

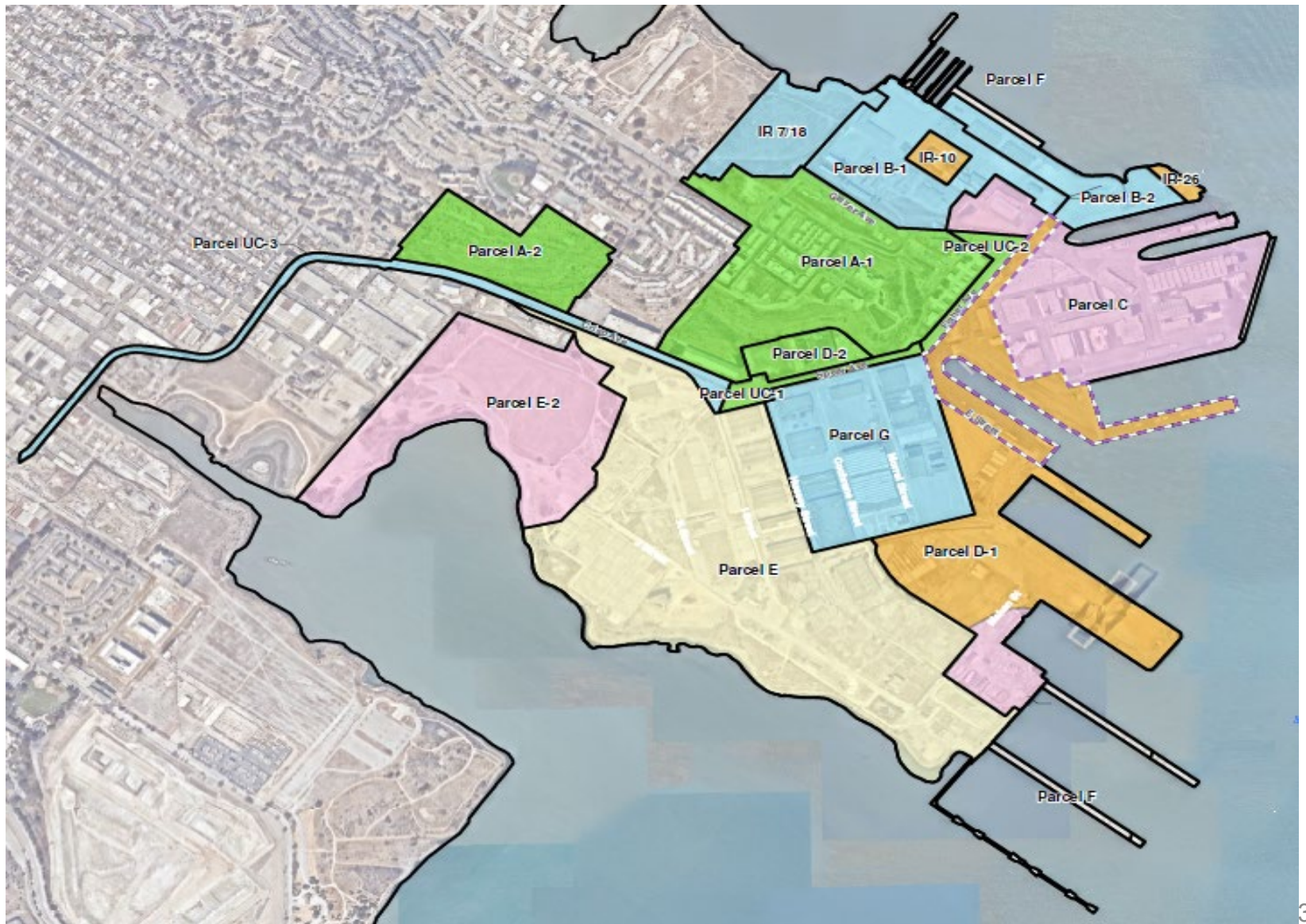
Personal Services Contract with Langan Engineering and Environmental for Environmental Technical Services for Hunters Point Shipyard Phases 1 and 2

July 20, 2021

Presentation Overview

1. Background: Hunters Point Shipyard Environmental Remediation
2. Procurement Process
3. Environmental Technical Support Services
 - ☐ Proposed Scope of Work
 - ☐ Proposed Budget
4. Staff Recommendation

Map of HPS



Clean-Up Oversight

- **U.S. Department of the Navy**
- **Regulators**
 - U.S. Environmental Protection Agency
 - California Department of Toxic Substances Control
 - Regional Water Quality Control Board
- **Local Oversight/Review**
 - S.F. Department of Public Health

HPS Timeline

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
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
2023-2028	Anticipated Transfer of Remaining Shipyard Parcels

Estimated Transfer Schedule

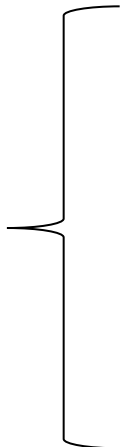
Parcel		Estimated FOST [‡] Issuance
A		Complete
A-1		Complete
B-1		2024
B-2		2024
C		2024
D-1		2025
D-2		Complete (Retest Complete: 2024)
E		2026
E-2		2024
G		2023
IR 7/18		2024
UC-1		Complete (Retest: 2024)
UC-2		Complete (Retest: 2024)
F		2028

Agreements & Documents

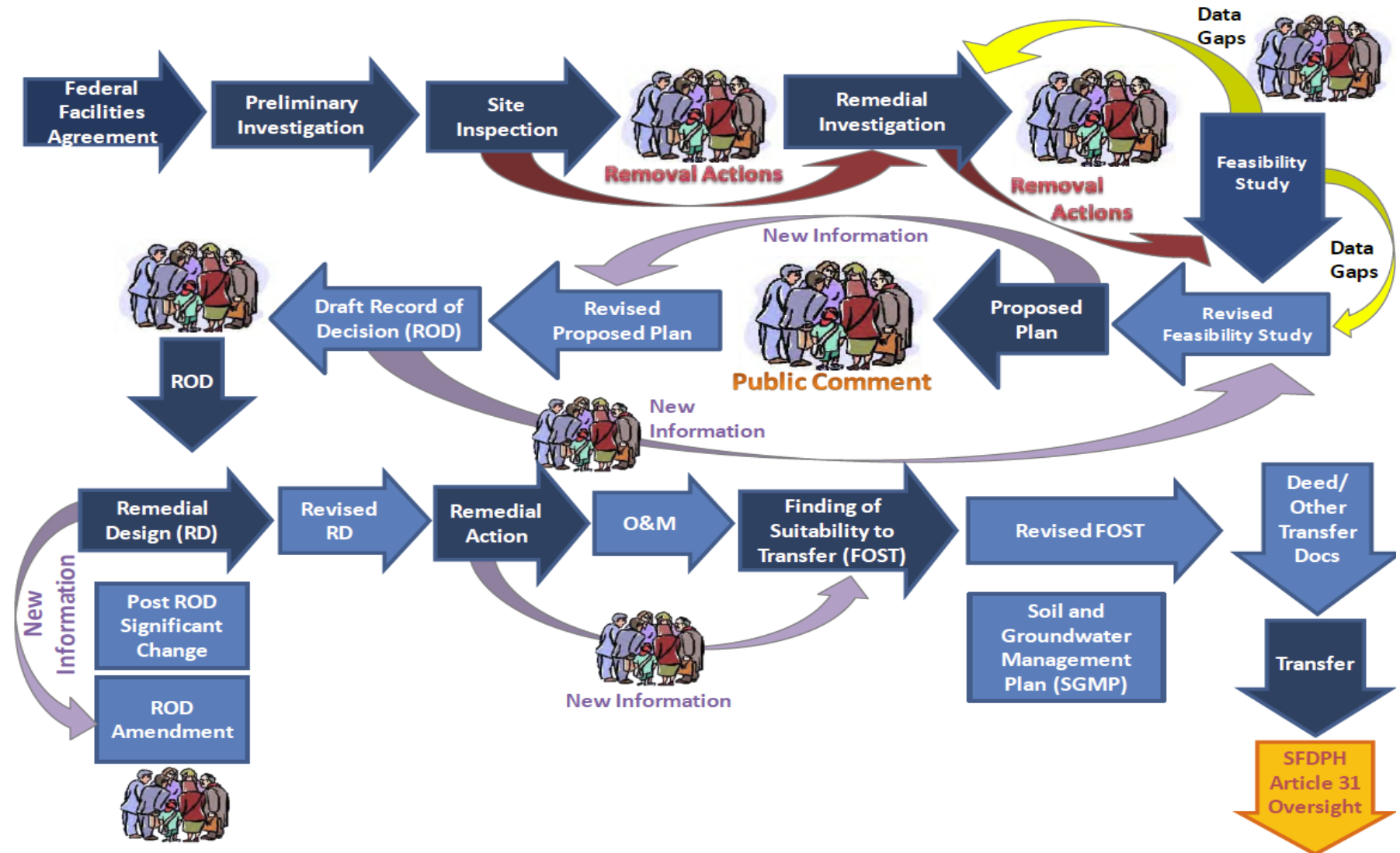
The cleanup and transfer of land at the Shipyard is governed by the following documents that are complete prior to each parcel transferring:

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

CERCLA
Decision
Documents



Clean-Up to Conveyance



Procurement

- **RFP**

- Proposal released 5/19/21
- Advertised on OCII website, SF City website, HPS CAC electronic list, SF Chronicle
- One proposal received by due date

- **Selection**

- Staff confirmed completeness & responsiveness in accordance with OCII Purchasing Policy
- Review panel provided score of 98 of 100 possible points and recommended OCII seek contract with Langan

Environmental Technical Scope Overview

- Technical Services:
 - Review CERCLA Decision Documents
 - Review the Navy's clean-up and re-testing activities
 - Advise on post-transfer obligations
 - Review reports prepared by independent third parties and prepare miscellaneous reports
 - Attend meetings with OCII staff at environmental regulatory agencies
 - Prepare white papers and advise on environmental matters as needed
- Public Outreach:
 - Present to Community Groups

Proposed Contract Terms

Proposed Personal Services Contract:

□ **Term:**

- Initial 3 Year Term: August 2021 – July 2024
- 3 One-Year Extensions: August 2024 – July 2027

□ **Budget:**

INITIAL THREE YEAR TERM			THREE EXTENSIONS		
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
\$287,659	\$299,328.16	\$315,145.04	TBD	TBD	TBD
BASE TERM TOTAL (Not To Exceed):		\$902,132.20		EXT. TOTAL (NTE)	\$997,867.80
BASE + EXTENSION TOTAL				\$1,900,000	

Langan Trainee Program

- ***To-Date:*** Langan has trained 6 college student trainees under previous OCII contracts
 - 4 of 6 Trainees from BHVP or Visitacion Valley
 - 3 of 6 Trainees have become full-time employees (staff scientist & field technicians)

- ***Moving Forward:*** Langan has committed to continuing the training program if the contract is executed

Staff Recommendation

Staff recommend the Commission authorize the Executive Director to enter a Personal Services Contract with Langan for Environmental Technical Consulting Services

- For a base term of August 1, 2021 to July 31, 2024 with three additional one-year options to extend, if authorized by the OCII Executive Director
- For a total contract amount not to exceed \$1,900,000.

Personal Services Contract with Langan Engineering and Environmental

Questions / Comments

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- Press *3 to submit your request to speak
- Wait for your line to be unmuted
- You will have 3 minutes to provide a comment