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NAS BRUNSWICK
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FINAL RESOURCE CONSERVATION AND RECOVERY ACT PARTIAL CLOSURE REPORT
FOR BUILDING 11 WITH TRANSMITTAL LETTER NAS BRUNSWICK ME
3/14/2011
NAS BRUNSWICK

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

March 14, 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 11

Dear Mr. Vigneault:

A copy of the Final RCRA Partial Closure Report for Building 11 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,



LMJ LISA M. JOY
Environmental Director

Enclosure: (1) Final RCRA Partial Closure Report for Building 11

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

RCRA PARTIAL CLOSURE REPORT
for
BUILDING 11 – NEX RETAIL COMPLEX PARCEL
NAVAL AIR STATION BRUNSWICK, MAINE
USEPA IDENTIFICATION NUMBER ME8170022018
FEBRUARY 2011

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) Resource Conservation and Recovery Act (RCRA) or hazardous waste closure requirements have been completed for the Building 11 parcel at Naval Air Station Brunswick (NAS Brunswick).

2. PROPERTY DESCRIPTION

The Building 11 (NEX Retail Complex) parcel is located in the central portion of NAS Brunswick (Figure 1). The approximately 9.6-acre parcel is bordered to the north by the Building 585 (Chapel) parcel, the Building 20 (Navy College Office) parcel, and the Building 583 (Bowling Center/Recreation Mall) parcel; to the east by Pegasus Street and the Building 512 (Bachelor Officers' Quarters) parcel, beyond; to the south by Burbank Avenue and the Buildings 27 and 30 (Family Services Center) parcel, the Building 23 (Car Wash) parcel, and the Building 24 (Personal Support Detachment [PSD] Building) parcel; and to the west by the Building 538 (NEX Service Station) parcel, the Building 295 (Water Reservoir Pump House) parcel, and by Pelican Street and the Buildings 225 and 252 (Transportation) parcel, beyond (Figure 2).

The major features within the parcel include Building 11, known as the NEX Retail Complex, and a large, asphalt parking area to the east, which serves Buildings 11, 20, and 31 (Navy Lodge); the land area surrounding Building 31 (but not Building 31 itself, as explained below); and another asphalt parking area located in the northwest corner of the parcel. Several grass- and tree-covered areas, asphalt access ways, and a loading dock area are also located within the parcel. As noted above, the land area surrounding Building 31 is part of this parcel report, however, Building 31 itself is included in the RCRA Partial Closure Report for Building 31 (Navy Lodge), a building footprint report (Tetra Tech, 2010a).

The topography of the parcel is relatively flat; in the easternmost portion of the parcel, the land slopes gradually to the east and southeast, toward Pegasus Street and Burbank Avenue. The difference in elevation between the western portion of the parcel and the southeastern portion of the parcel is approximately 6 feet.

Building 11, located in the western portion of the parcel, was constructed in 1981 and is 52,381 square feet in area. The building is a one-story, steel-framed structure with concrete-block bearing walls on a foundation (Figure 3) (MRRRA, 2006). As a retail complex servicing military and former military personnel and their families, the interior includes a retail show room and mini-mart, warehouse area, garden shop, optical shop, beauty and barber shops, gift shop, fast food service area, restaurant/café, retail cleaners distribution and tailoring, cash cage, and office spaces. The building is heated by two natural-gas-fired, hot-water boilers located in an attached boiler building, and is cooled by air conditioning units located in the mezzanine, above the main entrance to the retail complex on the east side of the structure. A small shed (Structure HHH) serving as a smoking area shelter is located north of Building 11. Photographs of the Building 11 parcel are provided in an attachment.

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 11 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, facility 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. Public Works Department (PWD) site base maps dated 1943, 1946, 1952, 1956, 1975, 1989, and 2006 (PWD, 1943, 1946, 1952, 1956, 1975, 1989, and 2006) and site building lists for 1965, 1976, 2003, and 2008 (PWD, 1965, 1976, 2003, and 2008a) were also reviewed.

According to NAS Brunswick Environmental Department personnel and records, Building 11 has been used as a retail complex since its original construction in 1981. A review of the historical records listed above indicates the following:

- The 1943 base map shows former Building 19 (listed as “Barracks”) within the current Building 11 footprint. Additional buildings that were located on what is the current Building 11 parcel were Buildings 17, 18, 19, 22, 68, 80, 81, 82, and the southern portion of Building 21. The former Building 19 is shown as being bordered to the north by Buildings 80 through 82 (Sea Bag Lockers), Building 18 (Barracks), and by Avenue D (south to north); to the northeast by Building 20 (Barracks); to the east by open space, Building 68 (Field House), Building 21 (Mess Hall), and Building 22 (Brig) (west to east); to the south by Avenue E, and by open space and Building 30 (Dispensary) beyond; to the west by open space, and by Second Street beyond; and to the northwest by Building 17 (Barracks).
- Between 1943 and 1965, there is no observed change within the Building 19 footprint.
- The 1956 map indicates that Buildings 21 and 68 have been demolished, and that the following building names were changed: 17 (Storehouse & Barracks), 18 (Barracks & CPO [Chief Petty Officers] Club), 80 and 81 (Hobby Shops), and 82 (Driver’s School). Building 19 remained a barracks building, but was out-leased to the United States Air Force (USAF).
- The base building list from 1965 lists Building 19 as a Marine barracks and indicates that Buildings 80 through 82 were razed/demolished. The following building names had been changed: 17 (Red Cross, Credit Union, and Training Building) and 18 (CPO Barracks). Based on the 1976 base building list, the name and use of Building 20 was changed sometime between 1965 and 1975 to “Library, Nursery & Hobby Shop”. According to NAS Brunswick personnel, arts and crafts activities were conducted in the Building 20 hobby shop and were transferred from Buildings 80 and 81 to Building 20 prior to their demolition (Tetra Tech, 2010b).
- Building 19 was demolished sometime between 1965 and 1975, based on the 1975 base map and the 1976 base building list.
- The 1979 base map shows Building 11 in its current location (within the footprint of the former Building 19), and Buildings 18 and 22 also in their current location. Building 17 is not shown on the 1979 map and does not appear on the 1981 aerial photograph of the base. Buildings 11, 18, and 22 are present in the 1981 aerial photograph. Building 18 is not present on post-1981 historical records and appears to have been demolished sometime between 1981 and 1983.
- Historical records indicate Building 31 was constructed within a portion of the former Building 22 footprint sometime between 1997 and 2003. The building identification

number 22 was reused, and appears on the 2003 base building list as the MWR Golf Maintenance Shed, which is located in the southern portion of NAS Brunswick.

- The footprint of Building 11 changed in approximately 2009, when a new boiler room was constructed as an addition to the facility, on the western portion of the north side of the structure. This estimated time frame for the boiler room construction is based on the April 2009 closure date of the above ground storage tank (AST) servicing the building, which contained fuel oil for the facility's heating units.

NAS Brunswick has a program in place that tracks hazardous waste to ensure proper handling and disposal. According to NAS Brunswick Hazardous Waste Manager, D. Bruce Smith, hazardous waste generation was tracked by squadron and/or activity (department). Table 1 lists the quantities of hazardous waste generated by the NEX Retail Complex operations in Building 11, based on available records. The majority of the hazardous waste consisted of waste items generated by building maintenance activities including fluorescent lamps bulbs and universal waste including cathode ray tubes and LCD flat panels. Some hazardous waste items were generated by the beauty shop operations.

The NAS Brunswick Aboveground Storage Tank (AST) and Underground Storage Tank (UST) inventory records for Building 11 indicate that one AST is located at the Building 11 parcel, as summarized below; no USTs are listed for the building (Environmental Department, 2009).

Tank ID	Capacity	Material Stored	Year Installed/Removed
A11.0	3,000 gallons	No. 1 fuel oil (heating oil)	1999/2009

The MEDEP spill records identified one release for the Building 11 parcel. Three releases were identified in the NAS Brunswick spill records (MEDEP, 2010; Environmental Department, 1999 and 2005). Information regarding these spill reports is provided in the following table:

MEDEP Spill ID	Report Date	Location	Release Description
--	August 5 and 6, 1992	Adjacent to NEX Maintenance Department	Fourteen 1-gallon and one 1-quart containers, some missing tops, and still containing paint, abandoned at building. No further information provided in spill log book.
P-624-1993	Oct. 3, 1993	NEX Parking Lot	A 10-gallon diesel fuel oil release from a truck fuel tank release, which was remedied by applying sand berms. Approximately 2 gallons were reported recovered, along with 0.5 cubic yards of impacted solids. No fuel was reported to have reached the storm drain system.
--	March 10, 1995	NEX Parking Lot	Approximately 6 feet of steam trench collapsed; three vehicles and two people reported impacted by asbestos, with "probable release" to ambient air. MEDEP reportedly notified at 10:15, no further information provided.
--	Dec. 9, 1996	NEX Parking Lot	"Small amount of gasoline" reported released from a gasoline can in bed of Environmental Tech Services truck; reported as remedied by NAS Brunswick Environmental Department. No further information is provided in the spill log.

The NAS Brunswick transformer database lists one existing transformer for Building 11 and one for Building 31, as summarized below (PWD, 2009).

Transformer	Manufacturer	Serial Number	Manufacture Date	Notes
500 kVA	RTE	866011663	1986	Building 11
225 kVA	RTE	896003385	1989	Building 31

RTE - Rural Transformer & Electric

The first two digits of the serial numbers indicate that that these transformers were manufactured in 1986 and 1989, and are therefore unlikely to contain polychlorinated-biphenyl (PCB). As of July 1, 1979, the United States Environmental Protection Agency (EPA) prohibited all manufacturing of new PCB electrical equipment (transformers and capacitors). In addition, according to an electrical utility guide for identifying non-PCB transformers, all RTE transformers are non-PCB-containing (DTM, 2006).

For the historical buildings formerly located within the Building 11 parcel (former Buildings 17, 18, 19, 21, 22, 31, 68, 80, 81, and 82), there were no indications or records of ASTs, USTs, or transformers associated with these buildings.

The NAS Brunswick Revised Oil/Water Separator List indicates no oil/water separators (OWS) for Building 11 (PWD, 2008b).

No septic systems were identified within the Building 11 parcel, which has historically been, and is currently being served by the base-wide sanitary sewer system (Navy, 2006).

Information on known or suspected NAS Brunswick groundwater contamination areas was reviewed to determine if groundwater underlying the Building 11 parcel could potentially be impacted by another (off-parcel) source, as summarized below:

- The Petroleum-Oil-Lubricants (POL) Site, NEX Service Station (Building 538), is approximately 100 feet southwest of Building 11, and historical groundwater data have shown a prominent groundwater flow pattern toward the southwest (EA, 2004). The northern extend of the groundwater contamination plume may extent slightly into the southeast corner of the Building 11 parcel, however, contaminated groundwater from the NEX Service Station Site is not likely to significantly impact the Building 11 parcel, located northeast of the Site.

In 2009, a removal action of petroleum-impacted soil was conducted by the Navy to remedy the NEX Service Station POL site of residual, saturated-zone, sorbed-phase, and dissolved-phase petroleum hydrocarbon contamination. The soil removal area included the impacted area adjacent to the southwest portion of the Building 11 parcel. The removal action report was not available at the time of this closure report.

- Installation Restoration Program (IRP) Site 17 (Former Pesticide Shop, Building 95) is located approximately 800 feet northeast of Building 11. Based on groundwater monitoring reports for the site, the groundwater flow direction in the area of Site 17 is toward the southeast (Tetra Tech, 2009). Since the Building 11 parcel is south-southwest of the site, groundwater is very unlikely to be impacted by Site 17.
- The POL Site, Old Navy Fuel Farm (ONFF), is located approximately 1,200 feet northeast of Building 11. The ONFF was decommissioned in 1993 and remediated in 2000. Similar to IRP Site 17, the groundwater flow direction in the area of ONFF is toward the southeast, and groundwater is therefore very unlikely to impact the Building 11 parcel, which is located primarily southwest of the ONFF (ESI, 2009).

- The location of an ongoing screening investigation of Areas of Potential Interest (AOPI), Former Buildings 7 and 10 (B7/10), is located approximately 400 feet northwest of the Building 11 parcel. Available data indicates that groundwater flows southwest from the B7/10 site, away from the Building 11 parcel (Tetra Tech, 2010c).
- A vapor intrusion screening-level assessment was conducted at Buildings 225 and 252 (Transportation), located approximately 300 feet west of Building 11. The groundwater results indicate that there are virtually no VOCs in the shallow groundwater, and the soil gas results generally confirm the groundwater data. The assessment concluded that there is no evidence of a source or release of volatile and toxic chemicals that would potentially create a vapor intrusion concern at the parcel, and VOC migration from groundwater to soil gas is not a concern for the Buildings 225 and 252 parcel. In addition, since groundwater was expected to flow to the south and east, the Building 11 parcel is not expected to be downgradient (Tetra Tech, 2010d).

4. SITE VISIT AND INVESTIGATION

A site visit was conducted by Mr. Brandon Smith, P.E., Mr. Mark K. Speer, P.E., and Mr. James Forrelli, P.E., of Tetra Tech on January 24, 2011. The purpose of the visit was to verify information gathered during the records search and to collect additional information as necessary to prepare this RCRA Partial Closure Report. Tetra Tech personnel were accompanied by Mr. D. Bruce Smith, the NAS Brunswick Hazardous Waste Manager and Mr. Tom Anderson, the NEX Complex Maintenance Manager. The Building 11 parcel was visually inspected for signs of hazardous waste generation or storage activity. Photographs taken during the site visit are provided in an attachment. Site visit observations, recorded on the attached Building Inspection Form ⁽¹⁾, are summarized below:

- Building 11 was occupied at the time of the site visit and appeared in good condition.
- The smoking area shelter (Structure HHH) was vacant.
- No evidence of current or past hazardous waste generation was observed.
- No evidence of current or past hazardous materials use was observed.
- No evidence of hazardous waste residues was observed.
- No signs of a past release (staining, unusual odors, stressed vegetation, etc.) nor structural modifications that could conceal signs of a past release were observed.
- No hazardous waste storage was observed.
- One concrete-pad-mounted transformer was identified on the south side of Building 11. No evidence of a past leak from this transformer was observed.
- One closed 3,000-gallon AST was identified on the north side of Building 11, immediately east of the boiler room addition. The tank appeared to be in good condition and no evidence of a past leak from this AST was observed.
- Vinyl floor tiling was observed throughout the facility and appeared to be in good condition. Mr. Anderson noted that the current layer of vinyl flooring encapsulates a subfloor with potentially-asbestos-containing material (PACM) floor tile, along with the tile mastic. The encapsulated floor tile and tile mastic were not observed.
- A grease trap and floor drain were observed in the NEX Café's kitchen area. Neither odors nor staining were observed in the area of the floor drain.
- A floor drain was observed in the Sprinkler Room, located in the northwest corner of Building 11. Neither odors nor staining were observed in the area of the floor drain.
- Floor drains were observed in the Garden Shop, located in the northern portion of Building 11. Neither odors nor staining were observed in the area of the floor drain. The Garden Shop was used for the retail sale of plants and shrubs, along with manufacturer pre-packaged fertilizers and pesticides.
- A tailor and retail dry-cleaning drop-off/pick-up operation was previously located in the vacant retail space in the southeast corner of Building 11. Mr. Anderson stated that no on-site dry cleaning occurred in Building 11; this location served as a

storefront/distribution center for the private tailor/dry-cleaning store, which was located off-base.

- Mr. Anderson noted that new car batteries were sold at the NEX Retail Complex, with all used trade-in batteries stored at Building 538 (NEX Service Station).
- A "portable propane tank cage was observed along the northern end of the eastern exterior wall of Building 11. The cage was used for the storage of 1-gallon propane containers for retail sales purposes.
- A flammable locker was observed along the north exterior wall of Building 11. This locker contained four containers of gasoline for landscaping and snow-blowing equipment. No visible staining or residue was observed within the locker.
- No evidence of hazardous waste or hazardous waste residues was observed in the attached boiler building.
- No paint chips and/or loose or peeling paint conditions were observed.

Two non-PCB transformers are located on the Building 11 parcel, one located immediately south of Building 11 and the second located immediately east of Building 31, as noted in Section 3 (PWD, 2009). Based on the age of both buildings (post-1979) and the manufacture dates of the existing transformers (see Section 3), only non-PCB-containing transformers have likely been located at both pads. In addition, due to the considerable disturbance/excavation of soil required during the construction of both buildings, the locations of possible transformers that may have been associated with previous buildings would likely be significantly disturbed, and any potential residual contamination in soil would likely be dispersed. Therefore, soil sampling was not conducted.

Based on the available information regarding historical activities at the Building 11 parcel, there is no evidence to suggest that groundwater underlying the parcel has been adversely impacted by a release from within the parcel.

The investigation found that specific activities within Building 11 generated hazardous waste that were properly handled and disposed of by the hazardous waste program. During the site visit no evidence of hazardous waste residue was observed within the Building 11 parcel. Based on the records research findings and site visit observations, it was determined that neither further inspection nor sampling at the Building 11 parcel is required to complete the MEDEP hazardous waste closure requirements.

5. HAZARDOUS WASTE GENERATION AND STORAGE

Based on the records research and NAS Brunswick Environmental Department personnel interviews, operations at Building 11 generated hazardous wastes mainly related to building maintenance; these wastes were handled and disposed of under the NAS Brunswick hazardous waste department, as discussed in Section 3.

6. OTHER ENVIRONMENTAL CONSIDERATIONS

The only ASTs or transformers known to be associated with the Building 11 parcel are discussed in Sections 3 and/or 4. No others were identified during the site visit, and no USTs were identified as associated with the parcel.

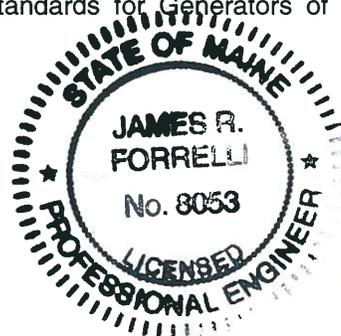
7. LIMITATIONS

This investigation of the hazardous waste closure requirement applies to the Building 11 parcel (as shown on Figure 2) only.

8. CERTIFICATION

Historical activities resulted in the generation of hazardous waste at the Building 11 parcel, NAS Brunswick, Maine. Based on the findings of the investigation as reported in this Partial Closure Report, the hazardous waste closure of the Building 11 parcel was completed in accordance with the provisions of MEDEP Regulations Chapter 851, Standards for Generators of Hazardous Waste, Section 11.


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



⁽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 not 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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EA Engineering, Science, and Technology, Inc., 2004. Corrective Action Plan, Navy Exchange Service Station, Naval Air Station Brunswick, Maine. March.

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Tetra Tech (Tetra Tech NUS, Inc.), 2009. "Remedial Investigation Report for Site 17. Naval Air Station Brunswick, Brunswick, Maine. Contract Task Order WE09". July.

Tetra Tech, 2010a. "Final RCRA Partial Closure Report For Building 31 – Navy Lodge, Naval Air Station Brunswick, Maine, USEPA Identification Number ME8170022018". January.

Tetra Tech, 2010b. "Final RCRA Partial Closure Report For Building 20 – Navy College Office Parcel, Naval Air Station Brunswick, Maine, USEPA Identification Number ME8170022018". October.

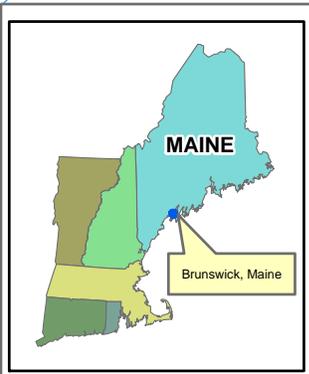
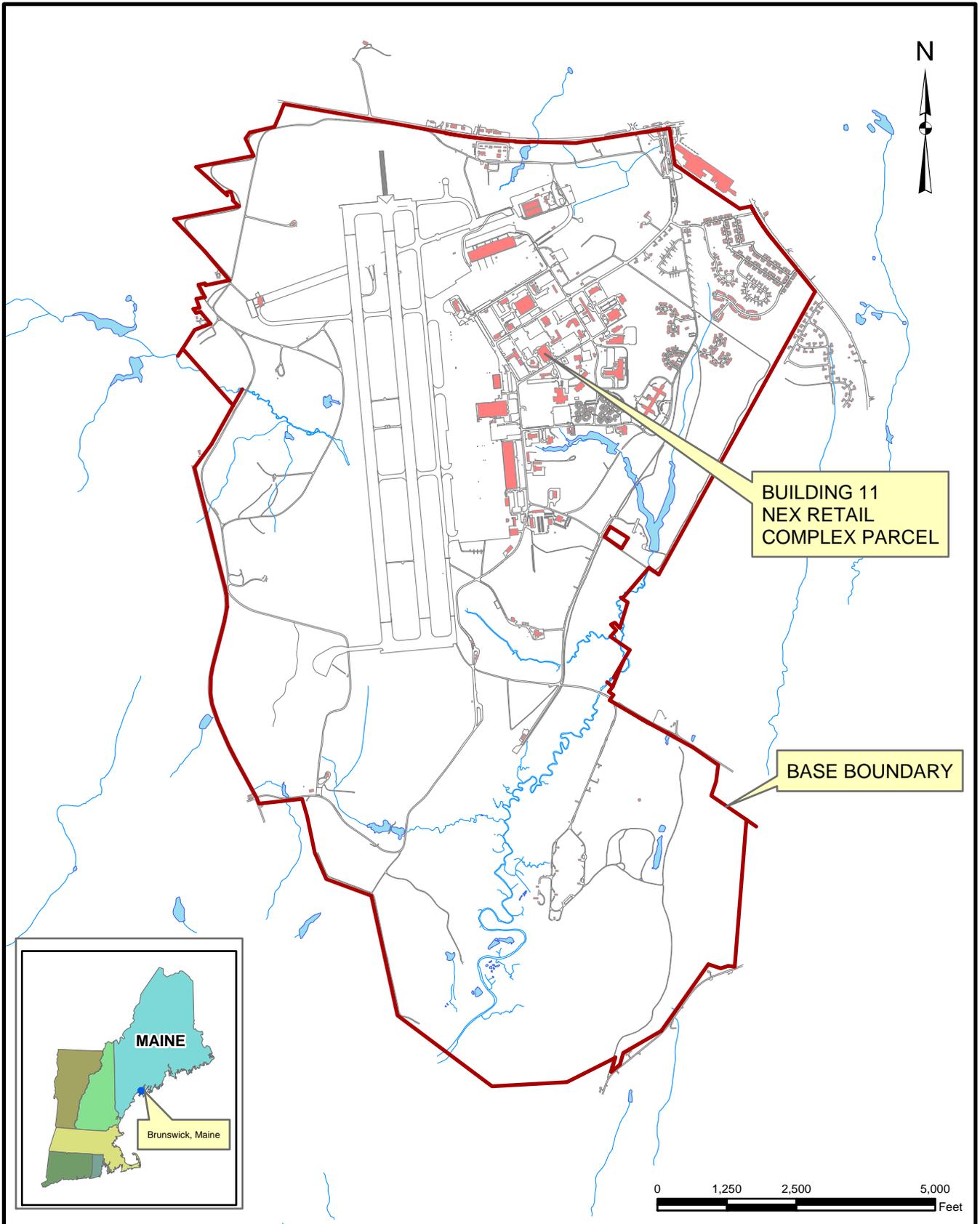
Tetra Tech, 2010c. Work Plan, Areas of Potential Interest Screening Investigations - Mercury Disposal Area, West Fire Training Area, Helipad Area and Former Buildings 7 and 10, Naval Air Station, Brunswick, Maine. September 16.

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TABLE 1
HAZARDOUS WASTE QUANTITIES (2005 THROUGH 2009)
RCRA PARTIAL CLOSURE REPORT
BUILDING 11 – NEX RETAIL COMPLEX PARCEL
NAVAL AIR STATION BRUNSWICK, MAINE

Description	Quantity (pounds)
acetic acid solution	16.2
aerosol	160.9
aerosol empty	20.4
alcohol	25.7
anti-freeze	8.0
asbestos	211.1
battery Ag	738
battery lithium	24.5
battery Ni-Cad	23.4
cathode ray tubes (CRTs)	619.9
caulk - adhesive	266.2
cement	53.0
cleaner – contact lens	12.3
fixer and developer - hair	2.1
fuel oil – No. 1 ⁽¹⁾	24,080.0
hair care products	27.6
ink – hair dye/color	97.1
insecticide	4.7
lamps, fluorescent	1,153.4
lamps, high-pressure sodium	2.9
LCD – flat panels	85.7
mercury (broken lamps)	0.5
paint	18.9
PCB ballast	3.8
pesticide	2.4
sealant	10.0
silicone	1.1
soap	188.56
soap – carpet cleaner	3.4
sulfuric acid	3.0
thermometers - thermostat switch	1.2
wax stripper	2.0

(1) generated by AST A11.0closure



Tetra Tech NUS, Inc.

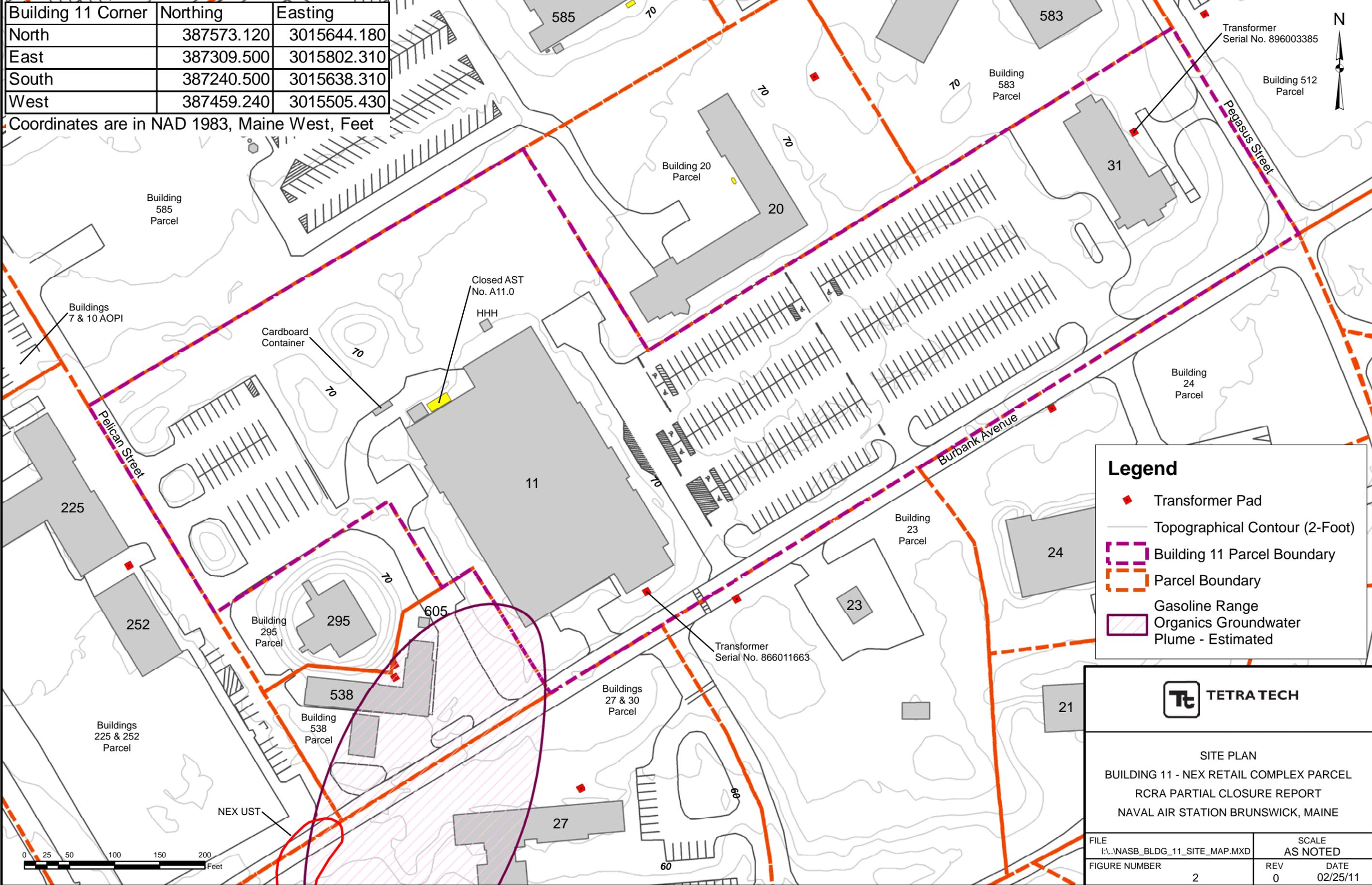
SITE LOCATION MAP
 BUILDING 11 - NEX RETAIL COMPLEX PARCEL
 RCRA PARTIAL CLOSURE REPORT
 NAVAL AIR STATION BRUNSWICK, MAINE

SCALE AS NOTED	
FILE I:_NASB_BLDG_11_LOCUS.MXD	
REV 0	DATE 2/22/11
FIGURE NUMBER 1	

I:\02256\CP-DRINASE_BLDG_11_SITE_MAP.MXD D:\MINEC 02/25/11

Building 11 Corner	Northing	Easting
North	387573.120	3015644.180
East	387309.500	3015802.310
South	387240.500	3015638.310
West	387459.240	3015505.430

Coordinates are in NAD 1983, Maine West, Feet



Legend

- ◆ Transformer Pad
- Topographical Contour (2-Foot)
- Building 11 Parcel Boundary
- Parcel Boundary
- Gasoline Range
- Organics Groundwater Plume - Estimated

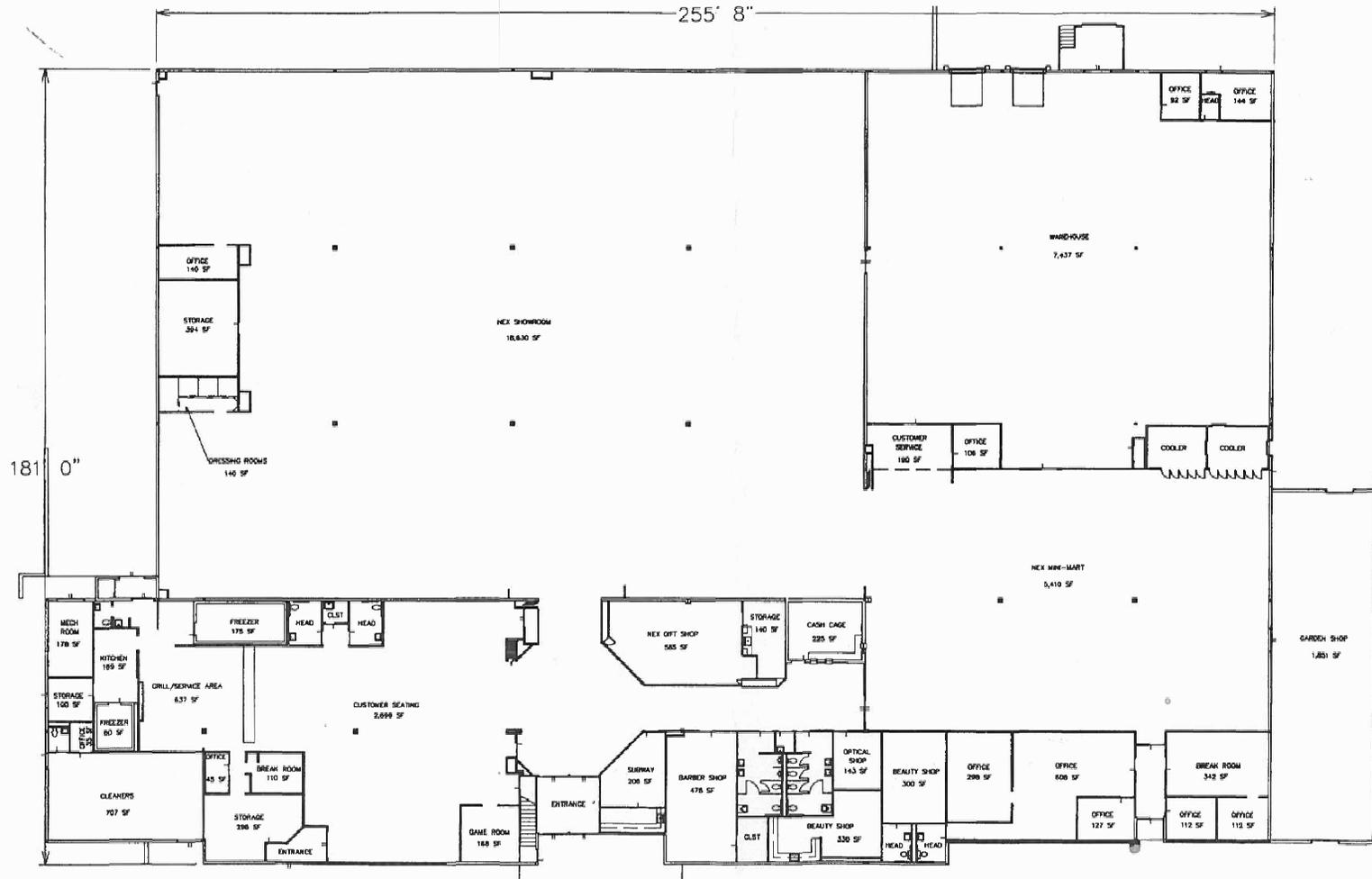
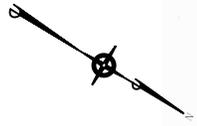


TETRA TECH

SITE PLAN
 BUILDING 11 - NEX RETAIL COMPLEX PARCEL
 RCRA PARTIAL CLOSURE REPORT
 NAVAL AIR STATION BRUNSWICK, MAINE

FILE I:\N.ASB_BLDG_11_SITE_MAP.MXD	SCALE AS NOTED
FIGURE NUMBER 2	REV DATE 0 02/25/11





Building 11



TETRA TECH NUS, INC.

FLOOR PLAN
 BUILDING 11 - NEX RETAIL COMPLEX PARCEL
 RCRA PARTIAL CLOSURE REPORT
 NAVAL AIR STATION BRUNSWICK, MAINE

SCALE
 AS NOTED

FILE
 \.. \NASB_BLDG_11_FP.DWG

REV	DATE
0	02/24/11

FIGURE NUMBER
 3

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

Inspection Date: 1/24/11

Personnel: Brandon, Smith, P.E. / James Forrelli, P.E. / Mark Speer, P.E.

Weather: Sunny, 20s

GENERAL BUILDING INFORMATION / USES

Building Name: NEX Retail Complex

Function: Retail, food and service center (refer to list of spaces below)

Size: 52,381 SF

Year of Construction: 1981

Space List:

- Retail Showroom and Warehouse
- Mini Mart
- Garden Shop
- Optical Shop
- Beauty Shop
- Barber Shop
- Gift Shop
- Food Area (former Subway)
- Café (former KFC, Taco Bell and McDonalds)
- Retail Cleaners Distribution

Building 11 is located immediately north of Burbank Avenue and beyond Buildings 27 & 30 (FSC) parcel, Building 23 (Car Wash) parcel, and Building 24 (Personal Support Detachment [PSD] Building) parcel, west to east; east of Building 538 (NEX Service Station) parcel, Building 295 (Water Reservoir Pump House) parcel, Pelican Street, and Buildings 225 & 252 (Transportation) parcel, south to north; south of Building 585 (Chapel) parcel, Building 20 (Navy College Office) parcel, and the Building 583 (Bowling Center/Rec Mall) parcel, west to east; west of the Buildings 11 and 20 parking area, Building 31 (Navy Lodge) and Pegasus Street beyond. Construction date of Building 11 is noted as 1981, and has served as retail complex, service center, and office facility for its entire history.

Building 11 is a one story, load bearing block wall structure, with steel roof framing and decking, and with stucco panels for siding; on a concrete foundation. Two by four ceiling tiles are located throughout the building; with 12 inch by 12 inch vinyl floor tiles located on a majority of the floor space area. The building interior walls are sheathed with dry wall and have painted surfaces. Building 11 consists of multiple retail and service center (cash cage, game room) spaces; no hazardous materials were used in its operation and no hazardous waste was generated, according to NAS Brunswick personnel. Building 11 is heated via two natural gas hot water boilers located in a Boiler Room addition on the western end of the building's north elevation, with facility air conditioning provide by roof-top units in the Mezzanine located immediately above the main facility entrance within the east elevation.

A designated smoking area shed is located immediately north of Building 11. The shed is labeled HHH, and is an 18 SF unheated wooden structure. No hazardous materials were used in its operation and no hazardous waste was generated, according to NAS Brunswick personnel.

HWSA INSPECTION / CONDITION

At the time of inspection, Building 11 was partially vacant 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 modifications to the structure, which may conceal signs of a past release, were observed. Vinyl tiling was observed throughout the facility and appeared to be in good condition. NAS Brunswick personnel indicated that potentially asbestos containing material (PACM) floor tiles, along with the tile mastic, are encapsulated beneath the current vinyl flooring observed. No tile mastic was observed.

All building surface coatings appeared to be in good condition, with no chipping or peeling of paint observed.

A 3,000-gallon closed above ground storage tank (AST), number A 11.0 was observed and appeared to be in good condition with no significant corrosion and no peeling/chipping paint observed. No petroleum stains were observed on the AST or associated concrete pad. The AST was reported as closed, per the tank identification sign, on April 14, 2009.

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

POTENTIAL PCB-CONTAINING TRANSFORMERS

One pad-mounted transformer was observed onsite, on the southern side of Building 11 (ID No. 127). According to NASB records the observed 500 KVA transformer was reported to have been manufactured in 1986 by RTE with S/N 866011663, and containing mineral oil. No signs of a past release (staining, unusual odors, stressed vegetation, etc.) were observed.

APPLICABLE REPORTS / DOCUMENTS

Available historical aerial photos and base maps were reviewed for past uses:

1943 map – Building 19 (Barracks) is located in current Building 11 footprint.

1946 map – Same as 1943 map.

1950 building list – Building 19, Barracks.

1952 map – Same as 1943 map.

1953 aerial – Building 19 present.

1956 map – Building 19, Administration (Barracks, out-leased to USAF) present.

1957 map – Building 19 is not shown.

1958 aerial – Same as 1953 aerial.

1965 building list – Building 19, Marine Barracks.

1975 map – Building 19 is not shown.

1976 building list – Building 19 is not listed.

1978 map – None present, map lacks building details in area of study.

1978 aerial – Building 19 is not present.

1979 map – Same as 1975 map.

1981 aerial – Building 11 (NEX Retail Complex) is present in former Building 19 footprint.

1984 aerial – Same as 1981 aerial.

1989 map – Building 11 is shown.

1993 aerial – Same as 1981 aerial.

APPLICABLE REPORTS / DOCUMENTS cont'd

1997 aerial – Same as 1981 aerial.
2003 building list – Building 11, Navy Exchange Retail Complex, is listed.
2006 map – Same as 1989 map.
2008 building list – Same as 2003 building list.
Current Google aerial – Current site configuration.

According to NASB records a 3,000-gallon closed steel AST, number A11.0, is located on the Building 11 parcel, and was closed April 14, 2009. This AST was reported to have been used for the storage of #1 fuel oil for facility heating.

According to NASB records, no underground storage tanks (USTs), or oil-water separators (OWS) were registered to Building 11.

HAZARDOUS WASTE STORAGE RECORDS

No hazardous waste was historically stored at Building 11 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.

INSPECTOR SIGNATURE: *M. L. Speer*

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

INSPECTION NOTES

Date of Inspection: 1/24/2011

Weather: Sunny, 20s

Tetra Tech Inspector: Brandon Smith, P.E. / James Forrelli, P.E. / Mark K. Speer, P.E.

Navy Personnel Present: Douglas Smith, Hazardous Waste Manager:

Other personnel/title:

GENERAL STRUCTURE INFORMATION/USES

Structure Name/Former Name, if any: Storage

Current Location: Building 11

Previous Location and Date 1: Undetermined

Previous Location and Date 2: Undetermined

Building Type:

Listed: Storage

Recent Function: Smoking Pit

Previous Function: Undetermined

Does Building Type Match Navy List? Yes

Measured Dimensions

LxWxH (feet): 3 x 6 x 8

Area (square feet): 18

Multiple rooms or areas? One room

Match Navy List? Yes

Year of Construction (source): Undetermined

Materials / Condition

(e.g., wood, metal, cement, stone):

Walls: Wood/fair

Flooring (note Suspect ACM): Wood/fair

Ceiling (note Suspect ACM): Wood/fair

Roofing (note Suspect ACM): Wood/fair

Painted areas (list – if peeling, estimate area): None, no peeling/ flaky paint observed

Contents:

What was in it recently: Nothing, used as a shelter from the elements for cigarette smokers (smoking pit)

What is in it now? Same, no change

Any debris? None

Other Observations (odors, mold?): None

HWSA INSPECTION / CONDITION

Hazardous Substances or Petroleum Products Stored: None

Identified as HW Accumulation Locker? No

Identified as HazMAT Locker? No

Any suspect staining or evidence of a release within the structure? No

Outside, if in place (staining, odors, stressed vegetation)? No

Hazardous Waste Generated? None

Hazardous Waste Stored? None

Identified as SAA? No

If so, is there concrete containment? N/A

What is the condition? Any staining? N/A

PCBs:

Transformers present? None

Potential caulking issues? None

Light ballasts? None

APPLICABLE REPORTS / DOCUMENTS

Available historical aerial photos and base maps were reviewed for past uses:

1943 map – Structure HHH not shown.

1946 map – Structure HHH not shown.

1950 building list – Structure HHH not shown listed.

1952 map – Structure HHH not shown.

1953 aerial – Structure HHH not present.

1956 map – Structure HHH not shown.

1957 map – Structure HHH not shown.

1958 aerial – Structure HHH not present.

1965 building list – Same as 1950 list.

1975 map – Structure HHH not shown.

1976 building list – Same as 1950 list.

1978 map – Structure HHH not shown.

PHOTOGRAPHS



No. 1 Building 11 – NEX Retail Complex, NAS Brunswick January 24, 2011
NEX Retail Complex (Building 11) east elevation, with facility main entrance



No. 2 Building 11 – NEX Retail Complex, NAS Brunswick September 29, 2010
NEX Retail Complex main parking lot viewed to northeast; Building 31 (Navy Lodge) in background.



No. 3 Building 11 – NEX Retail Complex, NAS Brunswick January 24, 2011
NEX Mini-Mart located in north portion of Building 11



No. 4 Building 11 – NEX Retail Complex, NAS Brunswick January 24, 2011
NEX Café seating and ordering areas located in southeast portion of Building 11



No. 5 Building 11 – NEX Retail Complex, NAS Brunswick January 24, 2011
NEX showroom area located southwest corner of Building 11



No. 6 Building 11 – NEX Retail Complex, NAS Brunswick January 24, 2011
Garden shop area, located in the northeast corner of Building 11



No. 7 Building 11 – NEX Retail Complex, NAS Brunswick January 24, 2011
Loading dock area of warehouse, northwest corner of Building 11



No. 8 Building 11 – NEX Retail Complex, NAS Brunswick January 24, 2011
Retail cleaner's distribution area, southeast corner of Building 11



No. 9 Building 11 – NEX Retail Complex, NAS Brunswick January 24, 2011
Two natural gas fired boilers in Boiler Room, northwest corner of Building 11



No. 10 Building 11 – NEX Retail Complex, NAS Brunswick January 24, 2011
Closed AST (3,000-gallon), east of boiler room at northwest corner of Building 11



No. 11 Building 11 – NEX Retail Complex, NAS Brunswick January 24, 2011
Structure HHH (smoking area), north end of Building 11



No. 12 Buildings 11 – NEX Retail Complex, NAS Brunswick January 24, 2011
Southwest elevation of Building 11 transformer, located on the south side of the building