



Environmental Brownfield Redevelopment

Client

Department of the Navy

Location

Vallejo, CA, USA

Mare Island Naval Shipyard Cleanup and Redevelopment

Project Highlights

- Cleanup services to speed the development of 6 million square feet of industrial and commercial space and 1,400 dwelling units, and create up to 7,000 new jobs
- Accelerated schedule to save approximately four to five years and provide significant cost savings
- Largest “early transfer” of a military base since the authority was granted to the DOD

Project Description

CH2M HILL is working with master developer Lennar Mare Island, the City of Vallejo, and the Department of the Navy to clean up and redevelop land on the former Mare Island Shipyard for residential, industrial, and commercial use under an Environmental Services Cooperative Agreement (ESCA). The Mare Island Naval Shipyard closed in 1996. This program is one of the first of its kind and is expected to result in the largest “early transfer” of a military base in terms of cleanup costs, since Congress granted early transfer authority to the DOD in 1996. Early transfer allows the Navy to convey the property to the local agencies before completing environmental cleanup; however, the Navy remains legally responsible for the cleanup.

This ESCA, drafted and accepted by the Department of the Navy and the City of Vallejo, assigns redevelopment duties to Lennar Mare Island (LMI). CH2M HILL simultaneously accepted responsibility to provide environmental services on behalf of the city and LMI.

CH2M HILL and LMI will conduct cleanup and construction simultaneously, thereby shortening completion time to 4 to 5 years. By combining the cleanup and development schedules, the project will save significant costs and allow the transfer of usable land back to the city much faster than otherwise possible, had the Navy handled the cleanup on its own.

CH2M HILL anticipates achieving regulatory closure within 5 years, an accelerated schedule that saves the Navy, the City of Vallejo, and the developer approximately 4 to 5 years, and provides significant cost savings.

Key Services Provided

CH2M HILL is providing several key services, including:

- Project team negotiations with the Navy.
- Environmental responsibility on behalf of the City of Vallejo and LMI.
- Document preparation requesting early transfer of the property for Governor Gray Davis of California.

- Strategy development with LMI to integrate remediation with infrastructure, development, and demolition to create over 6 million square feet of industrial and commercial space, 1,400 dwelling units, and up to 7,000 new jobs.
- Primary point of contact for the team with the California Department of Toxic Substances Control, the Regional Water Quality Control Board, and the U.S. EPA.
- Innovative insurance coverage through our broker, Marsh and Zurich American.

CH2M HILL, the City of Vallejo, and LMI will work with all appropriate regulatory agencies, including the California Department of Toxic Substances Control, the Regional Water Quality Control Board and the U.S. EPA, to ensure that the work meets or exceeds regulatory requirements.

Additional Strategies and Developments

CH2M HILL provides additional contract and development services, including property portfolio environmental assessment and remediation planning, exit strategy development, land use and remedial planning, "guaranteed" fixed price remediation, risk sharing/partnering, capping environmental financial risk, BRAC early property transfer, and deconstruction and demolition of existing facilities.