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NAS BRUNSWICK
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FINAL RESOURCE CONSERVATION AND RECOVERY ACT PARTIAL CLOSURE REPORT FOR BUILDING 25 WITH TRANSMITTAL LETTER NAS BRUNSWICK ME

1/6/2011

NAS BRUNSWICK

ENVIRONMENTAL DEPARTMENT
NAVAL AIR STATION
437 HUEY DRIVE
BRUNSWICK, ME 04011

January 6, 2011

Mr. Edward Vigneault
Maine Department of Environmental Protection
Division of Oil and Hazardous Waste Facilities Registration
17 State House Station
Augusta, ME 04333-0017

Subj: Final RCRA Partial Closure Report for Building 25

Dear Mr. Vigneault:

A copy of the Final RCRA Partial Closure Report for Building 25 at Naval Air Station Brunswick is provided as Enclosure (1).

If you have any questions, please contact Mr. Mike Fagan at 921-1717 or via e-mail at michael.fagan1@navy.mil.

Sincerely,

LISA M. JOY
Environmental Director

Enclosure: (1) Final RCRA Partial Closure Report for Building 25

Copy to:
NAVFAC Mid-Atlantic (B. Abraham)
NAS Brunswick (M. Fagan/D. Smith)
EPA Region I (M. Daly)
MRRA (V. Boundy)
Curtis Memorial Library (L. Oliver)
Lepage Environmental (C. Lepage)
BRAC PMO NE (P. Burgio)

RCRA PARTIAL CLOSURE REPORT
for
BUILDING 25 – INDOOR FITNESS CENTER PARCEL
NAVAL AIR STATION BRUNSWICK, MAINE
USEPA IDENTIFICATION NUMBER ME8170022018
DECEMBER 2010

1. INTRODUCTION

The purpose of this report is to present the findings and conclusions of the investigation conducted to determine if the Maine Department of Environmental Protection (MEDEP) RCRA or hazardous waste closure requirements have been completed for the Building 25 parcel at Naval Air Station Brunswick (NAS Brunswick).

2. PROPERTY DESCRIPTION

The Building 25 parcel is located in the eastern-central portion of NAS Brunswick (Figure 1). The approximately 2.6-acre parcel is bordered by the following roads and parcels: to the north, by paved driveway and the Building 26 (Child Care Center) parcel; to the east by Pegasus Street and the …Building 87 (Anti-Submarine Warfare Operations Center [ASWOC]) and Buildings 730 through 749 (Orion's Landing) parcel; to the south by the Buildings 730 through 749 parcel; and to the west, by the Building 211 (Field House) parcel (Figure 2). In addition to Building 25 (Indoor Fitness Center), this parcel includes the associated paved entrance walkway and tree-covered and grass-covered areas.

Building 25, the Indoor Fitness Center located in the center of the parcel, was constructed in 1981, with an addition in 1986 and improvements in 1995. The building consists of a 16,658-square-foot, two-story, steel-framed structure with steel exterior panels, on a concrete slab foundation. This fitness facility consists of a gymnasium, racquetball courts, a weight room, a cardio room, an aerobic classroom, children's activity center and locker rooms. The building is heated by two natural-gas-fired, hot-water boilers, with the heat from the hot water dispersed via baseboard radiators and multiple hot water to hot air exchange/ventilation units located throughout the building. Photographs of the exterior and interior of Building 25 are provided as an attachment to this report.

3. PROPERTY HISTORY AND RECORDS RESEARCH

The Tetra Tech NUS, Inc. (Tetra Tech) project team interviewed NAS Brunswick Environmental Department personnel and performed records research at both NAS Brunswick and the MEDEP office in Augusta, Maine to collect available information concerning the Building 43 parcel, including past use and operations at that location.

Records reviewed include historical aerial photographs, the NAS Brunswick Other Environmental Liabilities (OEL) Database, area-specific reports, facility plans and drawings, and hazardous waste records. Aerial photographs dated 1953, 1958, 1978, 1981, 1984, 1989, 1993 and 1997 (Sewall, 1953, 1958, 1978, 1981, 1984, 1989, 1993 and 1997) were reviewed, along with Public Works Department (PWD) site base maps dated 1943, 1946, 1952, 1956, 1957, 1975, 1989, and 2006 (PWD, 1943, 1946, 1952, 1956, 1957, 1975, 1989, and 2006a). Site building lists for 1965, 1976, 2003, 2006, and 2008 (PWD, 1965, 1976, 2003, 2006b, and 2008a) were also reviewed to provide historical information, summarized below.

According to historical NAS Brunswick building lists and NAS Brunswick Environmental Department personnel, since its construction in 1981, Building 25 has been used as a gym/fitness center.

The historical site plan dated 1943 shows a wooded area at the location of the Building 25 parcel. Based on the review of maps and aerial photographs, the majority of the Building 25 parcel remained tree covered up to 1981, and the subsequent construction of Building 25. The current Building 25 is first shown on the NASB 1979 site plan, possibly for planning purposes, with the building observed as under construction in the 1981 aerial photograph of the parcel.

The 1989 aerial photograph of the parcel shows that an addition to the western side of Building 25 is under construction. An addition to the southeast-facing side of the structure was completed in 1995, with the construction of a boiler room, the installation of an aboveground storage tank (AST), and the construction of an aerobics area at the southernmost corner of the structure (Figure 3). The 1997 aerial photograph shows the existing Building 25, walkways, and landscaped areas, in their current configuration. No further changes to the parcel are observed after 1997.

In 1987, the EPA completed a study of select historical aerial photographs of NAS Brunswick (U.S. EPA, 1987). The aerial photographs studied were of known or suspected historical release areas between 1940 and 1980. The Building 25 parcel was not part of the EPA study area for their NAS Brunswick Site Analysis.

Under the Community Environmental Response Facilitation Act (CERFA) process, the Navy identified uncontaminated property at NAS Brunswick in accordance with CERCLA. The Building 25 parcel was identified as an area designated in the CERFA process as Area B-5 (Administrative, Commercial and Residential Area). The CERFA Identification of Uncontaminated Property report stated that this area could potentially be impacted by contaminant migration from the Installation Restoration (IR) sites in this area and the industrial activities, even though there are a number of buildings (e.g., Chapel, Administration Building, Galley, barracks) that are not associated with hazardous substance or petroleum use (Tetra Tech, 2006).

According to MEDEP and NAS Brunswick spill records, one spill (MEDEP Spill No. P-013-1995) was reported in the vicinity of the Building 25 parcel on January 16, 1995, for a release occurring January 14, 1995 (Environmental Department, 1988; Environmental Department 1999; and MEDEP, 2010). The MEDEP Final Report for the release notes that the release of 81 gallons of fuel oil was due to an excavator damaging the fill pipe for underground storage tank (UST) No. 10045-0003 at Building 25 (MEDEP, 1995). This release was remedied to the satisfaction of MEDEP, with approximately 23 cubic yards (CY) of soil excavated, and the UST was closed and removed from the site with MEDEP approval.

According to NAS Brunswick Environmental Department personnel, hazardous waste generation at Building 25 was episodic in nature, with no operations producing hazardous wastes on a regular basis. NAS Brunswick has a program in place that tracks hazardous waste to ensure proper handling and disposal. The NAS Brunswick Hazardous Waste Database records indicated that hazardous waste generation at Building 25 was limited to building repair and tank closure events, as summarized in the table below (Environmental Department, 2010). The source of the lead from building repairs was not documented.

Waste Material	Weight (pounds)	Date	Remarks
lead waste	150	7/30/97	from building repair
fuel/water mixture	200	4/14/09	from closure of AST A25.0[1]

(1) (1) Refer to AST discussion below.

The NAS Brunswick Transformer Database lists two transformers associated with the Building 25 parcel: one is a polychlorinated-biphenyl (PCB)-containing transformer and the second is a non-PCB-containing electrical transformer (PWD, 2009). Pertinent information regarding the transformers is provided in the table below.

Transformer	Transformer Identification Number	Manufacturer	Serial Number	Date of Manufacture	Notes
25 kVA,, PCB-containing	88	Unknown	D236666	Unknown	25 gallons, 62 parts per million (ppm) PCB; removed 1991
150 kVA, non-PCB-containing, pad-mounted	136	RTE	886006461(1)	1988	317 gallons mineral oil

(1) The first two digits of the serial number denote the year of manufacture (DMT, 2006)

The 25-kVA PCB-containing transformer with 25 gallons of insulating fluid, reported as removed in 1991, is typical for a utility-pole-mounted transformer. No record of the location of a pole-mounted transformer on the parcel was found, and a site walk-through during the site visit did not provide any observance of the historical location of a utility-pole-mounted transformer.

The serial number for the unit manufactured by RTE indicates that it was manufactured in 1988. Based on this date of manufacture, it is unlikely to contain PCBs. As of July 1, 1979, the United States Environmental Protection Agency (EPA) prohibited all manufacturing of new PCB electrical equipment (transformers and capacitors). Based on the construction date of Building 25 (1981), PCB-containing transformers were not likely in service at the building at any time in the past.

The NAS Brunswick Master/Historical Aboveground Storage Tank (AST) and Underground Storage Tank Inventory records for Building 25 indicate that both an AST and a UST have been associated with Building 25 (Environmental Department, 2009). Pertinent information regarding the tanks is provided in the table below.

Tank Type/Volume	Tank Number	Installation Date	Closure Date	Notes
UST/ 3,000 gallons Fuel Oil No. 2	10045-003	January 1980	1995	replaced by AST
AST/ 3,000 gallons Fuel Oil No. 1	A25.0	1995	4/14/09(1)	natural-gas conversion

(1) AST is “inactive” and onsite, with the tank cleaned/ closed

One 3,000-gallon UST for the storage of No. 2 heating oil was installed in 1980 and was closed in 1995. The UST was located in the northwest corner of the parcel. One 3,000-gallon AST for the storage of No. 1 heating oil was installed in 1995 on the southern side of the building and was cleaned and closed in April 2009.

No oil/water separators (OWS) have been associated with Building 25 (PWD, 2008b).

No septic systems were identified within this parcel, which has historically been (and is currently being) served by the base-wide sanitary sewer system (Navy, 2006).

No groundwater investigations have been conducted in the vicinity of the Building 25 parcel; therefore, groundwater characterization information for the parcel is not available. Information on known NAS Brunswick groundwater contamination areas was reviewed to determine if groundwater underlying the Building 25 parcel could potentially be impacted by another (off-parcel) source area.

4. SITE VISIT AND INVESTIGATION

A site visit was conducted for Building 25 on December 2, 2010 by Mr. James Forrelli, P.E., Mr. Brandon Smith, P.E., Mr. Mark K. Speer, P.E., and Mr. Brian Geringer, of Tetra Tech. The purpose of the visit was to verify information gathered during the records search and to collect additional information as necessary to prepare this closure report. Tetra Tech personnel were

accompanied by Mr. D. Bruce Smith, the NAS Brunswick Hazardous Waste Manager, and Mr. Mark Verhey, the NAS Brunswick Recreation Director. The building was visually inspected for signs of hazardous waste generation or storage. Site visit observations, recorded on the attached Building Inspection Form [(1)], are summarized below:

- At the time of inspection, Building 25 was occupied and in good condition.
- No evidence of current or past hazardous waste generation activities was observed.
- No signs of a past release (staining, unusual odors, stressed vegetation, etc.) were observed.
- No modifications to the structure, which may conceal signs of a past release, were observed.
- No peeling or flaking paint was observed on the exterior or interior of the building.
- A floor drain was observed in both the first and second floor Mechanical Rooms, with no staining observed on the floor adjacent to the drains. The building is connected to the NASB base-wide sanitary sewer system.
- No hazardous waste storage was observed. Three, 1- to 2-gallon, plastic gasoline containers for use with the snow-blower, along with several consumable, aerosol, cleaning-product cans, were observed within a metal “flammables” cabinet located in the hallway adjacent to the racquetball courts. The gasoline containers were transferred to this location upon the offsite transfer of Structure A17, discussed below.
- One concrete-pad-mounted transformer was identified on the south side of Building 25. No evidence of a past leak from this transformer was observed. As discussed in Section 3, according to the NAS Brunswick transformer database, the insulating oil in this transformer is mineral oil.
- One closed AST (No. A25.0) is located on the southern side of Building 25, within a bermed containment area, adjacent to the Boiler Room.
- No staining or unusual odors, stressed vegetation, etc., were observed in the areas where the former Structures A7 and A17 were previously located on the parcel. These structures were not observed (no longer present on the parcel).

NAS Brunswick personnel noted that Structure A7 was used for the storage of dry goods (paper products, landscaping tools and hoses, and de-icing materials stored in drums (urea). They also noted that Structure A17 was used for the storage of a snow-blower, and gasoline for the snow-blower, stored in 1- and 2-gallon plastic containers.

Based on the available information regarding the historical activities that occurred at the parcel and the location of known NAS Brunswick groundwater contamination areas, there is no evidence to suggest that groundwater underlying the Building 25 parcel has been adversely impacted by a release, either from within the parcel or from another (off-parcel) source area.

Based on the records research findings and site visit observations, it was determined that neither further inspection nor sampling of the Building 25 parcel is required to complete the MEDEP hazardous waste closure requirements.

5. HAZARDOUS WASTE GENERATION AND STORAGE

Based on the records research, site visit observations, and NAS Brunswick Environmental Department personnel interviews, hazardous waste generation, hazardous waste accumulation, or hazardous waste storage did not routinely occur at the Building 25 parcel. The investigation results document that hazardous waste generation was related to building repair and tank closure events at Building 25. As discussed in Section 3, NAS Brunswick tracks hazardous waste to ensure proper handling and disposal.

6. OTHER ENVIRONMENTAL CONSIDERATIONS

Other than the UST, AST, and transformers discussed in Section 3 of this report, no other tanks or transformers are known of, and none were observed in the vicinity of the Building 25 parcel.

7. LIMITATIONS

This investigation of the hazardous waste closure requirement applies to the Building 25 parcel (as shown on Figure 2) only.

8. CERTIFICATION

Based on the findings of this investigation, there is no record or evidence of routine hazardous waste generation, accumulation, or storage at the Building 25 parcel, NAS Brunswick, Maine. The records indicate that hazardous waste was generated and properly disposed of during two non-operational events at Building 25. Therefore, the hazardous waste closure of the Building 25 parcel was completed in accordance with the provisions of MEDEP Regulations Chapter 851, Standards for Generators of Hazardous Waste, Section 11.

James R. Forrelli

James Forrelli, P.E.
Senior Project Engineer
Tetra Tech NUS, Inc.

STATE OF MAINE
JAMES R. FORRELLI
No. 8053
LICENSED
PROFESSIONAL ENGINEER

(1) The Building Inspection Form provides preliminary information collected during the building inspection, including information from visual observations, Navy personnel interviews, and from documents reviewed during file reviews. It does reflect any additional information provided at a later date that further clarifies or corrects preliminary information collected during the building inspection and file reviews.

REFERENCES

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PWD, 2006b. "NASB Facility List, Naval Air Station, Brunswick, Maine". March.

PWD, 2008a. "Draft NAS Brunswick, Facility List", US Naval Air Station (NAS) Brunswick, Maine. March.

PWD, 2008b. Revised Oil/Water Separator List, Table J-C4(a). NAS Brunswick, Maine. January 1.

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Sewall, 1958. NAS Brunswick Aerial Photographs. James W. Sewall Company, Old Town, Maine. October 9.

Sewall, 1978. NAS Brunswick Aerial Photographs. James W. Sewall Company, Old Town, Maine. November 22.

Sewall, 1981. NAS Brunswick Aerial Photographs. James W. Sewall Company, Old Town, Maine. October 17.

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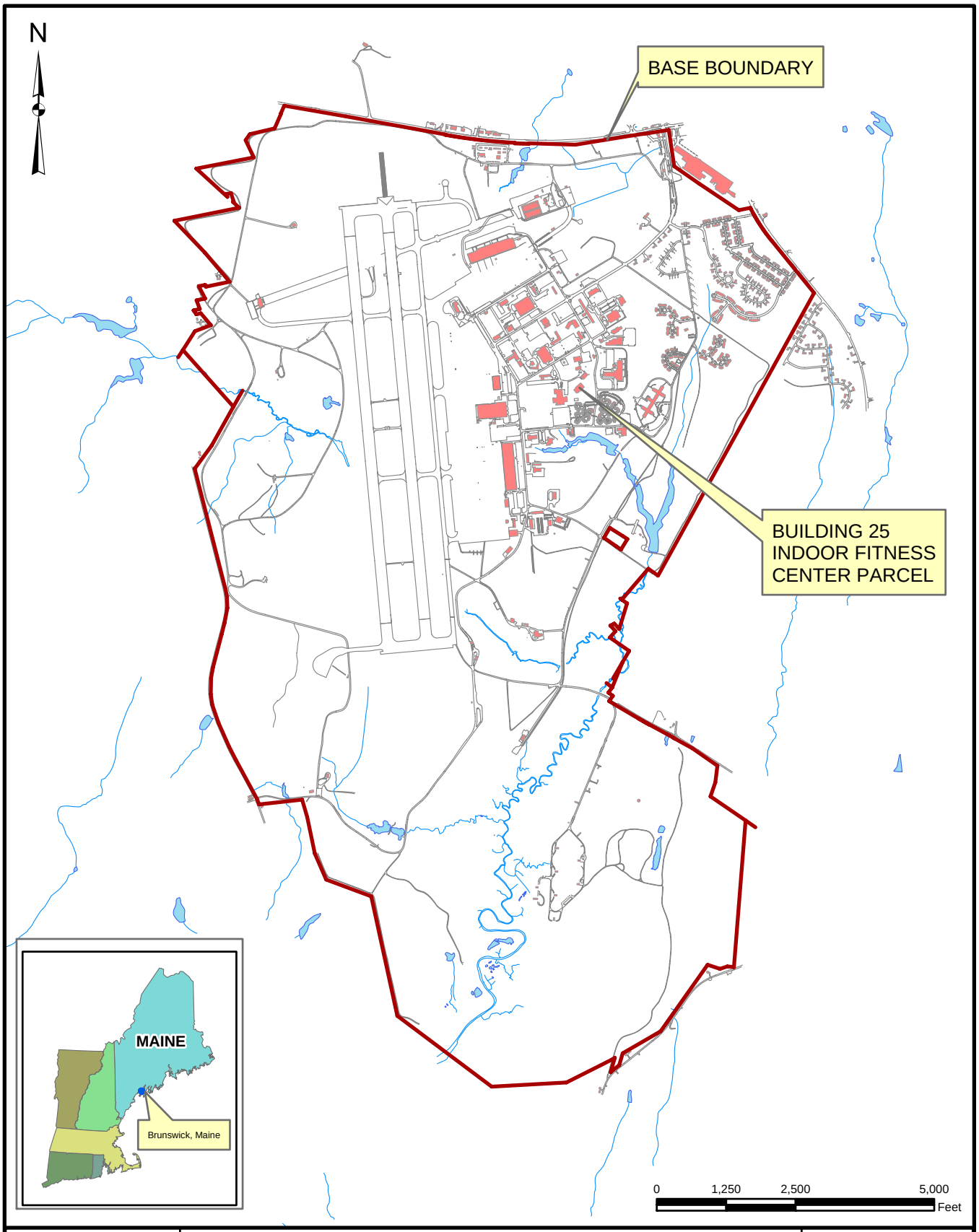

Tetra Tech NUS, Inc.

SITE LOCATION MAP

BUILDING 25 - INDOOR FITNESS CENTER PARCEL

RCRA PARTIAL CLOSURE REPORT

NAVAL AIR STATION BRUNSWICK, MAINE

SCALE	
AS NOTED	
FILE	
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FIGURE NUMBER	
1	

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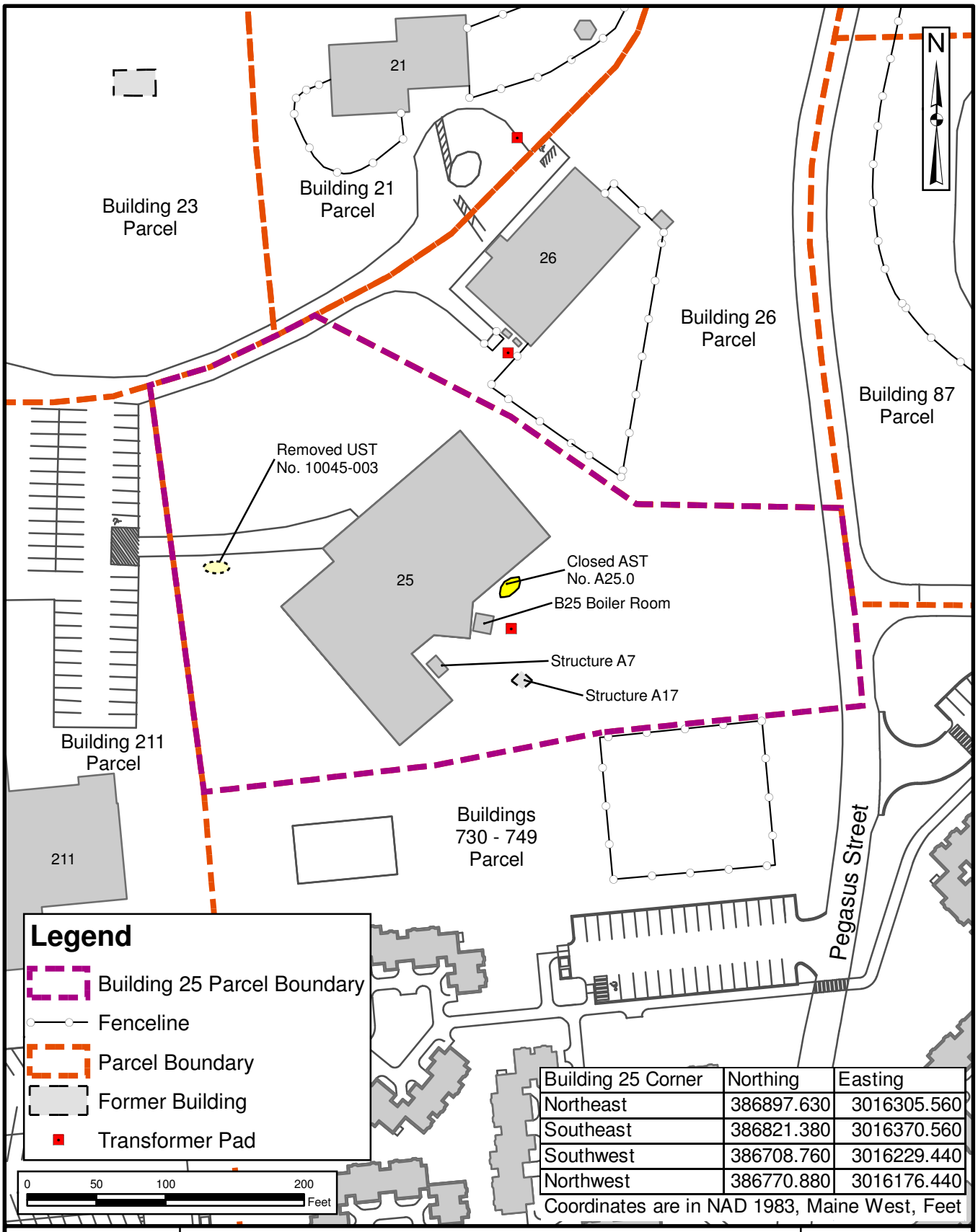

Building 25 Corner	Northing	Easting
Northeast	386897.630	3016305.560
Southeast	386821.380	3016370.560
Southwest	386708.760	3016229.440
Northwest	386770.880	3016176.440

Coordinates are in NAD 1983, Maine West, Feet

Tetra Tech NUS, Inc.

SITE PLAN
BUILDING 25 - INDOOR FITNESS CENTER PARCEL
RCRA PARTIAL CLOSURE REPORT
NAVAL AIR STATION BRUNSWICK, MAINE

SCALE
AS NOTED

FILE
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REV	DATE
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FIGURE NUMBER
FIGURE NO. 2

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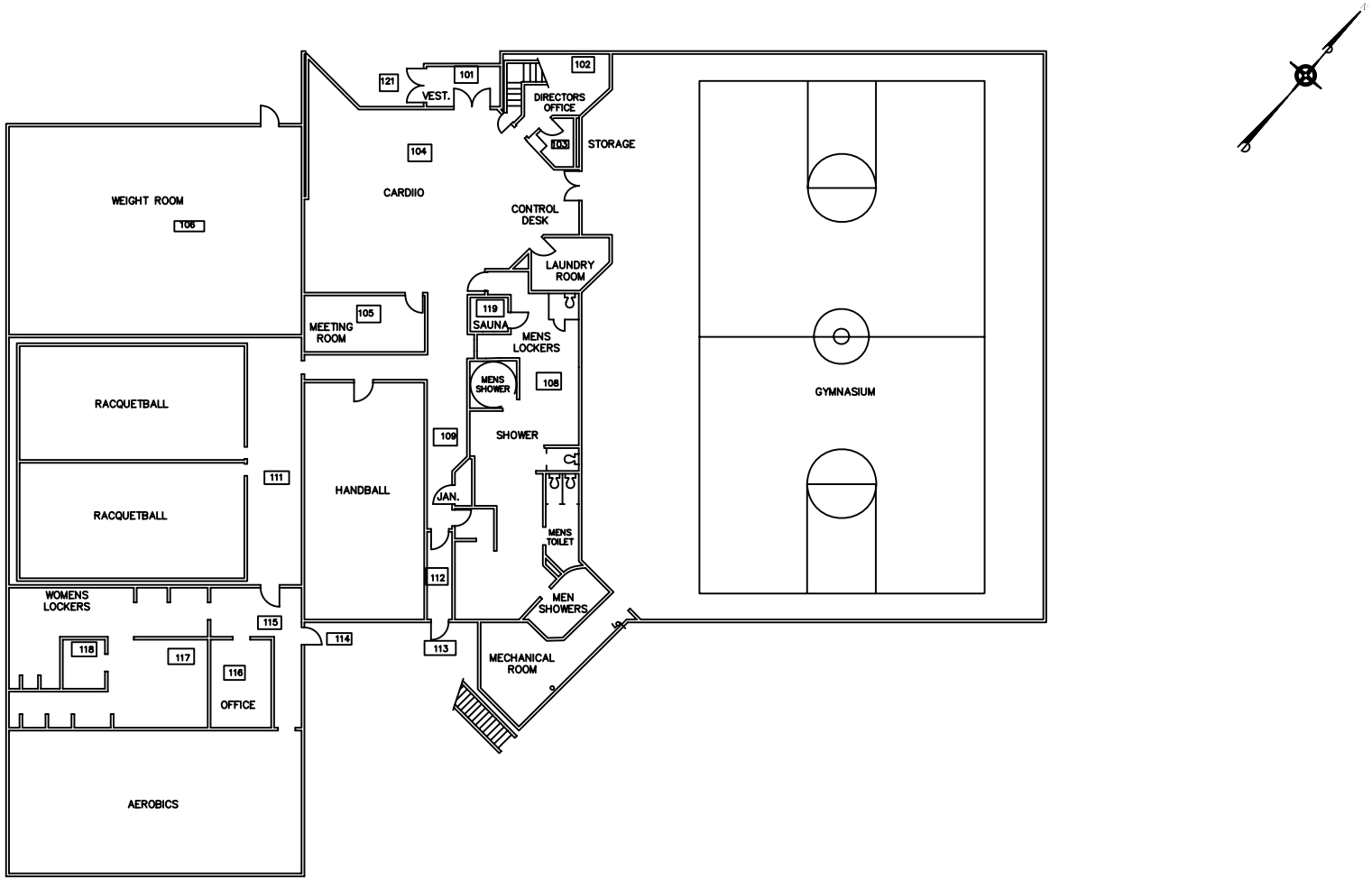

GRAPHIC SCALE

0′ 3′

TETRA TECH NUS, INC.

FIRST FLOOR PLAN
BUILDING 25 - INDOOR FITNESS CENTER PARCEL
RCRA PARTIAL CLOSURE REPORT
NAVAL AIR STATION BRUNSWICK, MAINE

SCALE	AS NOTED
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DATE	12/23/10
FIGURE NUMBER	3

BUILDING 25

HWSA INSPECTION REPORT
HAZARDOUS WASTE STORAGE AREAS CLOSURE
NAS BRUNSWICK
BRUNSWICK, MAINE
CTO WE22

Inspection Date: 12/2/10
Personnel: Brandon Smith, P.E. / James Forrelli, P.E. / Mark Speer, P.E.
Weather: Sunny, 40s

GENERAL BUILDING INFORMATION / USES

Building Name: Indoor Fitness Center
Function: Gym/Physical Fitness Training Facility
Size: 16,658 SF
Year of Construction: 1981, with subsequent additions/improvements in 1988 and 1995

Building 25 is located in the eastern-central portion of NASB Brunswick immediately south of the eastern end of 3rd Street. Building 25 is bordered to the north, by 3rd Street; to the north and east, by Building 26 (Child Care Center); to the east by Pegasus Street, and Building 87 (Anti-Submarine Warfare Operations Center [ASWOC]) beyond; to the south, by Buildings 730 through 749 (Orion's Landing); and to the west, by Building 211 (Field House). Construction date of Building 25 is noted as 1981, and has served as a gym/physical fitness training facility for its entire history.

Building 25 is a two story; steel framed, and sheathed structure on a concrete pad. The roof is a rubber membrane on the central and older section of the structure, with a metal roof on the southwestern addition portion of the structure. Floor drains were observed within each of the 3 mechanical rooms of the structure, which is connected to the sanitary sewer. Building 25 consists of basket and racquet ball courts, weight and cardio exercise, yoga, aerobics, and child activity spaces; no hazardous materials were used in its operation and no hazardous waste was generated, according to NAS Brunswick personnel. Building 25 is heated via a two hot water boilers located in a Boiler Room located on the southern side of the structure. Hot water base-board radiators are located throughout the facility. Additionally, hot water to hot air exchange ventilation units are located in each of the Mechanical Rooms, with several smaller units located throughout the facility. The facility is not supplied with air conditioning.

HWSA INSPECTION / CONDITION

At the time of inspection, Building 25 was in operation and in good condition. No evidence of current or past hazardous waste generation was observed. No evidence of hazardous waste residues was observed.

No signs of a past release (staining, unusual odors, etc.) were observed. No staining was observed on the floor in the area of the three floor drains. No modifications to the structure, which may conceal signs of a past release, were observed.

All surface coatings appeared to be in good condition, with no chipping or peeling of paint observed; except for the stairwell on the west side of the structure, which had some localized peeling of paint due to water seepage.

A Flammable Locker was observed in the hallway adjacent to the racquet ball courts; which appeared to

HWSA INSPECTION / CONDITION, cont'd

be in good condition. Three plastic (2 1-gallon, and 1 2-gallon containers) containers of gasoline for the snow-blower were temporarily stored in the locker. These gas containers were previously stored in Structure A7, which was transferred from the building for disposal in 2010 per NAS Brunswick personnel. These containers were in good condition, with no indications of a release from them (visual, olfactory). Six aerosol cans of cleaning products were also contained within the locker, and were reported to be still in use at the facility.

No hazardous waste storage areas or hazardous waste accumulation areas were observed.

POTENTIAL PCB-CONTAINING TRANSFORMERS

No transformer that could be a potential source of polychlorinated biphenyls (PCBs) contamination in the event of a leak was observed. One transformer was observed south of Building 25, which was identified on the NAS Brunswick transformer List (February 2009). This transformer was manufactured by RTE, Serial No. 886006461; Since this transformer is identified as manufactured by RTE (Cooper Power Systems), and the estimated date of installation after the banning of PCBs, this transformer is a non-polychlorinated-biphenyl (non-PCB)-containing transformer (DTM, 2006).

No pole-mounted transformers were observed.

APPLICABLE REPORTS / DOCUMENTS

Available historical aerial photos and base maps were reviewed for past uses:
1943 map – None present, vacant land.
1946 map – Same as 1943 map.
1950 building list – None present.
1952 map – Same as 1943 map.
1953 aerial – None present, vacant land.
1956 map – Same as 1943 map.
1957 map – Undetermined structure (building, fence, etc.) shown.
1958 aerial –Same as 1953 aerial.
1965 building list – Same as 1950 list.
1975 map – Same as 1943 map.
1976 building list – Same as 1950 list.
1978 map – Same as 1943 map.
1978 aerial – Same as 1953 aerial.
1979 map – Building 25 shown.
1981 aerial – Building 25 present and apparently under construction.
1984 aerial – Building 25 present.
1989 map – Same as 1979 map.
1993 aerial – Same as 1984 aerial.
1997 aerial – Same as 1984 aerial.
2003 building list – Building 25, Indoor Fitness Center (1981) is listed.
2006 map – Building 25 is present.
2008 building list – Same as 2003 list.
Current Google aerial – Current site configuration.

APPLICABLE REPORTS / DOCUMENTS, cont'd

According to NASB records, one historical underground storage tank (UST), and one above ground storage tank (AST), were registered to Building 625. UST #10045-003 was closed and removed from the site in 1995 as part of a spill release response (No. P-013-1995), which was completed with MEDEP approval. AST # A 25.0 was cleaned and closed in April 2004, and remains onsite, on the southern side of Building 25.

According to NASB records, no oil-water separators (OWS) were registered to Building 25.

HAZARDOUS WASTE STORAGE RECORDS

No hazardous waste was historically stored at Building 25 according to NAS Brunswick Hazardous Waste Manager, D. Bruce Smith.

MISCELLANEOUS NOTES

The Tetra Tech personnel were accompanied on the inspection by D. Bruce Smith Hazardous Waste Manager, and Mr. Mark Verhey Recreational Director.

INSPECTOR SIGNATURE: _____

PHOTOGRAPHS

No. 1 Building 25 – Indoor Fitness Center Parcel, NAS Brunswick – NAS BrunswickDecember 2, 2010
Indoor Fitness Center north elevation (main entrance)

No. 2 Building 25 – Indoor Fitness Center Parcel, NAS Brunswick December 2, 2010
Indoor Fitness Center east elevation and access roadway

No. 3 Building 25 – Indoor Fitness Center Parcel, NAS Brunswick December 2, 2010
Indoor Fitness Center south elevation; closed AST (A 25.0) in foreground, and pad-mounted transformer in right background

No. 4 Building 25 – Indoor Fitness Center Parcel, NAS Brunswick December 2, 2010
Indoor Fitness Center south elevation (partial)

No. 5 Building 25 – Indoor Fitness Center Parcel, NAS Brunswick December 2, 2010
Indoor Fitness Center southwest elevation

No. 6 Building 25 – Indoor Fitness Center Parcel, NAS Brunswick December 2, 2010
Indoor Fitness Center gymnasium

No. 9 Building 25 – Indoor Fitness Center Parcel, NAS Brunswick December 2, 2010
Indoor Fitness Center children activity center on second floor

No. 4 Building 25 – Indoor Fitness Center Parcel, NAS Brunswick December 2, 2010
Building 25 transformer