



## II. Co-Chair Announcements

Susan Galleymore (RAB Community Co-Chair) said the Alameda Citizen's Task Force has been profiling hometown heroes. The task force recognized two RAB members, George Humphreys, and Jim Sweeney. Attendees congratulated Mr. Humphreys and Mr. Sweeney (not present).

Ms. Sabedra announced that the Navy successfully transferred 184 acres of former NAS Alameda to the City of Alameda in April 2016. She noted this transfer is a great success for the Navy's Base Realignment and Closure program. Ms. Sabedra said the RAB has been a critical part of that program and the members share in this success. The transfer included Seaplane Lagoon, Installation Restoration Sites 3, 16, 24, and 34, and a few areas of concern.

Kurt Peterson (RAB member) said he recalls an issue of oil leaking at Site 16, but does not recall a cleanup. He was particularly concerned about areas under the storage containers, where oil and solvent stains were observed inside the containers, but no testing was done on the soil underneath. He asked if the city will have to deal with that issue. Ms. Sabedra said there was a soil removal at Site 16, and Bill McGinnis (Navy) said the property can transfer even when the petroleum program is still active. Peter Russell (Russell Resources) said there is not currently a developer for that site. Dr. Russell said the Navy is responsible for cleaning up petroleum.

Ms. Sabedra also announced that in 2004 the Agency for Toxic Substances and Diseases Registry (ATSDR) prepared a draft Public Health Assessment for Alameda Point. ATSDR is restarting the work through a memorandum of understanding with the Department of Defense. The Navy cooperates with ATSDR by sharing all of its data. Currently, ATSDR staff is gathering reports and designing a scope to address data gaps from the 2004 draft report. Staff would like to make a presentation to the RAB at a future meeting.

Richard Bangert (RAB member) asked more about the information ATSDR provides to the public. Dale Smith (RAB member) said the agency has useful toxicological profiles for various contaminants. Mr. Bangert asked about the focus of the ATSDR study and if it will include recommendations for action. Mr. McGinnis said the scope is not finalized, but ATSDR may focus on vapor intrusion because that was a data gap in 2004. The intent of the report is to present conclusions from ATSDR's review of site information and make recommendations as necessary.

Ms. Galleymore said the RAB would be interested in having ATSDR present at a RAB meeting. She noted that Victor Quintell (RAB member) had concerns about health issues at Alameda Point. Mr. Quintell said there were 10 to 15 reports of breast cancer for women using the Bladium Sports and Fitness Club at Alameda. He also said the only contact they've had in common is working out at the Bladium. Mr. Bangert noted that the Bladium has used AstroTurf. Jane Sullwold (RAB member) asked how long the Bladium has been open compared to the latency period for breast cancer. Ms. Galleymore said the RAB can mention concerns about the Bladium and about Building 400 to ATSDR to consider in its data reviews.

Ms. Galleymore said she is working with DTSC on an issue she raised at a previous RAB meeting about notifying future residents about environmental restrictions. The goal is to make sure restrictions are clearly spelled out in Covenants, Conditions & Restrictions (CC&R's) issued by any future homeowner's associations.

## III. Community and RAB Comment Period

Mr. Bangert wrote an article that appeared in the *Alameda Sun* on May 12, 2016. He noted that he did not write the headline, which may appear misleading about the environmental conditions at

Seaplane Lagoon. Mr. Bangert said the content of the article is correct, but if anyone does not like the headline they can complain to the editor.

Mr. Humphreys said it has been two years since he asked about omission of a rodent barrier at the Site 1 landfill. He is concerned that the final plan may use poisons and/or fumigants to control burrowing animals. Ms. Sabedra said the operations and maintenance plan has not yet been finalized, but it will be shared with the RAB when it is completed.

Ms. Smith said she saw a field change order for the vegetative cover at Site 2. She is concerned because the seed mixture includes only one native plant; everything else is non-native and invasive. Ms. Sabedra said the first time the planting was done, the seed mix suggested by the RAB was not available commercially. Last year, when the contractor did the second seed application, they used the seed mix suggested by the RAB. The Navy's goal is to have a cover of native species. Establishing the cover will be a multi-year process. Mr. Bangert said he feels the cover at Site 1 is benefiting from lessons learned at Site 2. He asked for the operations and maintenance (O&M) schedule at both sites. Ms. Sabedra said the covers are inspected as often as weekly, field notes are kept, and all of the information is compiled in an annual report.

#### **IV. Remedial Design/Work Plan for Operable Unit (OU)-2C Soil/Drain Lines beneath Buildings 5 and 400**

Mr. McGinnis presented the update on Operable Unit (OU) 2C (Attachment B). Mr. McGinnis said the Navy is currently working on the design and work plan, which is the point when all of the previous investigation work is put into action. He noted OU 2C is a large area and is broken into numerous pieces. This design and work plan will cover only the soil at OU 2C.

During the review of slide 2, Ms. Galleymore asked if a land use control (LUC) is the same as an institutional control (IC). Mr. McGinnis said an IC is an example of an LUC.

Mr. McGinnis reviewed the areas that comprised OU 2C. Buildings 400 and 400a were listed as "missile rework facilities." Mr. McGinnis explained the cleanup concern at those buildings is the historical practice of removing and applying radioluminescent paint. Mr. Peterson asked if that work was done upstairs in those buildings. Mr. McGinnis said the re-work was done upstairs in Building 400 and Building 5. The concern with the bottom floors is the floor drains. Mr. Quintell said there were numerous mercury spills on the second floor when he worked in Building 400.

The selected remedy for the drain lines beneath the buildings is to grout them. Ms. Galleymore asked what grouting the lines means. Mr. McGinnis said a cement material will be poured into the drains, where it will solidify. Mr. Peterson asked if the drains have been or will be flushed before they are grouted. Mr. McGinnis said the lines are small and difficult to access, so it is not practical to flush them in a controlled fashion. The lines were cleaned downstream. Regina Hall (community member) asked why the drains will be grouted instead of removed. Mr. McGinnis said that it costs too much. They have to cut through the floor and replace it later. There are other contaminants, including metals, in soil that are being left in place. The selected remedy requires the concrete building slab to remain in place to provide a barrier to the contaminants below in the soil and drain lines. Grouting the lines provides an additional layer of protection against potential exposure.

Mr. McGinnis said part of the project includes re-routing the roof drains, and he reviewed the diagram on slide 8. Mr. Peterson said he recalls a huge hole in the ground in Building 5. Dr. Russell said that soil removal was at the plating shop area. They could have left it, but it would have affected groundwater. Mr. McGinnis said that information is documented in a prior report,

and the OU 2C Record of Decision summarizes past activities and selects the remedy for work that remains to be done.

During the review of slide 12, Mr. McGinnis noted residential reuse is prohibited at Buildings 5 and 400. Mr. Fyfe said DTSC will prepare a covenant to restrict the use of property (CRUP). The CRUP will contain a listing of the LUCs consistent with deed restrictions that run with the property. DTSC will enforce the CRUP.

Mr. Humphreys noted that several years ago the RAB toured Building 5, and there was water on the floor at the time. He believes the rain could have been from a leaking roof, and not just broken windows letting in rain. Mr. McGinnis said that alternative is possible. Whoever reuses the building will have a lot of renovating to do to make it functional.

Mr. Humphreys said he recalls an issue with concrete being dumped in a hole under Building 400A. The grout never settled; it kept flowing. Mr. Quintell said he recalls a sinkhole in that area in 1991 that was filled with concrete. Mr. McGinnis said he is not aware of a sinkhole, and the current building slab is intact and solid.

Bert Morgan asked why the Navy didn't just tear down Building 5. Mr. McGinnis said its an historic building, but it could have been torn down. However, the floor slab would have to remain in place.

Mr. Quintell asked whether a stripping line from part of Building 5 goes under Building 400. Dr. Russell said there was an oil/slash water separator outside Building 5, so he doesn't think the line continues.

## **V. Additional Comment Period**

Ms. Sabedra presented a slide of the July 2016 calendar and asked for preferred dates for a July meeting and community tour. The RAB approved Saturday, July 9, 2016, for the next meeting and community tour. The RAB meeting will be held from 10:00 a.m. to 12:00 p.m., followed by a lunch break. The community tour will be held from 1:00 p.m. to 3:00 p.m. Requested sites for the tour include Site 1, Site 32 (visible from Site 1), a drive-by of Site 34, a view of Site 6 wells with diagrams on how the wells work, and a visit inside of Building 400a if the tenant is available to allow access.

Mr. Peterson asked for more information about the cleanup in the plating area beneath Building 5. Mr. McGinnis said he will find the document summarizing that cleanup work and provide the reference to the RAB.

Mr. McGinnis announced that he has accepted a position working with the U.S. Army Corps of Engineers. The position is in Germany, and he will be relocating later this summer. If he is unable to come to the July RAB meeting and tour, he will send an email to the RAB members to let them know.

## **VI. Approval of Meeting Minutes and Action Items**

The draft final minutes for the March 2016 RAB meeting were reviewed. Ms. Smith provided minor edits, and the minutes were approved as final pending incorporation of those changes. The next RAB meeting will be held at 10:00 a.m. on Saturday, July 9, 2016. The meeting was adjourned at 8:30 p.m.

<b>Action Items:</b>	<b>Action Item Status/ Action Item Due Date:</b>	<b>Initiated by:</b>	<b>Responsible Person:</b>
1. Request for Presentations: a. OU-2C soil design b. ATSDR presentation	a. Complete b. Pending	RAB	Navy
2. Provide the Site 1 operations and maintenance plan when completed.	Pending	George Humphreys	Ms. Sabedra
3. Provide the document reference for the plating area cleanup done near Building 5.	Pending	Kurt Peterson	Mr. McGinnis

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## **ATTACHMENTS**

### **NAVAL AIR STATION ALAMEDA RESTORATION ADVISORY BOARD MEETING ATTACHMENTS**

- A. Naval Air Station Alameda Restoration Advisory Board Meeting Agenda, May 12, 2016 (1 page)
- B. Remedial Design/Work Plan for Operable Unit (OU)-2C Soil/Drain Lines Beneath Buildings 5 and 400 (14 slides)

# ***RESTORATION ADVISORY BOARD***

***NAVAL AIR STATION, ALAMEDA***

## ***AGENDA***

**MAY 12, 2016, 6:30 PM**

**ALAMEDA POINT – 950 WEST MALL SQUARE, ALAMEDA CITY HALL WEST  
SUITE 140/COMMUNITY CONFERENCE ROOM**

**(FROM PARKING LOT ON W. MIDWAY AVENUE, ENTER THROUGH MIDDLE WING)**

<b><u>TIME</u></b>	<b><u>SUBJECT</u></b>	<b><u>PRESENTER</u></b>
6:30 – 6:35	Welcome and Introductions	Community and RAB
6:35 – 6:50	Co-Chair Announcements	Co-Chairs
6:50 – 7:20	Community and RAB Comment Period*	Community and RAB
7:20 – 8:20	Remedial Design/Work Plan for OU-2C Soil/Drain Lines Buildings 5 & 400	Navy representative
8:20 – 8:30	Approval of Minutes	RAB
8:30	RAB Meeting Adjournment	

\* If there is time at the end of the agenda, additional comments will be taken.



## Alameda Point



# Remedial Design/Work Plan for Operable Unit (OU)-2C Soil/Drain Lines Beneath Buildings 5 and 400

Presented by  
Bill McGinnis

Navy Lead Remedial Project Manager

Restoration Advisory Board (RAB) Meeting  
May 12, 2016



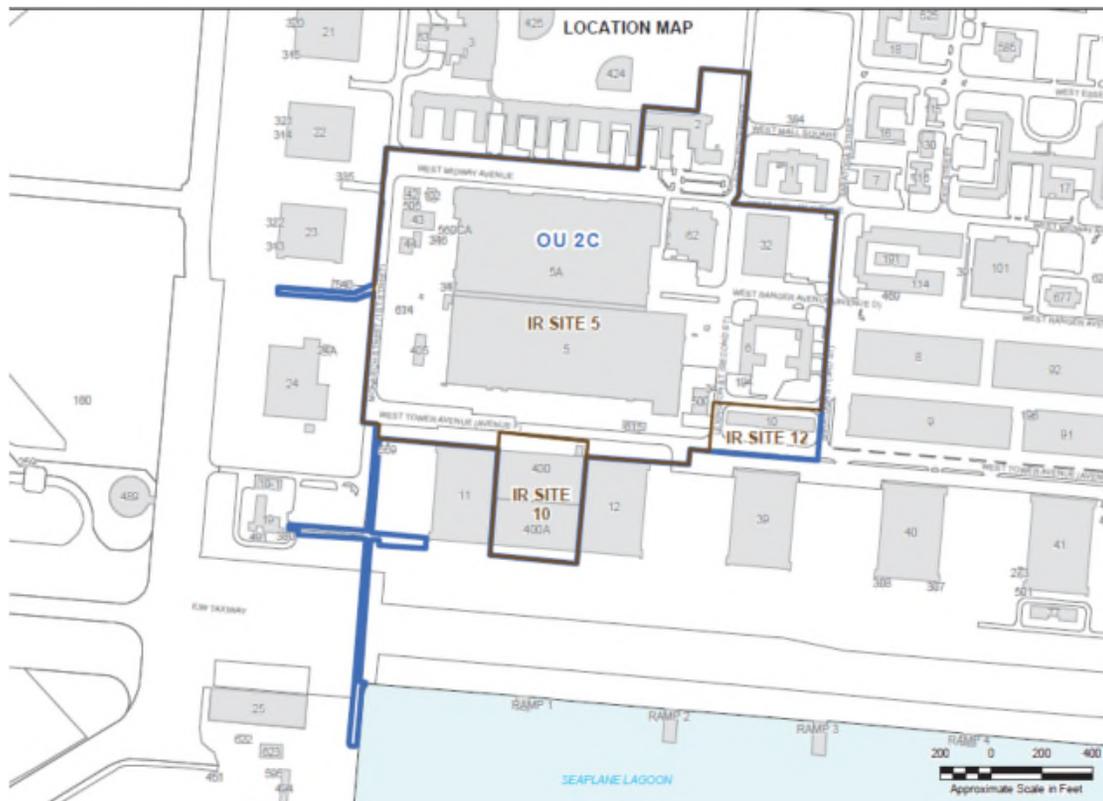
# Topics



- Background:
  - Location Map and Site Descriptions
  - Record of Decision (ROD) Remedy for Soil/Drain Lines Beneath Buildings
- Remedial Design/Remedial Action Work Plan (RD/RAWP):
  - Roof Drain Diversion
  - Grouting Lines Beneath Buildings
  - Land Use Control (LUC) Remedial Design (RD)
  - Schedule
- Questions and Comments



# Background Location Map and Site Descriptions



## OU-2C Installation Restoration (IR) sites in the RD/RAWP are IR Sites 5 and 10

- IR Site 5 – former Naval Air Rework Facility; contains Building 5/5A.
- IR Site 10: former Missile Rework Facility; contains Building 400/400A.
- Former specialty operations in buildings included application of radioluminescent paint containing  $^{226}\text{Ra}$  for aircraft instrument dials.



# Background Building Photographs



Building 400



Building 5





## Background

# ROD Remedy for Soil/Drain Lines



- The OU-2C ROD (April 2014) selected remedy for soil and drain lines beneath Buildings 5 and 400 includes:
  - Current building slabs will be an engineering control to provide protection against the exposure pathways.
  - Drain lines beneath the buildings will be grouted to enhance the protectiveness of the building slab cover.
  - Metals- and VOC-impacted soil located outside of the Building 5 footprint will also be left in place with existing pavement as an engineering control.
  - Institutional Controls (ICs) will restrict future site use/site conditions and include maintenance of building slabs and pavement as an engineering control.

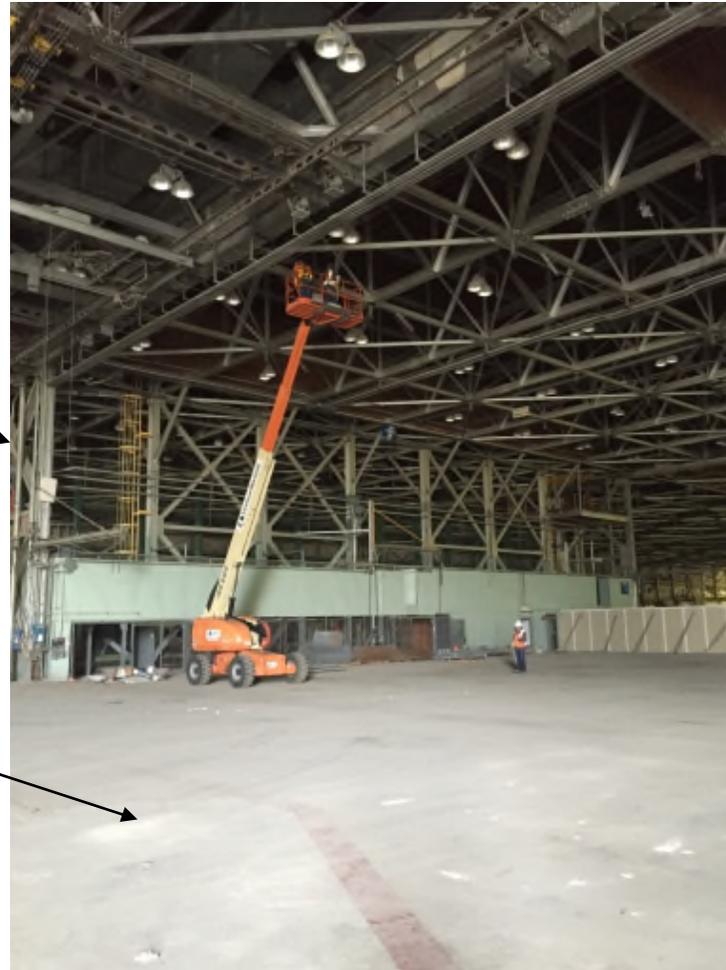


# Background Building 5A Interior Photograph



Roof  
Downdrain

Building  
Slab





## RD/RAWP Roof Drain Diversion

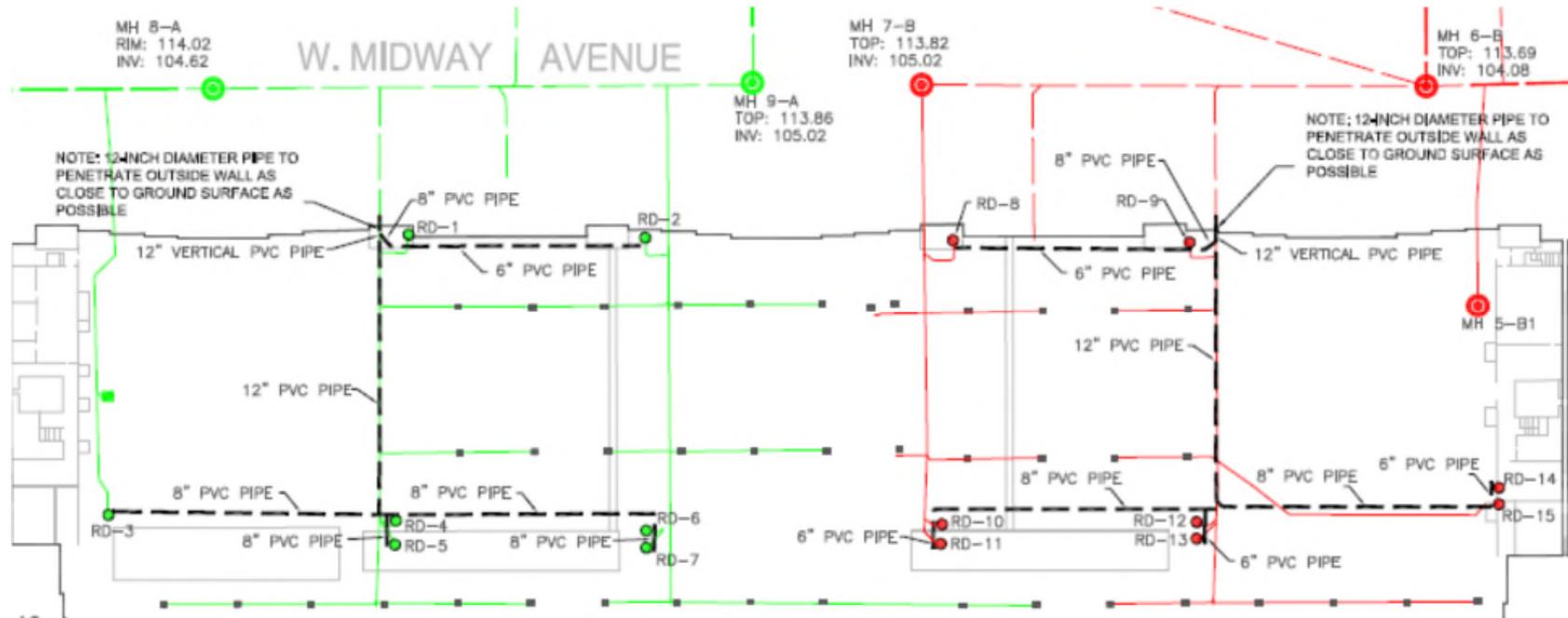


- Roof drain lines in Buildings 5 (southern half) and 400/400A were previously diverted.
- Approximately 15 existing roof drains to be diverted within Building 5A (northern half).
- Roof drain diversion remedial design based on the following criteria:
  - Maintains function of existing interior space.
  - Provides adequate capacity for storm drainage.
  - Avoids disturbance of potentially contaminated soil below the building slab.
  - Complies with the National Historic Building Preservation Act.



# RD/RAWP

## Building 5A Roof Drain Diversion Plan

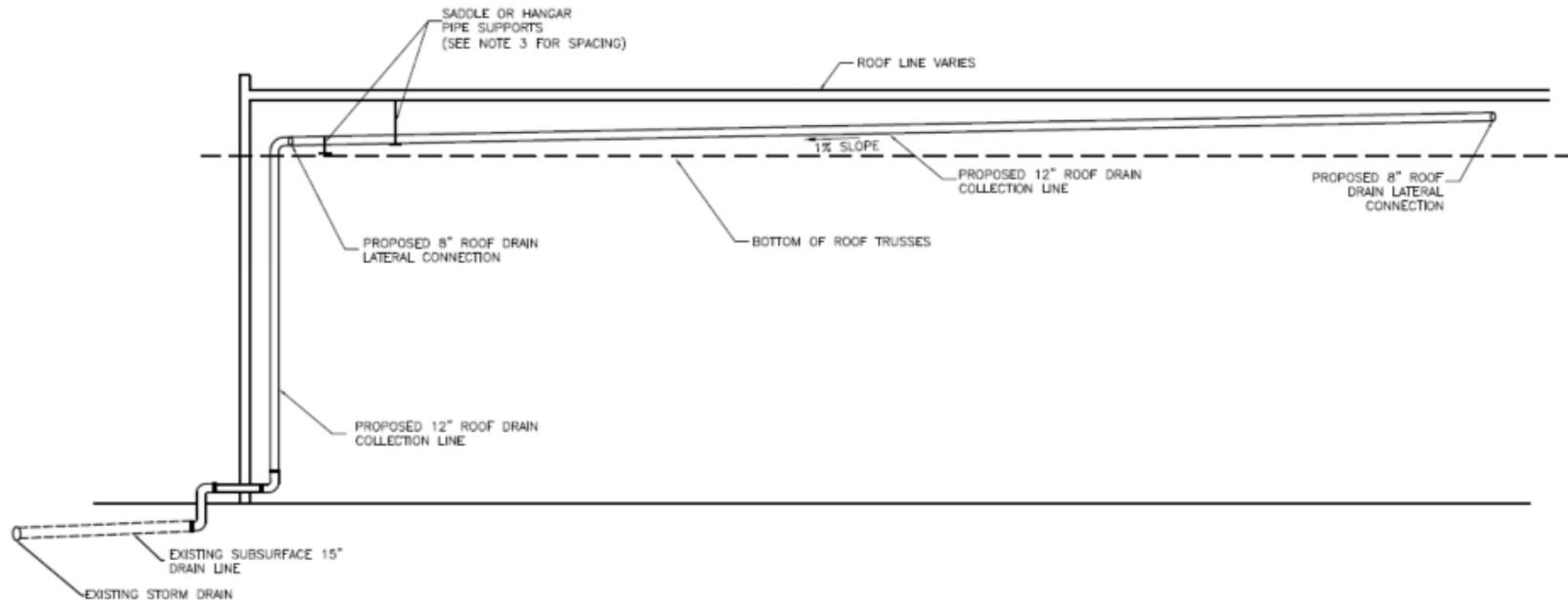


- LEGEND**
- PROPOSED ROOF DRAIN COLLECTION SYSTEM
  - KNOWN/POTENTIALLY RADIOLOGICALLY IMPACTED STORM DRAIN LINE A (TO BE REROUTED AND GROUTED, DASH SECTIONS TO REMAIN ACTIVE)
  - KNOWN/POTENTIALLY RADIOLOGICALLY IMPACTED STORM DRAIN LINE B (TO BE REROUTED AND GROUTED, DASH SECTIONS TO REMAIN ACTIVE)
  - STORM DRAIN LINE A MANHOLE
  - STORM DRAIN LINE B MANHOLE
  - APPROXIMATE STORM DRAIN LINE A DOWNDRAIN LOCATION
  - APPROXIMATE STORM DRAIN LINE B DOWNDRAIN LOCATION



# RD/RAWP

## Building 5A Roof Drain Diversion Profile



### NOTES:

1. BUILDING 5A CONCRETE WALL WILL BE CORED AT THE TWO LOCATIONS WHERE REROUTED ROOF DRAIN PIPE EXITS BUILDING.
2. ALL EXTERIOR WALL PENETRATIONS WILL BE SEALED AROUND PIPE.
3. ALL REROUTED DOWNDRAINS WILL BE SUPPORTED AS NECESSARY. THE RECOMMENDED PIPE SUPPORT SPACING FOR 6, 8 AND 12 INCH DIAMETER SCHEDULE 80 PVC PIPE IS A MAXIMUM OF 9.5, 10.25, AND 12.25 FEET, RESPECTIVELY.



## RD/RAWP Grouting Lines Beneath Buildings



- Following the roof drain diversion and after ensuring each storm drain system to be grouted has been properly isolated, the lines beneath Buildings 5/5A and 400A will be grouted.
- The grouting remedial design is based on the following criteria:
  - Grout will be placed in the piping, which will solidify upon curing.
  - The grout mix will be designed to flow into the lines using low pressure and gravity flow.



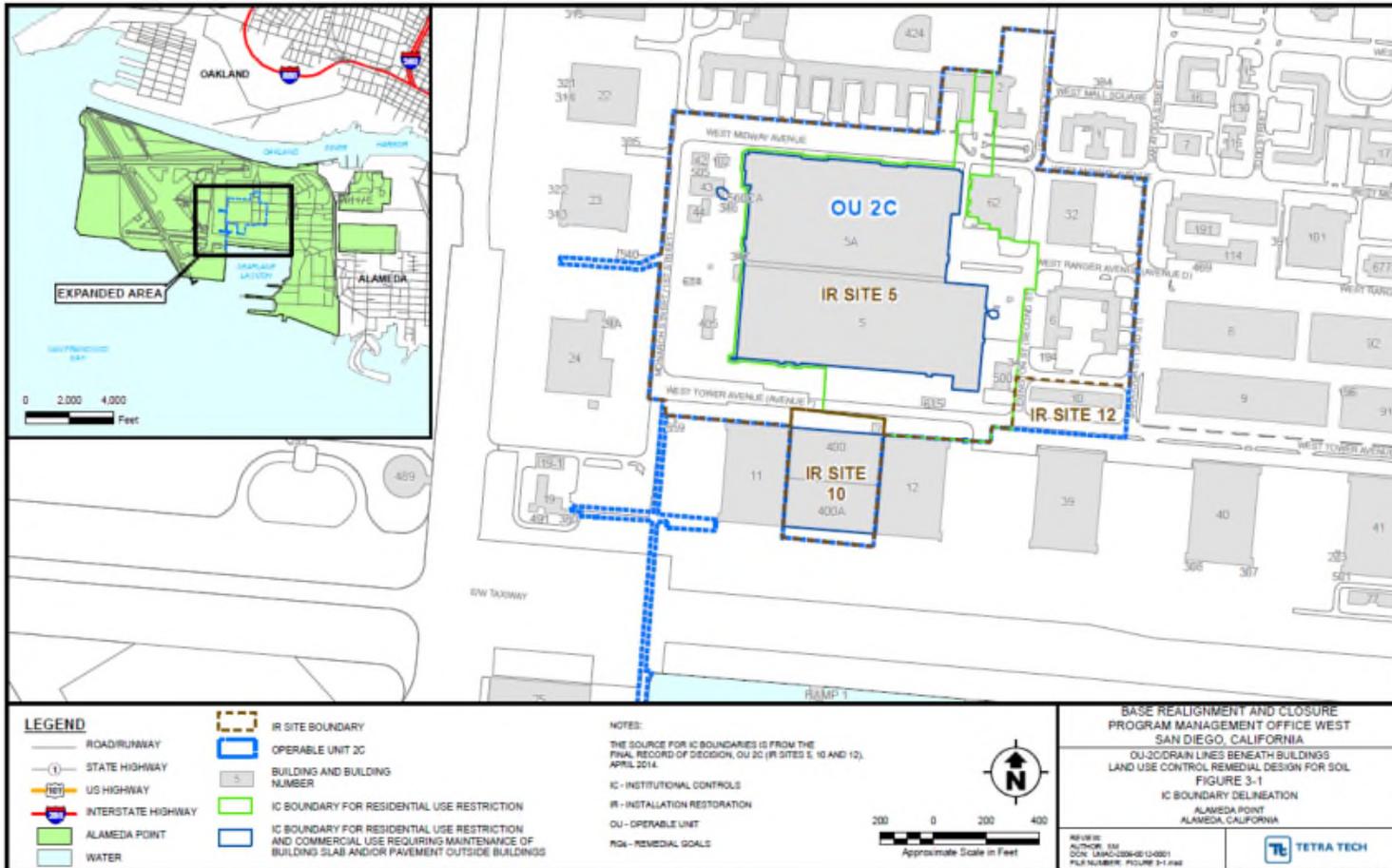
## RD/RAWP Land Use Control Remedial Design



- The institutional controls (ICs) for soil include the following:
  - Maintain current building slabs for Buildings 5, 5A, 400, and 400A.
  - Maintain pavement for soil remedial footprints located outside the building.
  - Prohibit residential and sensitive uses, including elementary schools and secondary schools, child care facilities, and playgrounds.



# RD/RAWP IC Boundary





# Schedule



- Final RD/RAWP to be issued Summer 2016
- Fieldwork planned to begin Summer 2016 and end Winter 2016
- Final RACR to be issued Spring 2017



# Questions and Comments



## Questions and Comments