

---

---

1 **The Mayor’s Hunters Point Shipyard Citizens Advisory Committee (CAC)**  
2 **Business and Employment Meeting Minutes**  
3 **Thursday, April 16, 2026**  
4 **(2 Hours)**

---

---

5 **I. Call to Order**

6 Dr. Hunnicutt, called the Business and Employment meeting to order at 6:07 pm. There was  
7 a quorum at roll call.

8  
9 **II. Routine Business:**

10 **A. Roll Call**

11 Present: Dr. Veronica Hunnicutt, Dedria Smith, Falaofuta Satele, Malik Senefer and Neola  
12 Gans

13 Absent: Servio Gomez

14 Excused: Joyce Armstrong

15  
16 **B. Approval of Agenda: April 16, 2026**

17 Neola Gans motioned to approve the April 16, 2026, meeting agenda. Malik Senefer  
18 seconded, and the motion was passed.

19  
20 **C. The Approval of the Meeting Minutes: January 22, 2026**

21 Neola Gans motioned to approve the January 22, 2026, meeting minutes. Malik Senefer  
22 seconded, and the motion was passed.

23  
24 **E. Announcements**

25 Bayview Hunters Point Legacy Foundation fifth and final round. Application window April  
26 23- June 3, 2026. Contact [legacy-foundation@scholarshipamerica.org](mailto:legacy-foundation@scholarshipamerica.org).

27  
28 Mercy Housing California and young community developers are seeking a proposal for a  
29 general contractor to construct a 24-story multifamily residential project. Questions are due  
30 by April 24th, 2026, at 2:00 PM. Proposals are due May 21st, 2026, at 2:00 PM.  
31 Transbay Block 4W posting can be found at <https://sfocii.org/rfps-rfgs-bids>

32  
33 **III. Continued Business/ Presentations/ Updates**

- 34 **A. Navy’s Parcel G demolition and local hire/subcontractor opportunities at**  
35 **Hunters Point Naval Shipyard (HPNS): 1. Update on Navy’s Prime Contractor,**  
36 **ECC, demolition project schedule, subcontractor opportunities, and**  
37 **explanation of ECC progress in meeting the 23% requirement for local hiring**  
38 **and subcontracting by Kaiulani Watson, ECC (Parcel G building demolition**  
39 **contractor representative). 2. Overview of the newly awarded basic HPNS**  
40 **multiple award construction contract for future building demolition task**  
41 **orders - Michael Pound, Navy’s HPNS BRAC Environmental Coordinator.**  
42 **Overview of how the Navy confirms the contractor is meeting the 23%**  
43 **requirement for local hiring and subcontracting as the project is implemented**  
44 **(LT Kevin Guo, HPNS Navy ROICC representative).**

1 The April 16, 2026 Hunters Point Shipyard Citizens Advisory Committee (HPSCAC)  
2 Business and Employment Subcommittee meeting focused on the Navy’s Environmental  
3 Cleanup Building Demolition Program at Parcel G of the Hunters Point Naval Shipyard.  
4 Representatives from the Navy BRAC Environmental Program and ECC Infrastructure LLC  
5 provided updates regarding demolition activities, environmental monitoring, local hiring and  
6 subcontracting compliance, internship opportunities, and future demolition contracts at  
7 HPNS.

8 The meeting began with an overview of the organization's responsibilities for the Parcel G  
9 Building Demolition Task Order. NAVFAC BRAC established the project requirements,  
10 including the mandate that 23% of on-site work be subcontracted to District 10 businesses  
11 and that 23% of on-site labor be performed by local residents. NAVFAC Southwest  
12 awarded the task order on April 23, 2025, while the Resident Officer in Charge of  
13 Construction (ROICC) office was tasked with overseeing contract management and  
14 compliance monitoring. ECC Infrastructure LLC is responsible for implementing the work  
15 and ensuring compliance with the local hiring and subcontracting requirements.

16 Presenters reviewed the field work schedule for Parcel G, which spans from  
17 February 2026 through July 2027. The work includes hazardous materials abatement,  
18 followed by demolition of Buildings 351, 351A, 366, 401, 411, 439, and Pad 408. The  
19 demolition strategy was explained in detail, emphasizing that no explosives will be used  
20 during the project. Hazardous materials, such as asbestos and lead-based paint, are being  
21 removed prior to demolition, and all demolition work will be conducted mechanically using  
22 excavators, shears, and other heavy equipment. The demolition process will occur in  
23 controlled phases to minimize impacts to the surrounding community, with ongoing dust  
24 suppression and air monitoring throughout the project.

25 The Navy and ECC provided a detailed explanation of the Parcel G Air Monitoring  
26 Program. Real-time dust monitoring and analytical air sampling have already begun and are  
27 being conducted during all abatement and demolition activities. Three air monitoring  
28 stations have been installed around the Parcel G work area. Monitoring activities include  
29 testing for asbestos, lead, manganese, total suspended particulates, and PM-10 during all  
30 work operations. Additional monitoring during demolition activities includes testing for  
31 radiological contaminants such as Cesium-137, Plutonium-239/240, Radium-226,  
32 Strontium-90, Thorium-232, Uranium-235, as well as mercury and PCBs during open-air  
33 demolition of Buildings 401 and 411.

34 An update on demolition progress highlighted that hazardous materials abatement is  
35 currently underway, including the removal and packaging of asbestos, lead-based paint, and  
36 other hazardous materials from multiple structures. Photographs presented during the  
37 meeting showed interior abatement activities in Building 366 and crawl-space abatement at  
38 Building 351A. The meeting also noted that waste shipments from the site have begun. All  
39 outgoing trucks are weighed and scanned for radiation before leaving Hunters Point Naval  
40 Shipyard to ensure safety and compliance.

41 A major portion of the presentation focused on the Parcel G local hiring and subcontracting  
42 requirements. The Navy reiterated that at least 23% of all on-site work must be  
43 subcontracted to District 10 businesses located within ZIP codes 94107, 94124, or 94134,  
44 and that at least 23% of all on-site labor must consist of local residents. Officials clarified  
45 that these requirements only apply to work physically performed at Parcel G and not to off-

1 site project functions such as reporting, project management, laboratory analysis, trucking,  
2 or disposal activities.

3 The meeting included a financial breakdown of the Parcel G contract. ECC's initial contract  
4 award totaled approximately \$28.4 million, with additional modifications bringing the total  
5 contract value to approximately \$30.1 million. Off-site work was valued at approximately  
6 \$10.68 million, leaving an estimated on-site work value of approximately \$19.46 million.  
7 Based on this calculation, the 23% local subcontracting requirement equates to  
8 approximately \$4.48 million in on-site work that must be awarded to qualifying District 10  
9 businesses.

10 ECC reported that the project has already exceeded the required subcontracting goals.  
11 Current awards to District 10 businesses total approximately \$6.11 million, representing  
12 31.4% of the on-site work value. Participating local subcontractors include Yerba Buena for  
13 site restoration, Aurora Environmental for industrial hygiene services, Pacific Engineering  
14 for SWPPP and waste management, Armada Protective Services for security services, TBS  
15 Site Services, and Dyna Electric. ECC also presented spending data showing that, as of  
16 March 2026, approximately \$136,843 had already been spent with local D-10  
17 subcontractors, with significant remaining contract values still available for future work.  
18 Upcoming procurement opportunities were also discussed, including janitorial services for  
19 office trailers, geotechnical testing, and civil surveying. ECC emphasized its continued  
20 commitment to prioritizing purchases and procurement opportunities for qualified District  
21 10 businesses throughout the duration of the project. The meeting also highlighted  
22 workforce participation statistics. Through March 2026, 44 workers had been employed on-  
23 site, with 22 identified as local workers, resulting in a 50% local workforce participation  
24 rate, which significantly exceeds the required 23% threshold. Trades represented include  
25 abatement workers, environmental technicians, security guards, electrical workers, SWPPP  
26 inspectors, and portable facilities servicing personnel.

27 ECC provided an update on its internship program, announcing that two local interns  
28 had already been hired through referrals from the CAC Committee and community groups.  
29 One intern began work on March 31, 2026, while the second position is scheduled for  
30 summer placement. ECC stated that additional internship opportunities will remain available  
31 throughout Fall 2026 and into 2027. The internships are targeted toward college students  
32 studying construction management or engineering, particularly juniors and seniors with a  
33 minimum GPA of 3.0.

34 Future community engagement plans were also discussed. ECC is contracted to attend three  
35 CAC Business and Employment meetings during 2026, including meetings in January,  
36 April, and September. Future presentations are expected to include updates on project  
37 schedules, local hiring compliance, subcontracting opportunities, and internship programs.  
38 ECC also informed attendees that the company has four additional NAVFAC Southwest  
39 contracts and that registered local businesses may have opportunities to bid on future work  
40 at Hunters Point and other Bay Area Navy facilities as new task orders are released.

41 The Navy's ROICC office then presented information on compliance monitoring for the  
42 23% local-hiring and subcontracting requirements. Officials explained that certified payrolls  
43 are required under the Davis-Bacon Act to verify wage compliance for federally funded  
44 construction projects. The Navy uses certified payrolls, labor interviews, certification letters,  
45 invoice reviews, daily production reports, and on-site inspections to verify that contractors  
46 are properly meeting labor and subcontracting obligations. The Navy stated that if

1 contractors fail to comply with local hiring or subcontracting requirements, payments may  
2 be reduced or withheld until deficiencies are corrected.

3 The final portion of the meeting focused on future demolition contracts at Hunters Point  
4 Naval Shipyard. The Navy announced that a new Multiple Award Construction Contract  
5 (MACC) for future building demolition work was awarded on February 5, 2026. Five  
6 contractors were selected under the MACC, including RSI Amentum Environmental  
7 Solutions, Aptim Radiological Services, ECC Expeditionary Constructors, Ferma  
8 Corporation, and Integrated Demolition and Remediation Inc. Some of these companies  
9 have already begun outreach efforts to local businesses and residents regarding future  
10 subcontracting and employment opportunities.

11 The Navy also shared preliminary information about the next demolition task order, which  
12 is expected to include five buildings in Parcel B and one building in Parcel C. Development  
13 of the Request for Offers is expected to take between six and nine months and will include  
14 hazardous materials assessments for each building. The Navy also plans to hold another  
15 industry day similar to the one conducted for Parcel G to encourage local business  
16 participation and community engagement.

17  
18  
19  
20 **V. Public Comment on Non-Agenda items:**

21  
22 *Please refer to the April 16, 2026, Business and Employment meeting virtual meeting*  
23 *recording to hear the meeting in detail.*

24  
25 **VI. Adjournment:**

26 There was no other business that came before the committee, and the meeting adjourned at  
27 8:07pm.