

AGENDA ITEM 7b
Treasure Island Development Authority
City and County of San Francisco
Meeting of September 14, 2022

Subject: Resolution Authorizing the Treasure Island Director to Issue a Request for Proposals for As-Needed Environmental Engineering and Oversight Services of the Navy's Environmental Remediation Program on Treasure Island

Contact: Robert Beck, Treasure Island Director

SUMMARY

The Treasure Island Development Authority (the "Authority") staff wish to issue a Request for Proposals ("RFP"), to solicit qualified consultants or consulting teams to provide as-needed environmental engineering and oversight services related to the Navy's environmental program.

These services include document review, support for land transfers, post-transfer support, meeting attendance, and consultation related to the U.S. Department of the Navy ("Navy") remediation efforts on former Naval Station Treasure Island (the "Base") and to provide certain other services in support of the Authority's Treasure Island/Yerba Buena Island Development Project (the "Project").

The Authority has contracted for consultant support of these efforts since 2003. Between 2003 and 2013, AMEC Geomatrix provided these services to the Authority at which time the Authority issued a new Request for Proposals. The current contract with Langan Engineering was originally awarded in June 2013, has been amended six times and will expire on December 31, 2022. The Authority needs to solicit a new Contractor such that there are no gaps in services for the active and ongoing environmental cleanup program oversight services, as well as other environmental engineering services that may be required.

We anticipate issuing an RFP in September, receiving responses in October, and awarding a contract no later than December 2022 to the top qualified consulting team to provide a diversity of technical skills and abilities related to the environmental program. The proposed term for the contract is five years with an option for a four-year extension for a total maximum term of nine years. The total maximum authorization is based on a projected cost of \$750,000 annually for a total of \$6.75 million for the full contract term.

BACKGROUND

The Navy through its Base Closure and Realignment ("BRAC") program and in accordance with the Economic Development Conveyance Memorandum of Agreement ("EDC MOA") between

the Navy and the Authority investigates and remediates environmental issues arising out of the operation of the former Naval Station Treasure Island (“NSTI”).

The California Department of Toxic Substances Control (“DTSC”) is the lead agency, in partnership with the Regional Water Quality Control Board (“RWQCB”) and the California Department of Public Health (“CDPH”) providing regulatory oversight of the Navy’s remediation efforts. The Navy is currently reevaluating the activities required to complete its work on Treasure Island and the time that will be required, but anticipate that it will be a minimum of five more years.

The remediation of chemical contaminants of concern follow the procedures of the Comprehensive Environmental Response, Compensation and Liability Act (“CERCLA”). The CERCLA Process includes a number of prescribed steps to identify the scope of remediation, evaluate and select alternatives, and to plan and execute the work each of which must be documented for review by the regulatory agencies before proceeding.

Ongoing work involves multiple Installation Restoration (“IR”) sites, the basewide Groundwater and Soil Gas Monitoring program, the post-transfer dripline assessments sampling and analysis required for various building demolition, and coordination with multiple stakeholders including the Department of Toxic Substances Control (“DTSC”), the California Department of Public Health (“CDPH”), the San Francisco Department of Health (“SFDPH”), Regional Water Quality Control Board (“RWQCB”), and the Navy. In executing the Comprehensive Environmental Response, Compensation and Liability Act (“CERCLA”) process, the Navy prepares multiple documents that require the Authority to review and comment, including, for example, the Site Management Plan, Draft Post Construction Summary Report for Non-Time Critical Removal Action Phase III for SWDA North Point at IR Site 12, Land Use Control Inspection Reports for CRUP Sites, and many more. The Navy has also initiated a new investigation into Polyfluoroalkyl Substances (“PFAS”) in groundwater. PFAS are an emerging family of contaminants of concern, and allowable groundwater concentrations and prospective treatment or remediation options are not established. The Authority is monitoring the Navy’s investigation for the presence of this material in groundwater at various sites on the island and the dialog with State regulatory agencies, participating in meeting and reviewing supporting documentation, analysis, and any forthcoming recommendations.

The Contractor will provide oversight services of the Navy’s ongoing environmental remediation and assist the Authority in the property transfer and development process, the key elements of which include:

- Reviewing and analyzing technical documents produced primarily by the Navy and its agents, as well as the State of California, acting through the DTSC, CDPH and RWQCB relating to the environmental cleanup of contaminants on NSTI;
- Reviewing the status of property upon completion of the Navy’s remediation and any on-going Land Use Controls the Authority will be required to adhere to following transfer of ownership; and

- Making recommendations and advising the Authority, in its role as the local reuse authority for Treasure Island, and as needed, the SFDPH, and the Office of the City Attorney.

The Authority has additional obligations on property that it owns or controls requiring environmental consultation service support. Some sites where the Navy has completed its remediation require on-going monitoring, and the Authorities have responsibilities for the monitoring and/or management of asbestos, lead-based paint, and other matters within facilities it owns or manages.

Additionally, the Authority occasionally has need of services in response to unplanned and unpredictable events. An example of these tasks, includes the response required when soil piles of unknown origin were dumped on Treasure Island, and the Authority needed to protect, sample, analyze, and store this unknown soil before it could be properly dispose of off-site. These type of incidents are unpredictable, but require swift response and action, and the Contractor assists in these efforts.

SCOPE OF SERVICES

The Contractor's services are provided on an as-needed basis at the direction and request of TIDA staff. Services and budget will be authorized on an annual basis with the Contractor being reimbursed only for costs incurred. The services to be provided over the term of the Agreement fall into the following scope categories:

1. **Navy Environmental Program and Document Review:** Advise TIDA on technical documents including technical review and comment, distribution, and archiving.
2. **Land Transfer Process Environmental Support:** Support TIDA in review and negotiation of deeds, Findings of Suitability to Transfer, and Conditions Restricting the Use of Property; advise TIDA on controls for future property transfers
3. **Post-Transfer Environmental Support and Land Use Control Compliance:** Annual compliance and reporting, Land Use Control plan updates, Site Management Plan compliance during construction, 5-year review support, asbestos containing materials and lead based paint support
4. **Community and Resident Relations and Communication:** Produce or review education materials, prepare and/or make community presentations, respond to questions, support housing providers, etc.
5. **Meetings and City-Agency Environmental Consultation:** Participate in monthly Navy Base Closure Team meetings, other technical meetings, and provide support to other City agencies (SFPUC, Public Works, SFDPH) as needed.

6. **Development Project Support:** Provide environmental services needed in support of the development project, including dripline assessments for buildings to be demolished, documentation and support for compliance with the City's Maher Ordinance for new development parcels, monitoring well demolition or relocation, and other services as required.
7. **Other As-Needed Consultation**

BUDGET AND TERM

The proposed contract term is a five-year base term, with one (1) four-year option to extend, at the Authority's sole discretion, for a total maximum term of nine years. Service task orders will be established annually detailing the anticipated service requirements and authorized budget. An average annual contract amount of \$750,000 is anticipated over the nine years, for a total maximum reimbursement of \$6.75 million. The Contractor will be reimbursed only for work authorized and performed, and no minimum amount of work is guaranteed nor is any minimum fee entitlement established by the contract. After evaluating responses to the RFP and following the Contract Monitoring Division's review and approval of the recommended selection, staff will return to the Board with recommendations to award the proposed contract to a qualified contractor.

Staff has included sufficient funds in the proposed Authority's FY 22/23 budget to support the anticipated services under the Agreement. Future annual task order authorizations will be based upon anticipated needs and subject to the limits of the Authority's operating budget authority as approved by the Authority Board and the Board of Supervisors.

RECOMMENDATION

Staff recommends the Authority Board authorize the Director to issue the Request for Proposals for As-Needed Environmental Engineering and Oversight Services for an initial term of five years and initial fee of \$3.75M for the base contract, with an option to increase the term by an additional four years and up to an additional \$3M if required.

Upon receipt and evaluation of responses to the Request for Proposals, the staff will return to the Authority Board to request approval of any contract award.

Prepared by Liz Hirschhorn, Assistant Development Program Manager

1 (Request for Proposals for Environmental Engineering and Oversight Services)

2 **RESOLUTION AUTHORIZING THE TREASURE ISLAND DIRECTOR TO ISSUE A**
3 **REQUEST FOR PROPOSALS FOR AS-NEEDED ENVIRONMENTAL ENGINEERING AND**
4 **OVERSIGHT OF THE NAVY’S ENVIRONMENTAL REMEDIATION PROGRAM**
5 **ONTREASURE ISLAND**

6 **WHEREAS**, Former Naval Station Treasure Island is a military base located on
7 Treasure Island and Yerba Buena Island (together, the “Base”), which is currently owned by
8 the United States of America (“the Federal Government”); and,

9 **WHEREAS**, The Base was selected for closure and disposition by the Base
10 Realignment and Closure Commission in 1993, acting under Public Law 101-510, and its
11 subsequent amendments; and,

12 **WHEREAS**, On May 2, 1997, the Board of Supervisors passed Resolution No. 380-97,
13 authorizing the Mayor’s Treasure Island Project Office to establish a nonprofit public benefit
14 corporation known as the Treasure Island Development Authority (the “Authority”) to act as a
15 single entity focused on the planning, redevelopment, reconstruction, rehabilitation, reuse and
16 conversion of the Base for the public interest, convenience, welfare and common benefit of
17 the inhabitants of the City and County of San Francisco; and,

18 **WHEREAS**, The U.S. Department of the Navy (“Navy”) must assess and remediate
19 environmental concerns on the property of the Base arising out of the Navy’s former
20 occupancy and operation prior to transferring that property to the Authority; and,

21 **WHEREAS**, In 2003, the Authority’s Board of Directors (the “Authority Board”)
22 authorized the execution of an Agreement between the Authority and AMEC Geomatrix for
23 Environmental Engineering Consulting and Oversight of Navy Remediation for the Treasure
24 Island/Yerba Buena Island Development Project; and,

1 **WHEREAS**, In 2013, the Authority issued a new Request for Proposals seeking a firm
2 to meet the Authority’s continuing need for these services; and,

3 **WHEREAS**, On June 12, 2013, the Authority’s Board authorized the execution of an
4 Agreement between the Authority and Langan Engineering for Environmental Engineering
5 Consulting and Oversight of Navy Remediation for the Treasure Island/Yerba Buena Island
6 Development Project for an initial three-year term which – through various Authority Board
7 actions – was amended six times, and will expire on December 31, 2022; and,

8 **WHEREAS**, The Navy projects that its remediation efforts on the Base will continue for
9 an additional five to ten years; and

10 **WHEREAS**, The Authority requires continuing consultant support to monitor and
11 oversee the work of the Navy and to comply with site management plan for the on-going
12 monitoring of land use controls associated with transferred lands; and

13 **WHEREAS**, The Director recommends issuing a Request for Proposals for a base five-
14 year term and one extension of up to four years, a total term of nine years, with a total not-to-
15 exceed budget authority of \$6,750,000 over the full term of the Agreement; now therefore be it

16 **RESOLVED**, That the Authority Board hereby authorizes the Director to issue a
17 Request for Proposals for Environmental Engineering and Oversight of Navy Remediation for
18 the Treasure Island/Yerba Buena Island Development Project; and,

19 **FURTHER RESOLVED**, That the Authority Board hereby authorizes the Director to
20 enter into any additions, amendments or other modifications to the Request for Proposals that
21 the Director, in consultation with the City Attorney, determines are in the best interests of the
22 Authority, do not materially increase the obligations or liabilities of the Authority, do not
23 materially reduce the rights of the Authority, and are necessary or advisable to complete the
24 preparation and approval of the Request for Proposals, such determination to be conclusively
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1 evidenced by the execution and delivery by the Director of the documents and any
2 amendments thereto.

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CERTIFICATE OF SECRETARY

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6 ***I hereby certify that I am the duly elected and acting Secretary of the Treasure***
7 ***Island Development Authority, a California nonprofit public benefit corporation, and***
8 ***that the above Resolution was duly adopted and approved by the Board of Directors of***
9 ***the Authority at a properly noticed meeting on September 14, 2022.***

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Mark Dunlop, Secretary

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