Hunters Point Naval Shipyard
Environmental Cleanup Program Update

Hunters Point Shipyard Citizens Advisory Committee

Environmental & Reuse Subcommittee Meeting

July 28, 2025

Michael Pound – BRAC Environmental Coordinator

Agenda

Topic
• Introductions
• Parcel G Building Radiological Scans Summary
• Natural Hazard Assessment at HPNS: Tech Memo and Modeling
• Parcel G Record of Decision: Explanation of Significant Differences
• Parcel C Soil and Groundwater Cleanup
• Fieldwork Update - Soil Cleanup at Parcel B Installation Restoration Site 10 (IR-10)
• Cleanup Progress Update
• Upcoming Navy Outreach Activities
• Contacts
• Questions

Parcel G Building Scans

Remediation Summary

Parcel G Building Scans Remediation Summary

Building 401

Former Use: Supply storehouse, trades shop, general stores, maintenance shop and office

Contamination Identified: None

Building 411

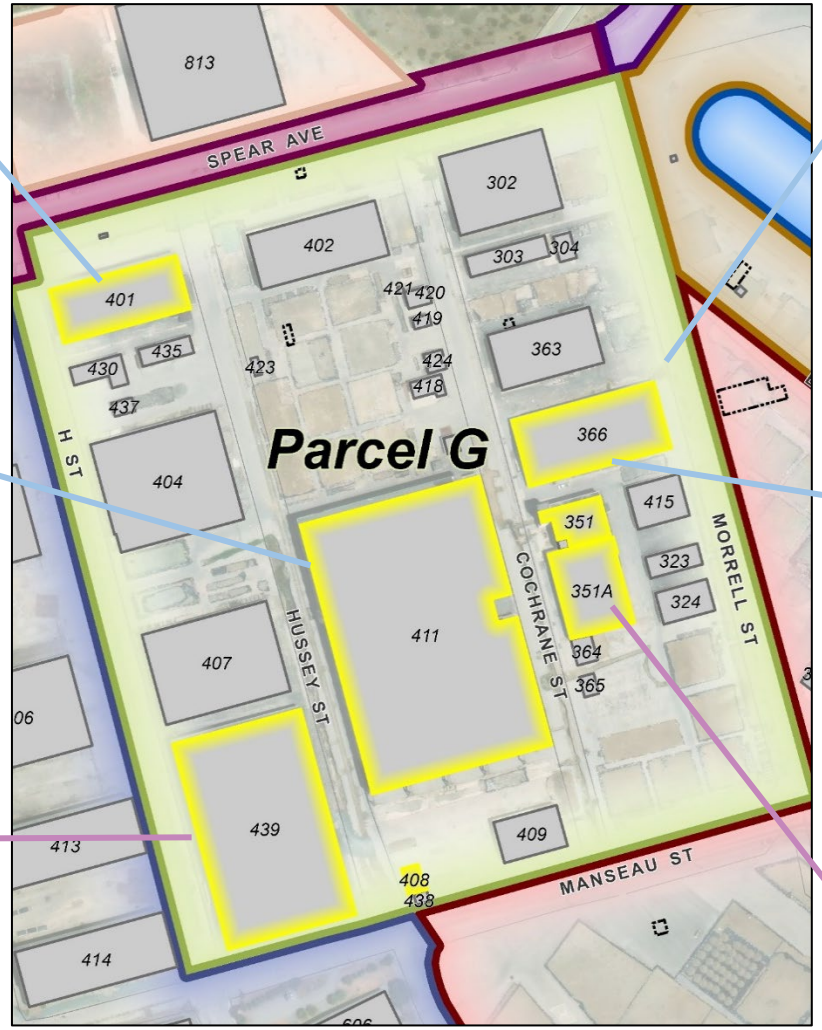
Former Use: Radiography Shop, cafeteria, shipfitters' and boilermakers' shops, and ship repair shop

Contamination Identified: None

Building 439

Former Use: Equipment Storage and private laboratory (processed metals)

Contamination Identified: 54 ft^2 remediation performed in 2008, no contamination identified in 2022 surveys



Building 366

Former Use: NRDL for Instrument Calibration and Management Engineering and Comptroller Department; Administrative offices and other various uses

Contamination Identified: Identified equipment decontaminated and disposed of properly

Building 351

Former Use: Electronics work area/shop, optical laboratories, and various other uses

Contamination Identified : Identified equipment decontaminated and disposed of properly

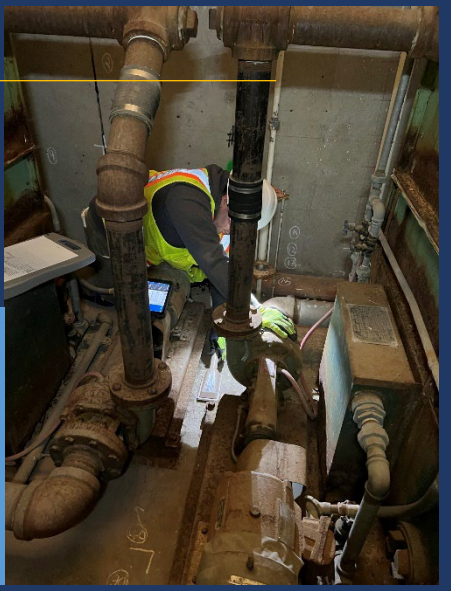
Building 351A

Former Use: Radiation Detection Equipment Shop and NRDL Chemistry Laboratory

Contamination Identified: Contamination identified in sinks and drains in earlier surveys (1974, 2001, and 2002); Three spots identified and remediated in 2008 surveys (2 in^2; 4 in^2; and 47 in^2); 10 ft^2 identified and remediated in 2022 survey

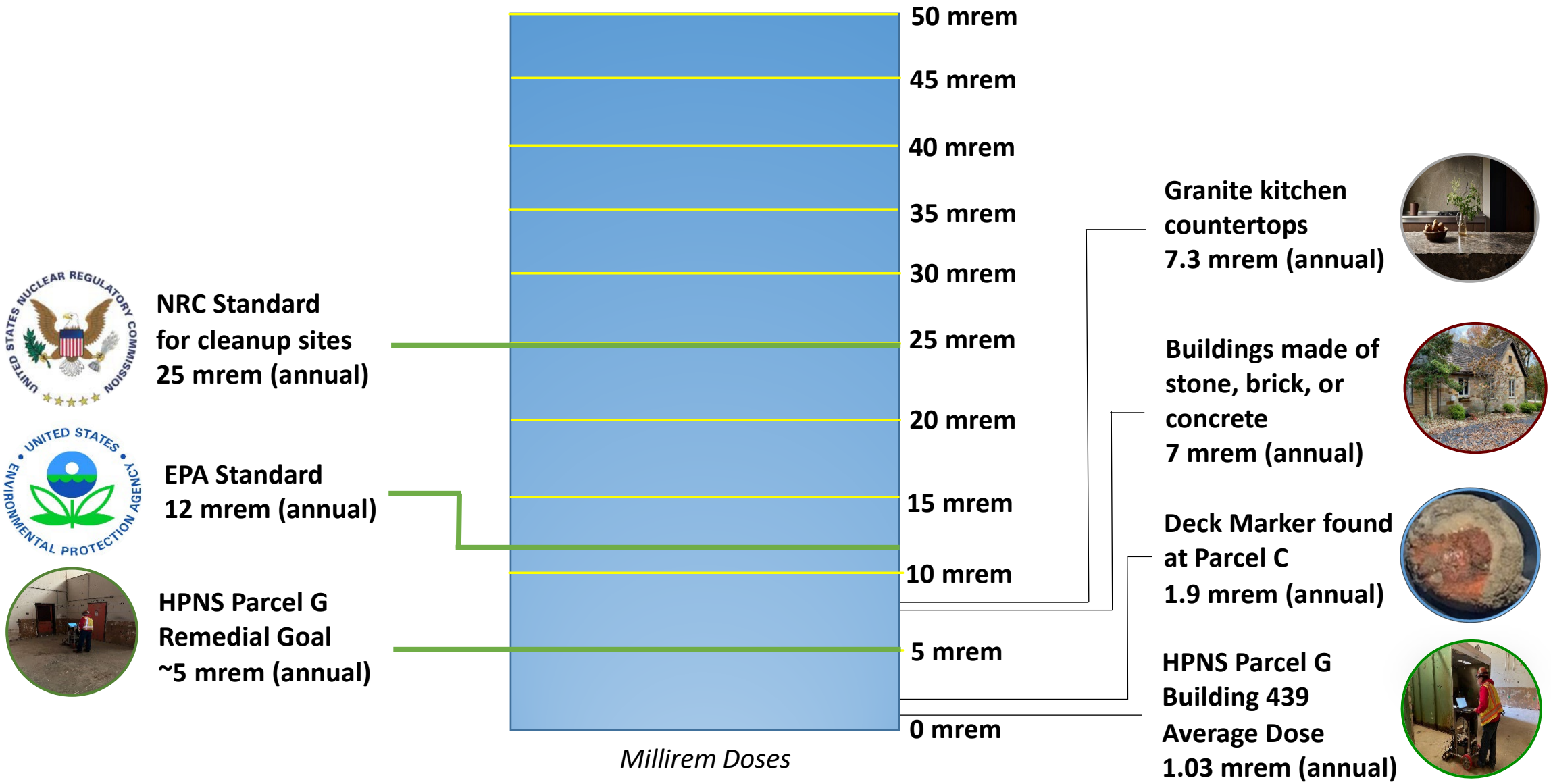
Parcel G Building Scans Remediation Summary

- Surveyed 191 Survey Units
- Collected over 3,900,000 scan measurements
- Scanned over 198,500 ft^2
- Collected over 5,500 static measurements
- Collected over 5,100 smear samples
- Limited amount of contaminated equipment found has been removed and disposed
- Limited amount of contaminated building material has been removed and the areas resurveyed to confirmed remedial goals have been met



Radiological scans conducted and surface samples collected in Parcel G buildings

Parcel G Building Remedial Goal Comparisons



Natural Hazard Assessment at HPNS

Groundwater Flow Model

Why Is a Natural Hazard Assessment Being Prepared at HPNS?

Background

- As part of the Fifth Five-Year Review, the Navy completed a **Climate Resilience Assessment (CRA)** to examine how natural hazards may affect the long-term safety of cleanup remedies

CRA Focus

- Sea level rise
- Rising groundwater
- Storm events and flooding

CRA Findings

- Some areas at HPNS may face new risks over time—especially from rising groundwater and storm-related flooding
- Agencies and community members recommended the Navy take a closer look through parcel-specific natural hazard assessments

Next Steps Based on CRA Recommendations

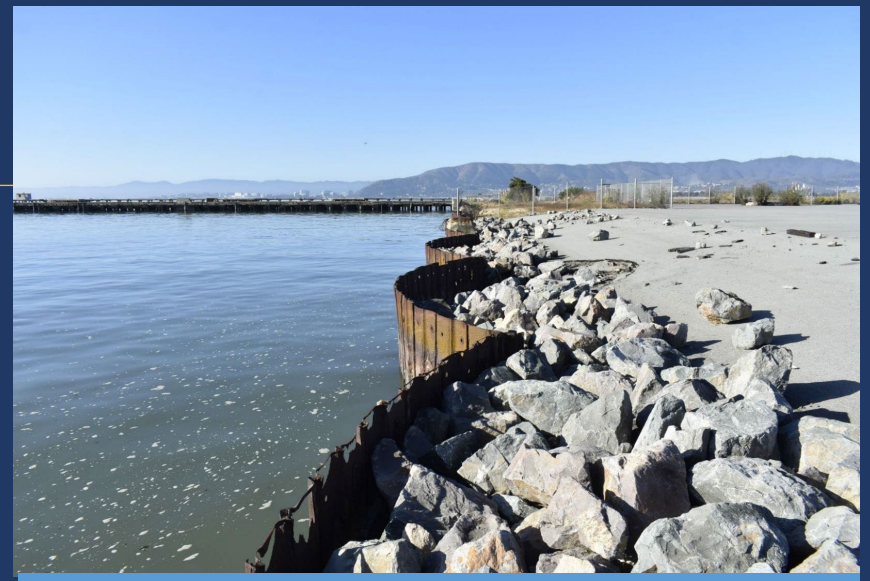
The Navy is preparing Natural Hazard Assessments to help ensure cleanup remedies remain protective as conditions change over time

- **Short-Term (2035)**
  - Study planned for wetlands (Parcels D-1 and E-2)
- **Long-Term (2065)**
  - Studies planned for IR-07/18 and wetland areas (Parcels B-1, B-2, C, D-1, E, and E-2)
- **Ongoing Work Includes**
  - Validating CRA findings
  - Developing a basewide groundwater flow model
  - Planning for future conditions under changing climate

Why is the Navy preparing a Groundwater Flow Model?

A basewide model is required as a first step:

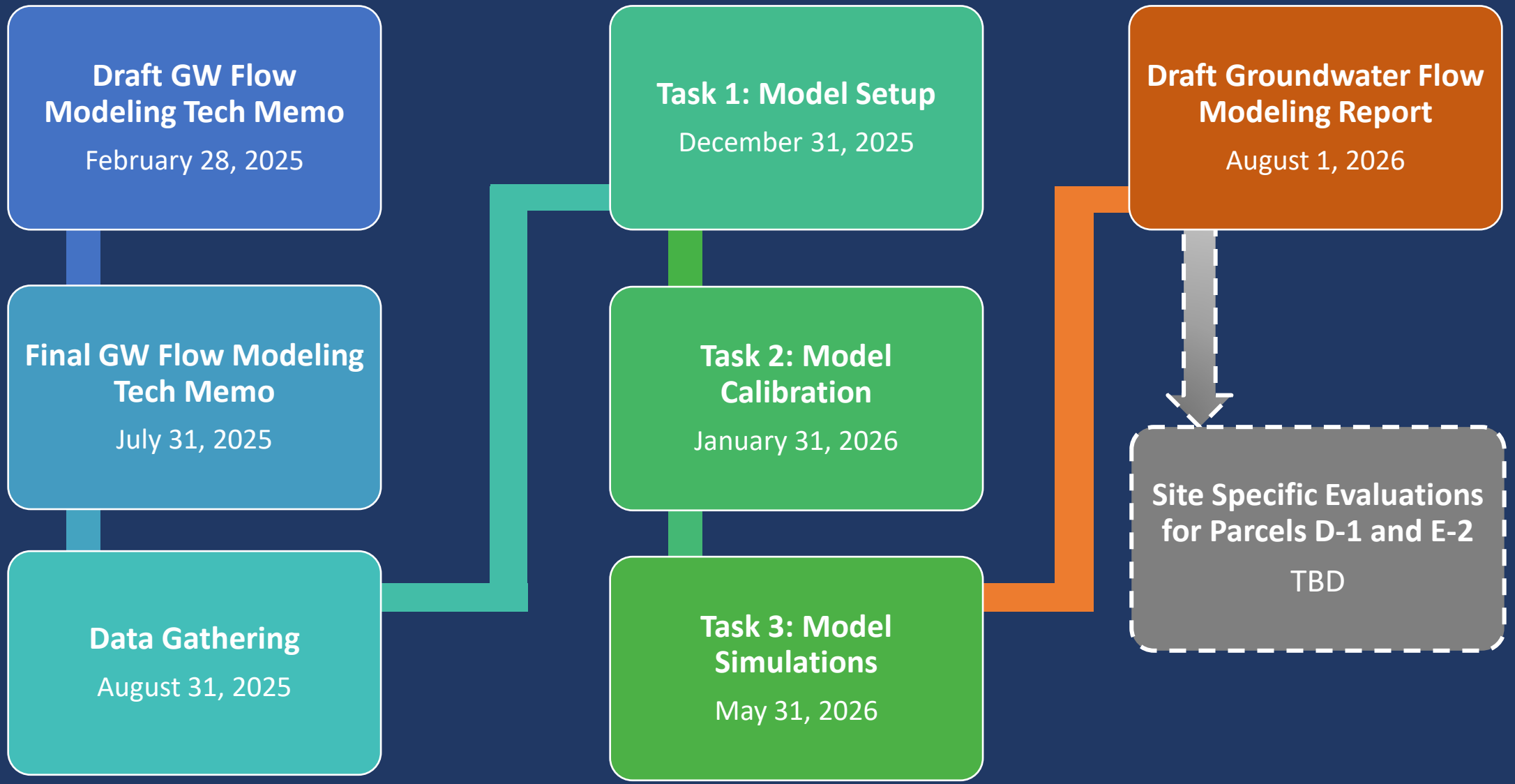
- Many IR sites are not near the shoreline but are impacted when sea level rises and groundwater rises in response and need to model the rising sea level at the shoreline and the resulting groundwater response at upland IR sites
- Drainage features (e.g., ditches berms) in neighboring sites could impact the level of groundwater table rise at a given site – not including neighboring features may give an inaccurate picture of groundwater table rise and flow directions



Current image of the shoreline at Parcel D-1

- Tracking the source and migration of chemicals of concern (CoCs) depends greatly on having an accurate picture of where the rising groundwater, and where the groundwater subsequently flows and emerges and any intersects residual CoCs

Groundwater Modeling Schedule



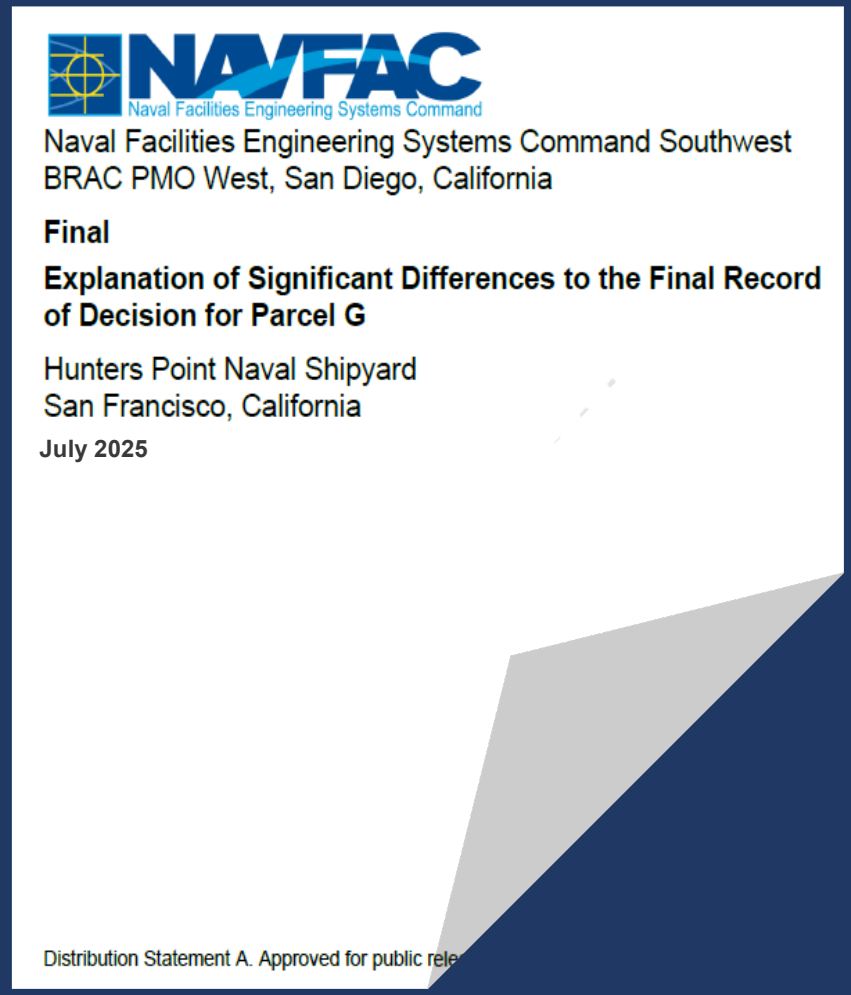
Parcel G
Record of Decision
Explanation of
Significant Differences

A **Record of Decision (ROD)** is a public document that outlines the decision for a clean up plan at a Superfund site, it details the basis for the selected remedy for contamination.

The Parcel G ROD was approved in 2009.

What is an ESD?

- The change affects **cost**, **not the remedy's protectiveness or objectives**
- **The ESD documents this significant cost change**
- An **Explanation of Significant Differences (ESD)** is a formal update to the Record of Decision (ROD) when:
  - The selected remedy has changed in a significant way
  - BUT the change does not alter the remedy


Naval Facilities Engineering Systems Command Southwest
BRAC PMO West, San Diego, California

Final

Explanation of Significant Differences to the Final Record of Decision for Parcel G

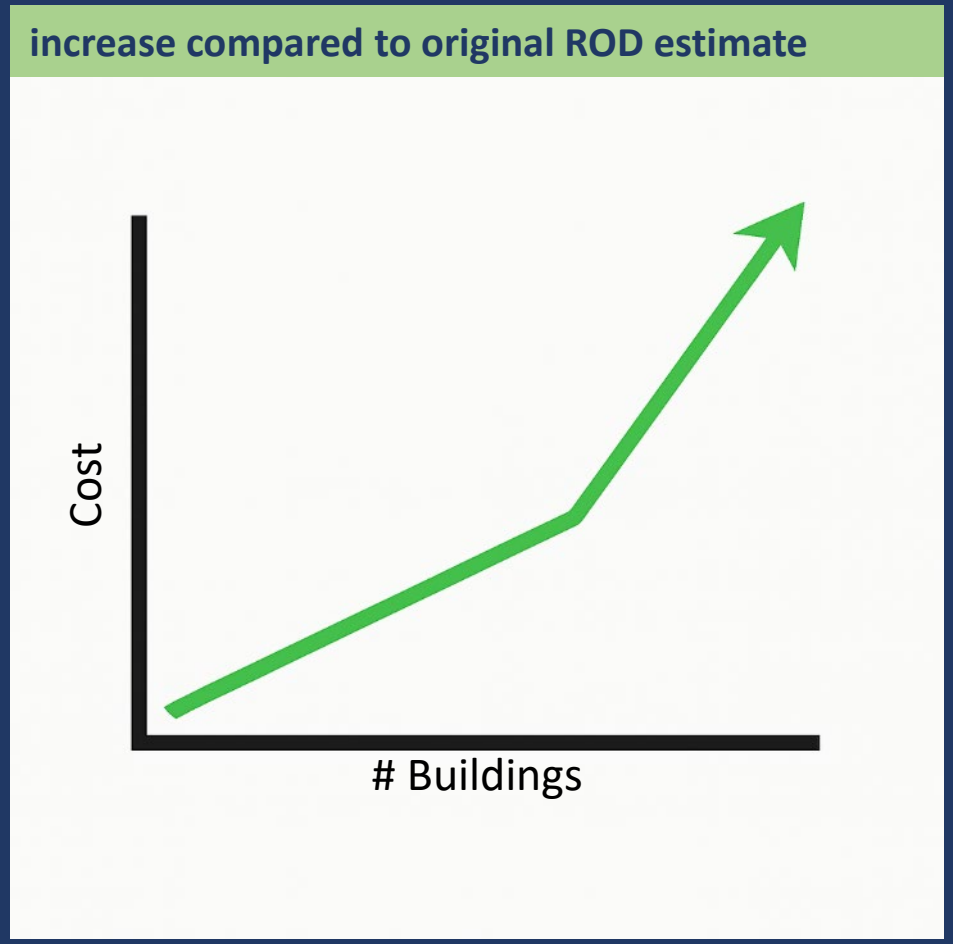
Hunters Point Naval Shipyard
San Francisco, California

July 2025

Distribution Statement A. Approved for public rele

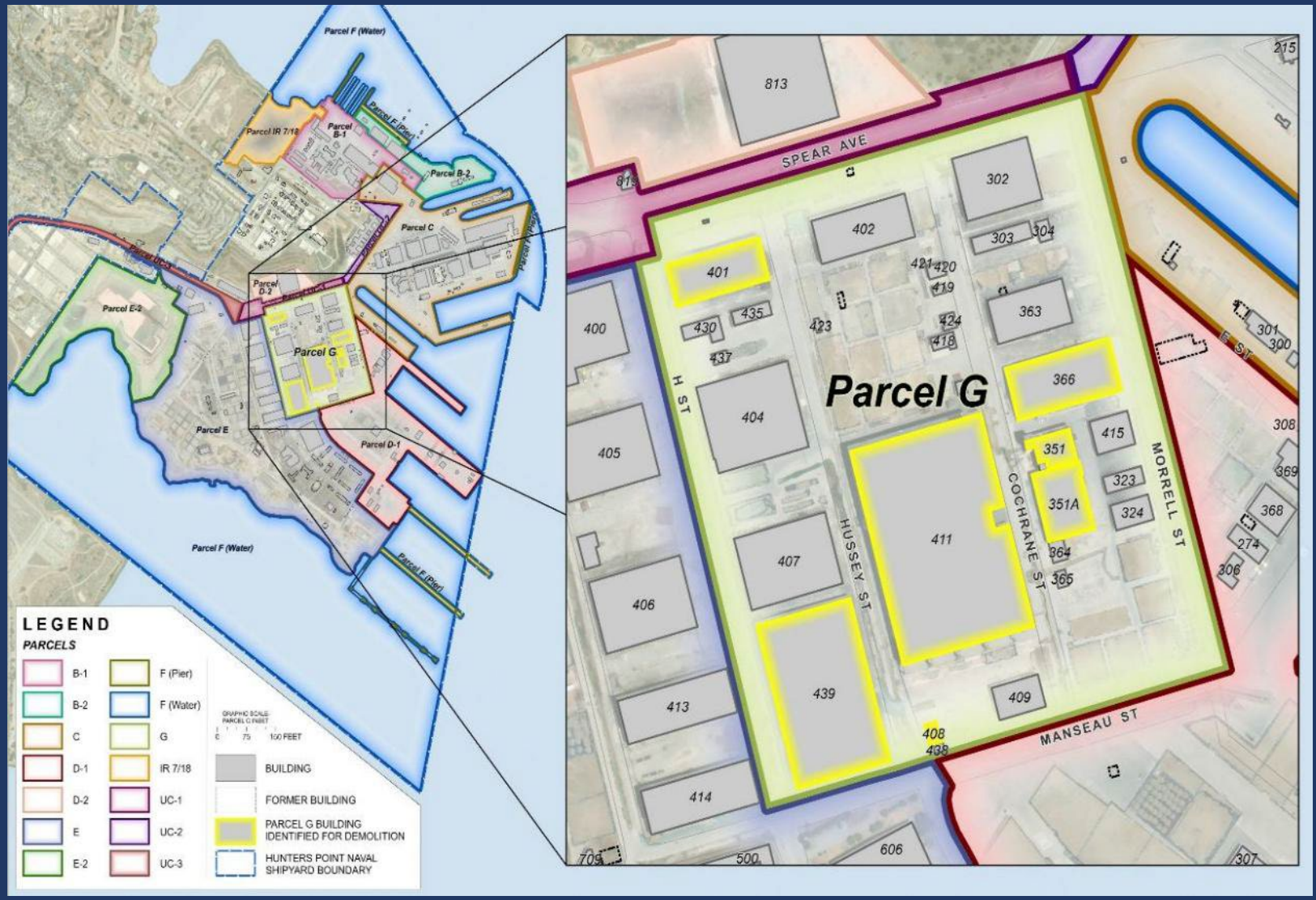
Demolition of Parcel G buildings require a change in 2009 ROD

- The 2009 ROD included demolition of buildings “if necessary”
- The Navy determined that demolition is necessary for 6 radiologically impacted buildings
- The change affects **cost**, **not the remedy's protectiveness or objectives**
- **The cost increased from $1.4 million to $78 million**



What will be demolished at Parcel G?

- Building 351
- Building 351A
- Building 366
- Building 401
- Building 411
- Building 439



Parcel G ROD Significant Change: Cost

Original ROD estimate: $1.4 million

- Limited building demolition included

Total Government estimate: ~ $78 million

- Demolition of 6 buildings
- Overview
  - Building Demo Estimate - $50.3 million
  - Contingency - $12.6 million
  - Project Management/Oversight/ Miscellaneous - $15 million
- Task Award - $28.4 million
  - Competitive bid from Multiple Award Contract
  - Multiple bidders with selection based on low price, technical acceptable

APPENDIX A
COST ESTIMATE SUMMARY OF THE SELECTED REMEDY
Parcel G Building Demolition

Parcel:	G
Building:	351/351A/366/401/411/439*
Location:	Hunters Point Naval Shipyard, San Francisco, CA
Phase:	Planning
Date:	October 2024

CAPITAL COSTS

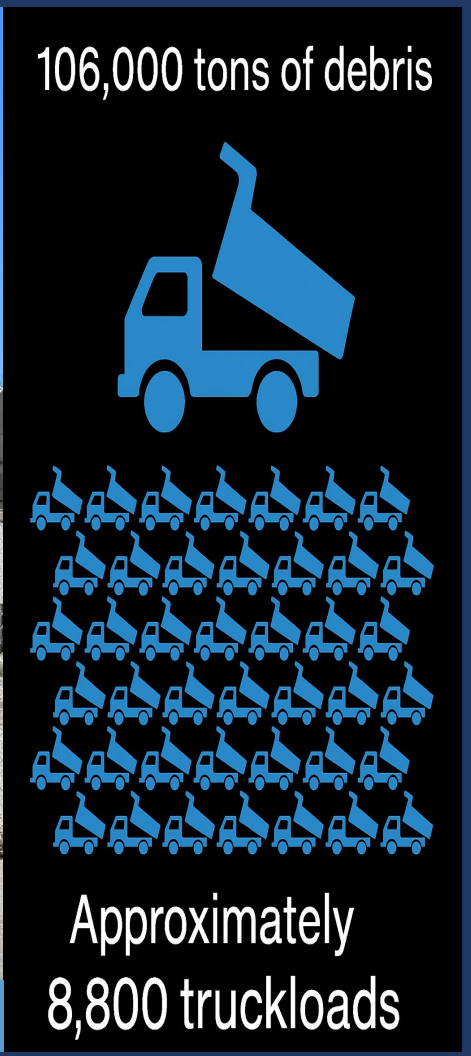
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	NOTES
Site Preparation/Preconstruction Activities	1	LS	$ 524,000	$524,000	
Mobilization/Site Setup/Demobilization	1	LS	$ 1,433,000	$1,433,000	
Temporary Facilities/Air Monitoring	9	MO	$ 425,500	$3,829,500	
Hazmat Removal including T&D for Hazmat	11,240,000	CF	$ 0.21	$2,360,400	Asbestos containing material is included below.
Waste Removal Oversight	230	DY	$ 9,400	2,162,000	
Building Demolition	380,000	SF	$ 40	15,200,000	
T&D					
T&D Non-radiological waste	105,427	TN	$ 205.00	21,612,535	Non-radiological demolition debris is assumed to include a mix of non-hazardous and RCRA waste.
T&D as RCRA Haz and CA Haz (metals, asbestos, PCB)	760	TN	$ 330.00	250,800	
Waste characterization (1 per 150 CY)	710	EA	$ 2,800	$1,988,000	
Site Restoration	16,300	CY	$ 60.00	$978,000	
Subtotal**				$50,338,235	
Contingency	25%	Percent		$12,584,559	
Subtotal (rounded)				$62,923,000	
Program/Project Management (Owner)	1	LS	$ 3,124,000.00	$3,124,000	EPA 2000 Guidelines p. 5-13
Remedial Action Workplan (including a Waste Management Plan and Environmental Compliance Plan [that will include a Stormwater Plan, Air Monitoring Plan, and Dust Control Plan]) and Design	1	LS	$ 4,998,000.00	$4,998,000	EPA 2000 Guidelines p. 5-13
Agency Oversight	1	LS	$ 3,124,000.00	$3,124,000	EPA 2000 Guidelines p. 5-13
Construction Management	1	LS	$ 3,749,000.00	$3,749,000	EPA 2000 Guidelines p. 5-13
Closure Report	1	LS	$ 70,000.00	$70,000	
Subtotal				$15,065,000	
Total Capital Cost				$77,988,000	

**This is a conservative government estimate. The building demolition contract was competitively bid under a Multiple Award Contract and was awarded in April 2025 for $28.4 million.

Demolition Project Highlights

- **About 106,000 tons of debris will be removed**
- **All buildings have been radiologically scanned, remediated as necessary, and cleared for demolition**
- **Demolition will take 15 months**
- **Site restoration will take 3 months**

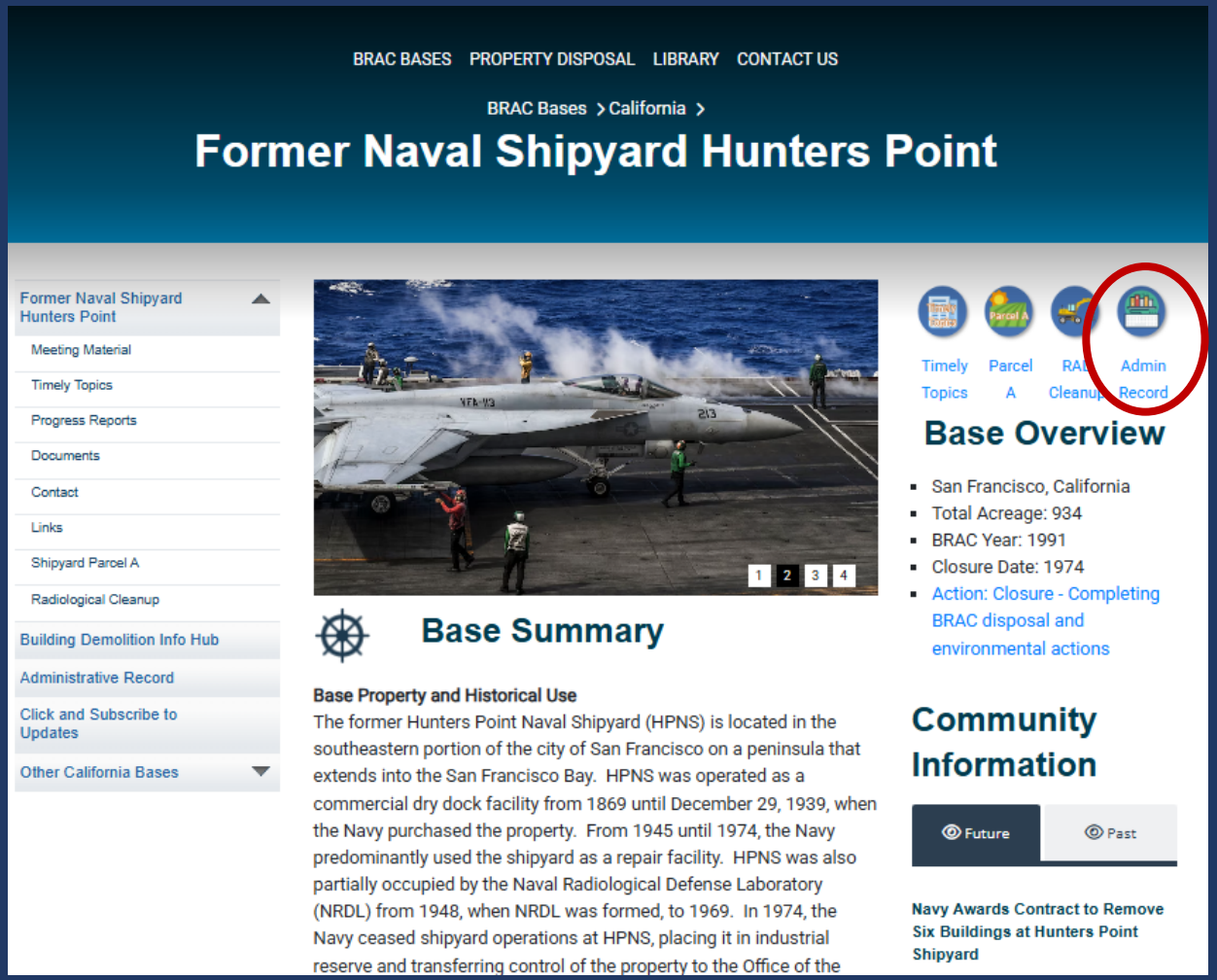
Current image of Building 439 at Parcel G



Public Notification Requirements

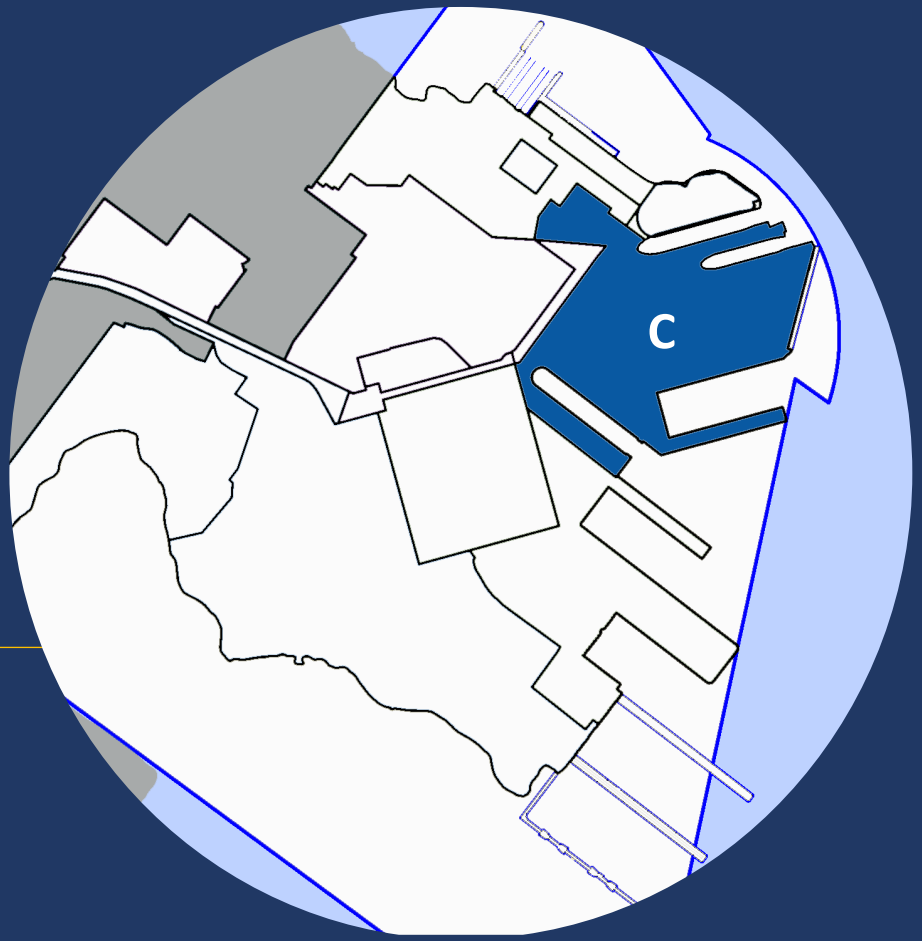
Once the ESD is signed by the Navy and EPA

- Public Notice of its availability will be published in the San Francisco Chronicle and posted on the Navy's HPNS website
- Will be included in the Administrative Record (available on-line)



Parcel C Soil and Groundwater Cleanup

Implementing approved remedies to protect health and the environment



Hunters Point Naval Shipyard (HPNS)
Navy Base Realignment and Closure (BRAC)

Parcel C Overview

- **Contamination is the result of historic shipyard operations**
- **Historically used for ship repair, industrial support, and office operations, including:**
  - foundry
  - power plant
  - sheet metal shop
  - paint shop
  - machine shops
- **Cleanup guided by the 2010 Record of Decision (ROD)**
- **Upcoming work is focused on Remedial Units (RU)-C2, RU-C5-1, and RU-C5-3**

What is being cleaned up?

Soil

- Volatile organic compounds (VOCs)
- Polycyclic aromatic hydrocarbons
- Metals
- Polychlorinated biphenyls

Groundwater

- VOCs
- Petroleum

Remedies Selected in the Parcel C ROD (2010)

(upcoming fieldwork in yellow)

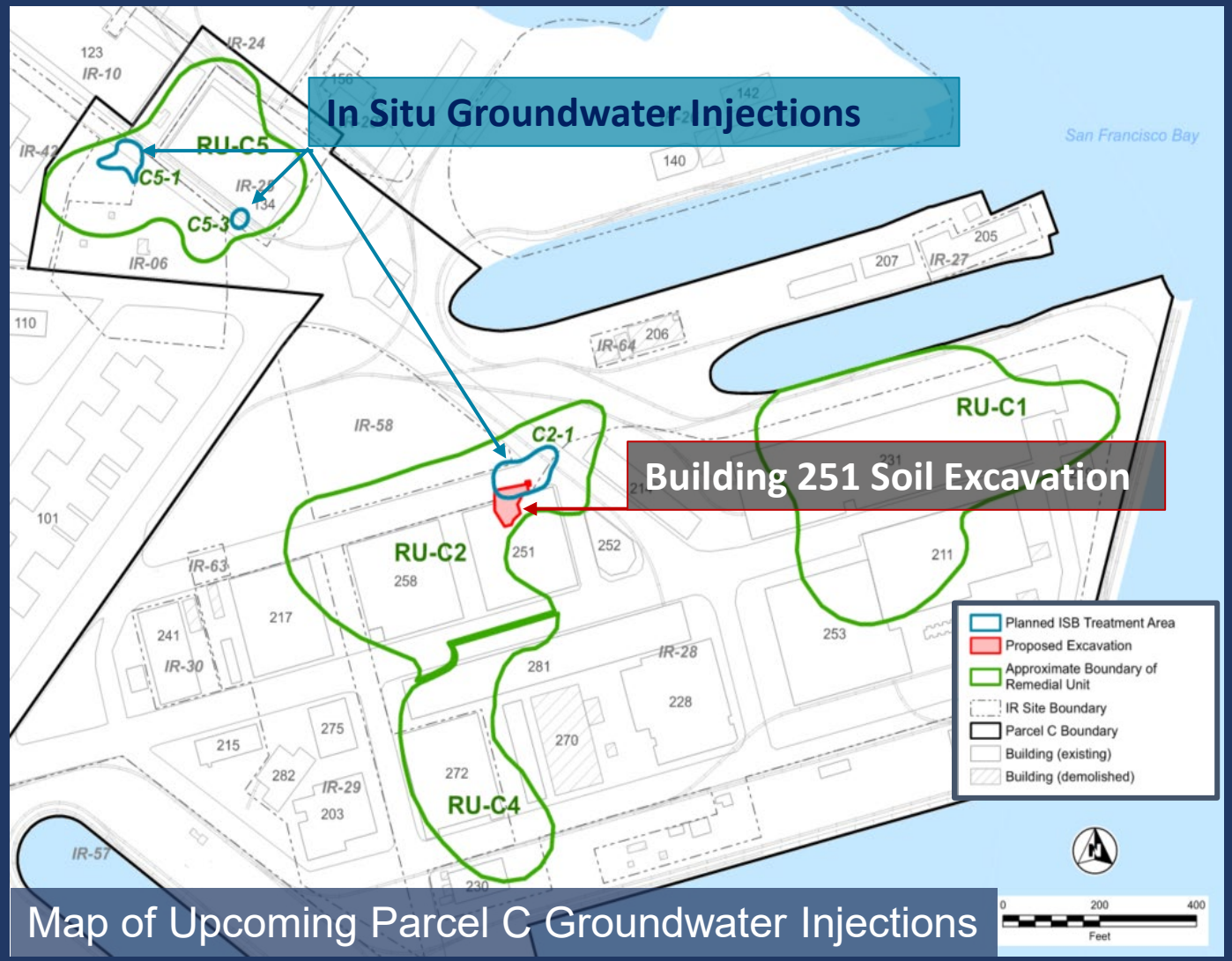
Soil:

- Excavation
- Soil Vapor Extraction (SVE)
- Durable Cover

Groundwater:

- In Situ Bioremediation (ISB)
- Zero Valent Iron (ZVI)
- Groundwater Monitoring
- Monitored Natural Attenuation

Institutional Controls



Map of Upcoming Parcel C Groundwater Injections

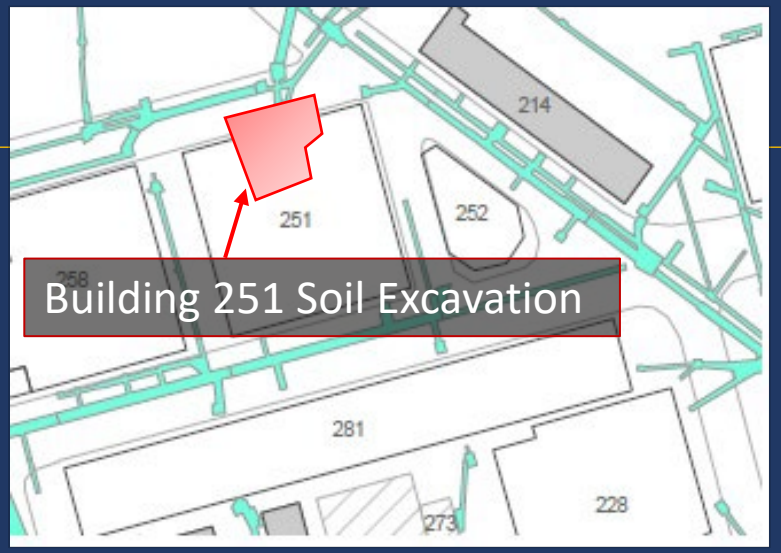
Parcel C Remedial Action: Groundwater (RU-C5-1 and RU-C5-3)

- Groundwater treatment uses in situ (in place) bioremediation
- Food-grade materials are blended in tanks and injected to help bacteria break down contaminants
- Groundwater monitoring wells used track effectiveness
- Institutional controls remain in place to restrict groundwater use

Images of equipment used to mix and inject environmentally-friendly materials to clean up groundwater

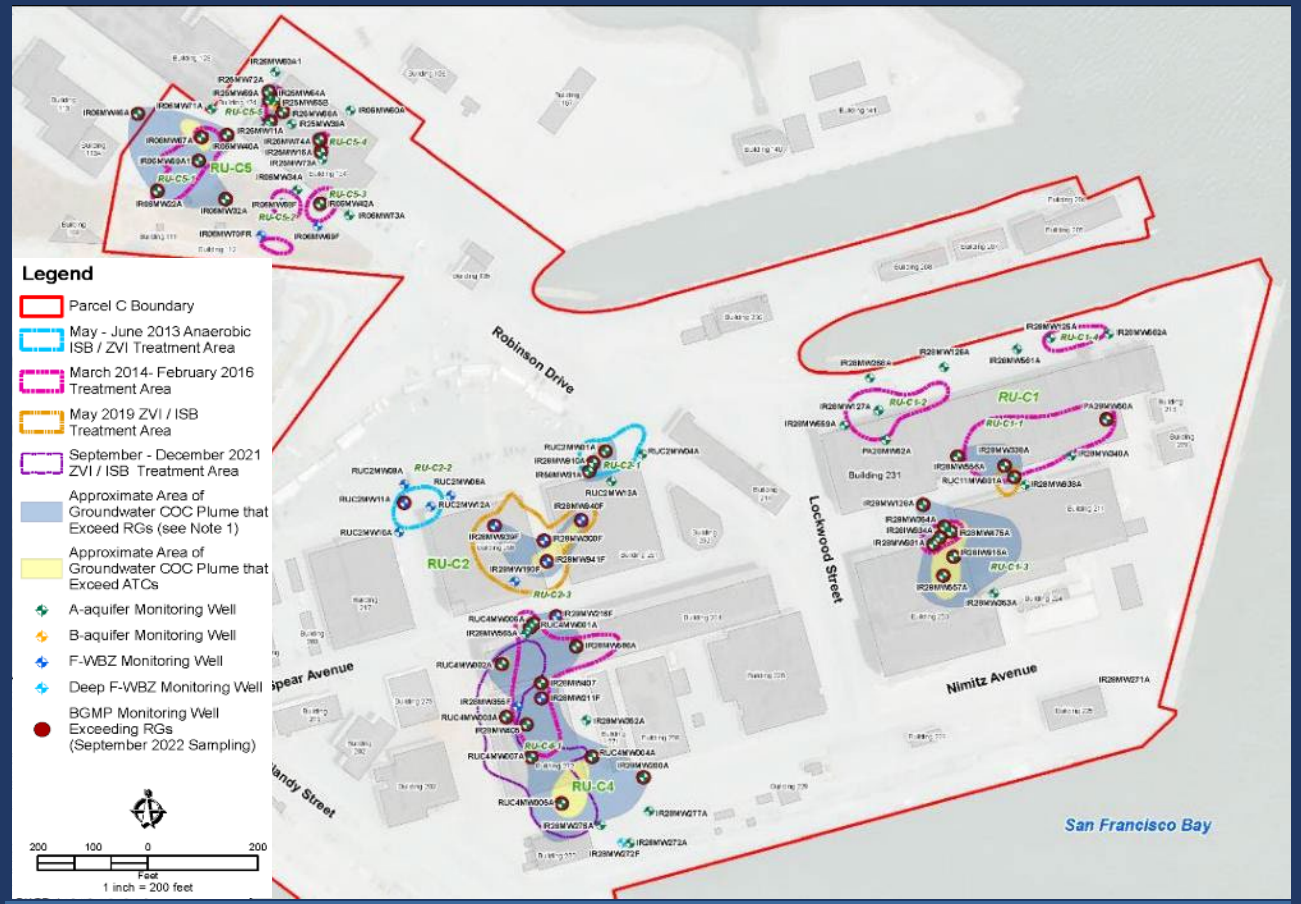
Parcel C Remedial Action: Soil (RU-C2)

- **Excavation of approximately 2,025 cubic yards of contaminated soil near Building 251**
- **Contaminated soil transported off-site to a licensed disposal facility**
- **Clean soil will be used for backfilling excavated areas**
- **Any disturbed durable cover will be repaired**
- **Real-time air monitors and dust control will be used during soil disturbance**



Images of Building 251

Parcel C Groundwater Monitoring and Performance Evaluation of Groundwater Remedial Actions



Map of Parcel C Groundwater Monitoring Wells

- New wells will monitor changes in groundwater quality.
- Monitoring results will show whether cleanup goals have been met:
  - **If goals are met:** transition to long-term monitoring
  - **If not:** additional injections may be needed
- Institutional controls remain in place to restrict groundwater use

Groundwater monitoring at Parcel C

What Happens Next?

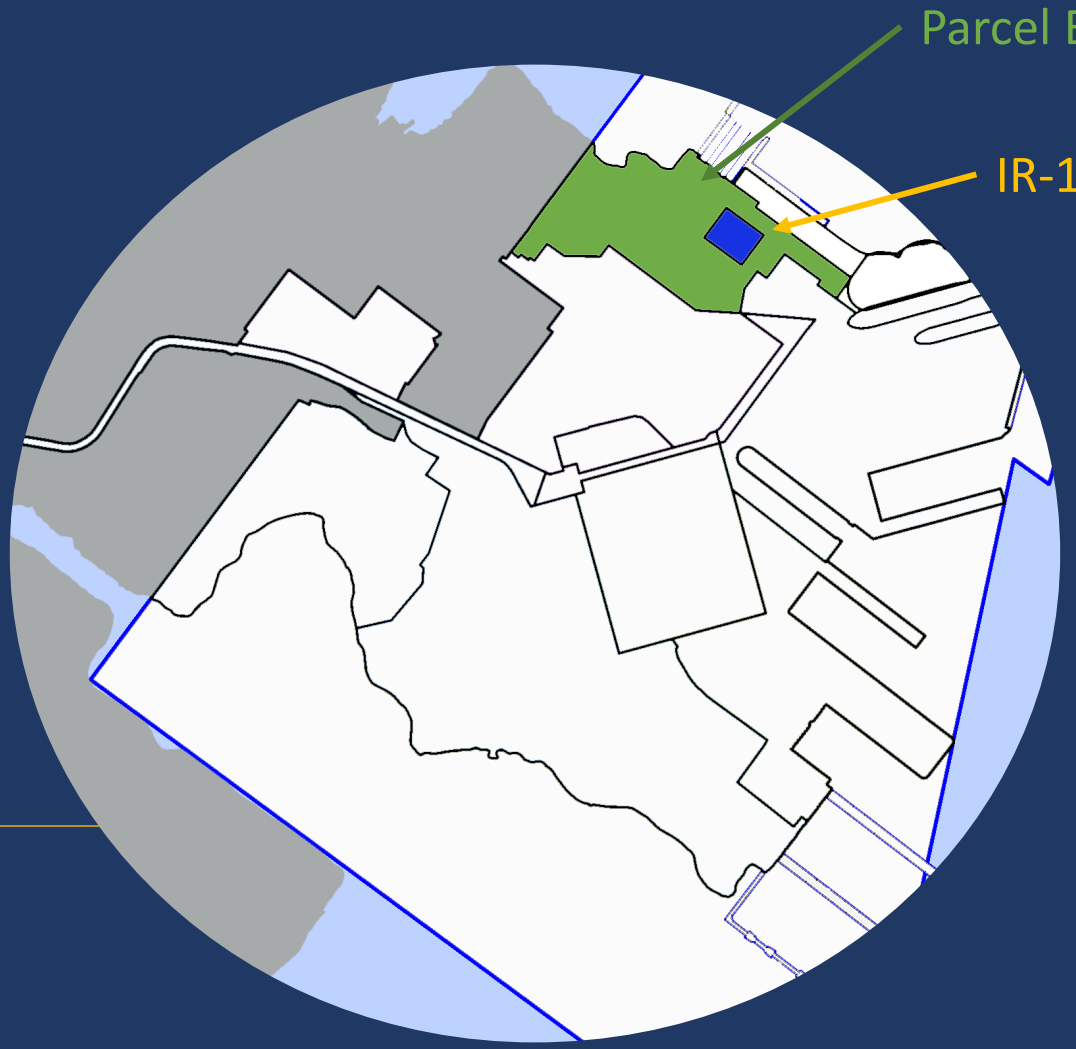
- Excavation will start in Fall 2025 followed by groundwater treatment in Spring 2026.
- Soil excavation and groundwater treatment will take about one year
- Groundwater monitoring will continue beyond 2025
- Updates will be shared at CAC meetings and online
- Air monitoring data and fieldwork summaries will remain publicly available
- Health and safety measures will minimize community impacts:
  - Truck routes are designed to avoid residential areas in the Bayview neighborhood
  - Dust control will follow a project-specific plan approved by regulatory agencies
  - Real-time air monitors will be used during all soil disturbance
- Truck Route and Dust Control fact sheet, available on the Navy's website at www.bracpmo.navy.mil/hpns under Timely Topics on March 26, 2024

Dust Control and Air Monitoring During Excavations

- Water spray, tarps, and spray-on coatings used to control dust
- Work pauses when wind exceeds 25 mph
- Trucks covered and cleaned before leaving site
- Real-time air monitors track dust and contaminants
- Data reviewed by regulatory agencies and made public

Parcel B Installation IR Site (IR-10)

Soil Cleanup Update at Former Building 123



Hunters Point Naval Shipyard (HPNS)
Navy Base Realignment and Closure (BRAC)

Parcel B IR-10 Soil Remediation: Aerial View

Air/Dust Monitoring Station 1 near Buildings 115/116

Excavator breaks up concrete footing, water limits dust

Site geologist holds 10-foot pole to show depth of excavation

Confirmation samples taken 10 feet below slab level

Parcel B IR-10 Remediation Update

Environmentally-friendly groundwater treatment successfully completed

Equipment used to extract soil vapors; additional cleanup needed

Building 123 demolished to access soil beneath it

Samples collected to determine extent of soil contamination

Excavate soil and take confirmation samples

Backfill excavation site with clean soil

Install durable asphalt cover to finalize remedy

Conduct 1 year of soil gas monitoring to confirm cleanup complete

Parcel B IR-10 Remediation Update: STAR Student Tour (June 26, 2025)

Navy supported STAR's Education Outreach Program

- 42 students (Grades 3–5), 6 teachers
- Navy coordinated safe viewing area near Building 123 excavation
- Collaborative effort coordinated by the Navy
- Hands-on learning, community engagement
- Air monitoring presentation by a YCD program graduate
- Explanation of excavation activities by STAR's technical expert (funded by DTSC grant)
- Environmental-themed art project

HPNS Cleanup Progress Update

Fiscal Year 2025 (FY25) HPNS New Starts Status

Parcel	Activity
B	• IR-26 follow on mercury groundwater remediation (awarded July 3, work plan under development) • Building 123 soil excavation and clean backfill (fieldwork started June 2, 2025)
C	• Implementation of the fractured bedrock zone work plan (Phase 2 – field work August 2025) • Additional remediation for RUCs 2 and 5 (step out borings conducted June 2025, Building 251 soil excavation starting November 2025)
D-1	• Award new task order for proposed plan and Record of Decision amendment • Select radiological remedy and prepare Proposed Plan
E	• Dispose of remaining 41,500 tons (30,740 cubic yards) of excavated soil/debris (ongoing)
E-2	• Complete permanent landfill gas treatment system • Construct freshwater and tidal wetlands • Address regulatory Five-Year Review concerns (field work complete, awaiting contractor report)

Deferred to FY26

Deferred to FY26

Fiscal Year 2025 (FY25) HPNS New Starts Status

Parcel	Activity
F	• Award and development of Remedial Design Work Plan (award by 7/31)
G	• Complete Phase 2 radiological retesting (fieldwork 60% complete) • Submit Remedial Action Completion Report (RACR) (draft submitted to regulatory agencies by 8/30) • Award Task Order for demolition of 6 buildings and a slab (work plan under development)
D-2 and UC's	• Excavate along former sanitary sewer and storm drain lines (all parcels) (Ongoing - fieldwork started March 2025) • Radiological scanning/ sampling of Buildings 813 and 819 (Parcel D-2) (coordinating building access with OCII)

$50.8M to be awarded in FY25; over $250M in active task orders

Upcoming Navy Outreach Activities and Presentation

SAVE THE DATE

September 22, 2025

HPNS environmental cleanup program presentation to **HPSCAC E&R Subcommittee**

Resources for More Information

HPNS Program Management

Michael Pound
michael.j.pound.civ@us.navy.mil

Navy BRAC PMO West
33000 Nixie Way, Bldg 50, Suite 207
San Diego, CA 92147
www.bracpmo.navy.mil/hpns

Regulatory Agencies

US Environmental Protection Agency
Mike Collins: collins.mike@epa.gov
Nadia Burke: burke.nadiahollan@epa.gov

CA Dept. of Toxic Substances Control
Michael Howley: michael.howley@dtsc.ca.gov

San Francisco Bay Regional Water Quality Control Board
Mary Snow: mary.snow@waterboards.ca.gov

Other Resources

Community Technical Advisor
Dr. Kathryn Higley
(541) 737-0675
kathryn.higley@oregonstate.edu
www.ne.oregonstate.edu

HPNS Online Information Repository

- https://www.bracpmo.navy.mil/hpns
- https://administrative-records.navfac.navy.mil/?PN24V63WGTUM4VG4WO

HPNS Community Outreach

Send an email or leave a message

- For program information
- To join the HPNS Mailing List
- To request language assistance

info@sfhpns.com


(415) 295-4742