

**RESTORATION ADVISORY BOARD MEETING MINUTES
NCBC-DAVISVILLE, RHODE ISLAND
January 26, 1994**

**TRC ENVIRONMENTAL CORPORATION
CONTRACT NO. N62472-85-C-1026
TRC PROJECT NO. 01042-0040**

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MINUTES OF THE SECOND RESTORATION ADVISORY BOARD (RAB) MEETING

The Second Restoration Advisory Board Meeting (RAB) was held at the Administration Building (Bldg. 404) of the Naval Construction Battalion Center (NCBC) in Davisville, Rhode Island on January 26, 1994 from 10:00 am to 12:00 pm. Attachment A provides a list of meeting attendees, Attachment B is the corrected minutes of the 1st RAB meeting, Attachment C provides a listing of the Rhode Island Port Authority (RIPA) areas of concern, Attachment D is a summary of the asbestos abatement program. Details of the meeting appear below:

INTRODUCTION - Leo Tomasetti, NCBC Davisville

- The entire agenda for the RAB meeting is outlined below:
 - Base Closure Update
 - Phase II RI Update
 - Sites 8 and 5 Update
 - Site 9 Update
 - Sites 12 and 14 Update
 - Study Area Screening Evaluation Status
 - BRAC Cleanup Plan Status
 - UST Update
 - Asbestos Abatement Update
 - Other Issues and Closing Remarks

MINUTES OF NOVEMBER 30, 1993 RAB MEETING - CORRECTIONS/COMMENTS - Leo Tomasetti, NCBC Davisville

- The minutes of the meeting (November 30, 1993) have been revised to reflect correct information relative to the BRAC update. The corrected minutes are included as Attachment B. The major corrections include the following:
 - Clarification relative to the Project Team
 - Base Re-use Plan to guide clean-up priorities
 - Battalion support equipment was shipped out
 - Navy enclave to negotiate lease
 - RIPA and Town of North Kingston to sign (ratify) Base Re-use Plan

BASE CLOSURE UPDATE - Leo Tomasetti, NCBC Davisville

- Base Reuse Plan is expected to be ratified soon.
- Environmental Impact Statements (EIS) draft meeting has been held. Public hearing to be conducted on 18 March 1994. The draft EIS will be mailed in mid February. Publication in the Federal Register is expected 18 Feb 1994. Comments will be accepted at the Public Hearing or, in writing, until 4 April 1994. Final EIS (FEIS) will be issued 15 days later followed by a 30 day "No Action" period before issuance of the Record Of Decision (ROD).
- Asset Protection Issues - The Navy received a proposal from RIPA for asset protection. The proposal is being reviewed for cost implications and a discrepancy in the total number of buildings included.
- Disestablishment of the Naval Construction Battalion Center, Davisville will be on Friday, March 25, 1994.
- RIPA brought up concerns regarding cleanup and re-use. The concerns center on the issues of lead paint and asbestos in the buildings.
- RIPA and North Kingstown are interested in the Environmental Baseline Survey. Distribution will be made to RIPA, the Town of North Kingstown, and other interested RAB members.

PHASE II REMEDIAL INVESTIGATION UPDATE - Robert Smith, TRC-EC

- The Draft Phase II Remedial Investigation (RI) Report was completed November 12, 1993. Seven of the sites are addressed within one report document; the remaining site (Site 09 -Allen Harbor Landfill) is addressed within a separate report document to allow the potential fast-tracking of remediation at this site.
- A presentation of the RI Draft Report was made on 15 December 1993. The presentation team included the following:
 - TRC-EC - Robert Smith (overview), Jeff Smith (Remedial Investigation results), and Jennifer Cunningham (Human Health Risk Assessment)
 - Menzie-Cura - Jerry Cura (Ecological Risk Assessment)
 - Naval Ocean Systems Center - Robert Johnson (Allen Harbor Risk Assessment)
- The purpose of the presentation was to facilitate review by both RIDEM and USEPA Region I and allow other technical reviewers, NCBC Davisville, and Northern Division the opportunity to question the principal investigators.

SITES 08 AND 05 UPDATE - Robert Smith, TRC-EC

- The Phase II RI at Site 08 involved additional soil sampling and the installation and sampling of monitoring wells, since ground water was not characterized in the Phase I RI. The revised report incorporates USEPA and RIDEM review comments. In general, it appears that Site 08 potentially should be considered as a "No Further Action" site. Final comments are expected in the early February time frame.
- A Data Transmittal Report has been submitted for regulatory review. Basically the studies to date have not indicated areas of PCB-containing soils (size or concentration) to warrant remedial actions based on comparison of observed concentrations to regulatory guidance values. The data report suggests that a proposed plan be developed in support of a "No Further Action" funding.
- Upon concurrence of both USEPA Region I and RIPA a proposed plan will be developed in support of "no further action".

SITE 09 UPDATE - Marilyn Powers, NORTHDIV

- A meeting to discuss technical issues relative to the capping of the Allen Harbor Landfill will be conducted at NCBC Davisville on January 27, 1994 with Northern Division technical staff and representatives from USEPA Region I and RIDEM.

SITES 12 AND 14 ROD UPDATE - Marilyn Powers, NORTHDIV

- The Plans and Specifications for PCB removal activities at Site 12 and 14 will be finalized in the near future. Expected award date for construction is early summer 1994.

STUDY AREA SCREENING EVALUATION UPDATE - Marilyn Powers, NORTHDIV

- The Draft SASE Report has been submitted and regulatory comments were received. Some resampling is required and will take place January 1994.

BRAC CLEANUP PLAN STATUS - Marilyn Powers, NORTHDIV

- Interested parties will receive copies of the Draft BRAC Cleanup Plan on 7 February 1994. The Navy will review the plan with regulatory agencies on February 16, 1994. All comments received will be considered at the review meeting. RAB members are invited to attend meeting and provide input/comment.

- The purpose of the BRAC Cleanup Plan is to summarize the status of the environmental restoration and compliance programs at NCBC Davisville, and present the strategy for implementing the response actions necessary to transfer property in a timely manner while protecting human health and the environment.

UST UPDATE - Marilyn Powers, NORTHDIV

- A Design for removal of the remaining Underground Storage Tanks is underway, with planned submission of Final Design in mid-February 1994. RIDEM POC is Dave Sheldon for review of design submissions.
- The Draft Work Plan for Remedial Investigation of the 7 UST sites having had releases was submitted in October 1993. The Work Plan is under review by RIDEM.

ASBESTOS ABATEMENT UPDATE - Phil Otis, NORTHDIV

- **Asbestos Issues**
 - Barnes and Jarnes (AE for asbestos abatement) estimates total cost of \$11.1 million. The Phase I effort was just awarded.
 - Additional \$4 million under design for removal. Pre-construction conference next week (week of January 31, 1994) for Phase I. RIPA has been developing a list for priorities of clean-up.
 - Non-friable asbestos to be left in place (siding, roofing, tiling, and chimney in power plant). Estimated cost is \$4.4 million.
 - An asbestos summary is provided here. (see Attachment D)

ALLEN HARBOR ASSESSMENT UPDATE - Robert Johnson, NCOSC

- The draft Phase III Marine Ecological Risk Assessment will be distributed for review/comment by the end of January 1994.
- Working on the Narragansett Bay long term monitoring program.
- Will submit a proposal for the long term monitoring program to NORTHDIV for evaluation.
- Will summarize program status and proposal at next full RAB meeting.

OTHER ISSUES/CLOSING REMARKS - Marilyn Powers, NORTHDIV

- The Environmental Baseline Survey (EBS) for the Main Center of NCBC Davisville is being drafted in house by Northern Division and is expected to be distributed in late January 1994. A prior meeting with EPA and RIDEM to discuss format was held in November 1993
- The intent of the EBS is to identify if parcels are clean and suitable for subsequent transfer or lease. A Phase II EBS will involve actual sampling of sites identified as potentially contaminated in the EBS. The sampling will be structured so that buildings which have an identified immediate re-use will be expedited to facilitate lease/transfer. A list of buildings identified by RIPA as having re-use potential has been provided to the Navy, and will be updated to show the relative prioritization of each site.
- G. Prete - The RIPA is concerned about the condition of the property being transferred. The RIPA position was presented in writing to the RAB. Attachment "D" indicates the three major areas of concern to RIPA. The RIPA position on these Areas of Concern are summarized below:
 - Item 1 - The EBSL should identify clean parcels that can be reused quickly.
 - Item 2 - Lead paint issue with respect to remediation must be addressed.
 - Item 3 - Non-friable asbestos should be removed by the Navy
- The RAB was asked to keep in mind the marketing issues relative to environmental concerns (i.e., lead paint, asbestos, contamination, etc.).
- G. Prete asked whether a survey of "peeling" lead paint has been conducted and that the issue of who would be responsible for cleanup in lead paint needs to be discussed further.
- Phil Otis - NORTHDIV stated that a testing program for lead paint is not required by law (other than in buildings to be used by children). It is assumed that the buildings were painted with a lead based paint. The issue of lead in buildings has been discussed with the Base Reuse Committee during several meetings.
- The Navy will not remove non-friable asbestos at this time. It is not considered a "health hazard" and removal is not required or considered appropriate.
- The Pryor Amendment permits no-cost transfer to a development authority if justified.

Next Meeting Date

- The next Restoration Advisory Board Meeting is scheduled for Wednesday, February 16, 1994 at 10 am. The purpose of the meeting will be to review the Draft BRAC Cleanup Plan.

ATTACHMENT A

ATTACHMENT B

ATTACHMENT C

STATE OF
RHODE ISLAND



PORT AUTHORITY AND ECONOMIC DEVELOPMENT CORPORATION

**RHODE ISLAND PORT AUTHORITY POSITION REGARDING RESTORATION OF
DAVISVILLE CONSTRUCTION BATALLION CENTER**

Three major areas of concern that the Rhode Island Port Authority believe the Restoration Advisory Board should address in order to ensure that the community is left with a marketable project are as follows:

1. The Environmental Baseline Survey must be conducted with the intent to identify the uncontaminated parcels, which can be disposed of and reused quickly. Priority should also be driven by the Rhode Island Port Authority Building Priority's List which focuses on these buildings which will have the greatest economic impact.
2. The Restoration Advisory Board should address the lead paint issue, which is on the hazardous substance list, by requiring the Navy to test as they did for asbestos and remove/remediate as applicable and as soon as possible.
3. The Restoration Advisory Board should also address the remaining nonfriable asbestos, approximately \$4,300,000. that the Navy intends to leave. The Authority should not be left with the prospect of having to spend capital monies in order to have an environmentally clean site to market.

ATTACHMENT D

SUMMARY OF THE ASBESTOS PROGRAM

CBC DAVISVILLE, RI

- * Initial estimate for asbestos removal was \$20,000,000 which was an estimate based on square footage of facilities with no investigation.
- * In 1992, an asbestos survey was completed (2/3 by BCM and 1/3 by Barnes & Jarnes) which revised the estimate to \$13,000,000. This estimate was based on limited testing and included a number of materials that were assumed to be ACM.
- * In 1993 Barnes & Jarnes was engaged to prepare plans and specifications for the asbestos abatement which is being accomplished in two phases by separate contracts. Included in the scope of the design is the demolition of 17 buildings that were determined to be structurally unsound. RI law require that ACM be removed completely from structures before demolition. Scope of the design required confirmation by testing of materials previously assumed to be ACM resulting in a revised estimated cost to remove all asbestos of \$11,160,000. A summary of the current program is:

<u>Description</u>	<u>Cost</u>			<u>Bldg Demo</u>
	<u>Total</u>	<u>Friable</u>	<u>Non Friable</u>	
All Asbestos	\$11.16	\$3.44	\$7.72	17
Phase I Contract (Awarded 12/93)	\$ 2.77	\$1.27	\$1.50	6
Phase II Contract (Est Award 7/94)	\$ 4.00	\$2.17	\$1.83	11
Remaining Asbestos	\$ 4.39	\$0.00	\$4.39	

- * Navy policy is to remove friable, accessible and damaged (FAD) asbestos only and repair or encapsulate where possible. On this base, it was discovered that most of the friable asbestos was damaged. Since the base is not a continuing operation and that once the containment is in place, the cost of complete removal of friable ACM was equal to or less than the cost to repair we decided to completely remove all friable ACM. Non friable asbestos is being removed when encountered within containment areas and on structures being demolished.
- * Remaining nonfriable ACM is roofing materials, building siding, floor tile (including adhesive material), etc. In it's present state these materials pose no hazards for use of the facility and, in the case of the roofing and siding, are integral to the structural utility of the building.

NEXT MTG
RAB - CHAIRS P.2/2
BEC/BTC
REPOSITORY CURSTONIAN (L04)

Draft

2nd Restoration Advisory Board (RAB) Meeting
NCBC Davisville, RI
26 January 1994

- come ✓
- se Closure Update ✓
- ase II RI Update ✓
- ce 8 and 5 Update ✓
- ce 9 Update ✓
- ce 12 and 14 Update ✓
- dy Area Screening Evaluation Status ✓
- vironmental Baseline Survey (Main Davisville) Update ✓
- AC Cleanup Plan Status - June 3/31/94, left 2/7/94.
- R Update ✓
- bestos Abatement Update ✓
- osing remarks met w/ 16 Feb!!

1. CRST to be certified by Town/State.
2. left EIS status, ^{1 hour} only much
3. West Journal (Interim Issue)
4. Asset Protection status
5. Reestablishment date 3/25/94

LEAD PAINT !!!

DISCUSS
ave Sheldon - RIDEM
LST Removal - a-d-e-l

Personal Ref mtg
Rich/George
on ? @
EPA - Christine Williams

BOB JOHNSON - Packages to Noel
Review with RAB meeting
Off shore study at the

Draft

2nd Restoration Advisory Board (RAB) Meeting
NCBC Davisville, RI
26 January 1994

1. Welcome
2. Base Closure Update
3. Phase II RI Update
4. Site 8 and 5 Update
5. Site 9 Update
6. Site 12 and 14 Update
7. Study Area Screening Evaluation Status
8. Environmental Baseline Survey (Main Davisville) Update
9. BRAC Cleanup Plan Status
10. UST Update
11. Asbestos Abatement Update
12. Closing remarks

CBC DAVISVILLE-REUSE PRIORITIES

1/26/94

PAGE: 1

BLDG	USAGE	SQ FT
18		51,100
D313	RAIL MAINT	3,700
42	WAREHOUSE	50,702
S113	BUTLER	4,000
S114	BUTLER	4,000
S115	BUTLER	4,000
S116	BUTLER	4,000
S109	BUTLER	4,000
S110	BUTLER	4,000
S111	BUTLER	4,000
S112	AUTO SHOP	4,000
372	RES TRAING	4,340
366	OPS STORE	663
395	ADMIN	7,756
396	ADMIN	7,756
397	ADMIN	3,906
398	ADMIN	3,906
S12	ADMIN	11,860
S11	WAREHOUSE	5,600
34	WAREHOUSE	51,542
63	WAREHOUSE	4,141
35	WAREHOUSE	51,542
36	WAREHOUSE	50,702
37	WAREHOUSE	51,108
38	WAREHOUSE	50,700
277	DPW STORAG	5,600
67	DPW SHOP	12,700
68	POWERPLANT	6,790
31	MAINT STOR	4,240
62	PAINT SHOP	1,000
S17	TELXCHANGE	3,647
W1	WAREHOUSE	20,200
W2	WAREHOUSE	20,200
W3	WAREHOUSE	20,200
W6	WAREHOUSE	37,600
W7	WAREHOUSE	36,100
111	ARMORY	6,670
404	ADMIN	18,021
C100	CAFETERIA	24,072
C116	ADMIN	21,689
314	WAREHOUSE	202,206
315	WAREHOUSE	202,206
316	WAREHOUSE	202,206
317	WAREHOUSE	202,206
W319	ADMIN	1,955
39	WAREHOUSE	50,702
41	WAREHOUSE	50,356
E319	WAREHOUSE	125,268
318	WAREHOUSE	126,455
224	AUTO SHOP	501,000
225	POWERPLANT	2,614
S41	BLAST FAC	4,000

CBC DAVISVILLE-REUSE PRIORITIES

1/26/94
PAGE: 2

BLDG	USAGE	SQ FT
295	STORAGE	1,000
365	STORAGE	4,000
40	TRANSWRHSE	50,200
		=====
		2,408,127