clean-Up to Conveyance

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Environmental Technical Support Services

Scope of Work supports OCII Environmental Team:

- CERCLA Process:
 - ▣ Review and evaluate CERCLA Decision Documents
 - ▣ Review and evaluate the Navy's clean-up activities
 - ▣ Advise on post-transfer obligations
- Public Outreach:
 - ▣ Present to Community Groups
 - ▣ Prepare white papers for Commissions and Boards
- City Oversight:
 - ▣ Assistance with amendments to Health Code Article 31

Environmental Technical Support Services

Proposed Personal Services Contract:

- **Contractor:** Langan Treadwell Rollo
- **Term:**
 - ▣ Initial 3 Year Term: August 2016 – July 2019
 - ▣ 2 One-Year Extensions: August 2019 – July 2021
- **Budget:**

INITIAL THREE YEAR TERM			TWO EXTENSIONS	
Year 1	Year 2	Year 3	Year 4	Year 5
\$495,000	\$395,000	\$330,000	\$325,000	\$355,000
BASE TERM TOTAL:		\$1,220,000	EXT. TOTAL	\$680,000
BASE + EXT. TOTAL				\$1,900,000

Sole Source Justification

Langan's extensive history and experience make them uniquely qualified:

- 17 years of experience on the Project
 - Site-specific expertise
 - Institutional knowledge
 - Advise FFA Signatories on past technical decisions
- Work is ongoing
 - Radiological Restrictions
 - Residential Use Request
- Transfer Schedule
 - Remaining parcels anticipated to transfer in next 5 years

Equal Employment Opportunities

- **Association Agreement** with AGS Inc.
 - **AGS Inc.:** Minority-owned San Francisco-based SBE. Founded in 1983.
 - Proposed contract will receive 100% SBE participation
- **Trainee Program:**
 - **To-Date:** Langan has trained 6 college student trainees
 - 4 of 6 Trainees from BHVP or Visitation Valley
 - 2 of 6 Trainees have become full-time employees (staff scientist & field technician)
 - 1 of 6 Trainees is a part-time employee while attending City College
 - **Moving Forward:** Langan has committed to hiring 4 additional Trainees during the base term; and additional 5th if the contract is extended

Staff Recommendation

Staff recommend the Commission authorize the Executive Director to enter into a Personal Services Contract with Langan Treadwell Rollo

- For Environmental Technical Consulting Services
- For a base term of August 1, 2016 to July 31, 2019 with two additional with two one-year options to extend, if authorized by the OCII Executive Director
- For a total contract amount not to exceed \$1,900,000.

THANK YOU

