EXECUTIVE SUMMARY

Under its Enhanced Use Leasing (EUL) program, the Department of the Navy (the "Navy") is making available for lease non-excess real property at Naval Support Facility (NSF) Indian Head, located in Indian Head, Maryland. The property proposed for outleasing includes two sites located at NSF Indian Head. The Navy is seeking a lessee to establish, operate and maintain a commercial-scale, natural gas-fired electrical power generation facility, and to develop compatible commercial/light industrial facilities, potentially including a data center, in exchange for cash and/or in-kind services.

Environmental Condition of Property (ECP) reports were prepared for both sites. The Power Plant ECP report was prepared for the 35-acre parcel to be leased and the existing 54 structures located within the parcel. The Light Industrial Facility ECP report was prepared for the 16-acre parcel to be leased for development of commercial/light industrial facilities. ECP reports were also prepared for three areas that may be developed to accommodate the relocation of existing functions from within the power plant EUL parcel.



These reports evaluate the current and former uses of the land and facilities; describe the known environmental conditions of the land, facilities, and real property assets within the sites; and summarize any environmental restrictions and land use controls that may be necessary for development within the sites. All available and pertinent files, records, reports and aerial photographs were reviewed and, where necessary, a site inspection and/or personal interviews were conducted to document the environmental conditions of the property to support the proposed real estate actions. Contents within these reports are subject to revision as additional information is obtained regarding the environmental condition of the properties.

These reports were developed in accordance with the Navy's Policy for Streamlining the Assessment, Documentation, and Disclosure of the Environmental Condition of Property (ECP) for Non-BRAC Real Estate Actions.

Final

Environmental Condition of Property Report Enhanced Use Lease for Power Plant

Naval Support Facility, Indian Head Indian Head, Maryland

Prepared for:



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NSF Indian Head
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January 25, 2011

NAVFACWASH Contract No. N40080-08-D-0307
Delivery Order No. 0037, Modification No. 02

FOR OFFICIAL USE ONLY

Installation: Naval Support Facility, Indian Head

Parcel/Site Location and Description: The EUL parcel consists of approximately 35 acres within the northeastern portion of the restricted area on Cornwallis Neck. The EUL parcel represents the potential location of a natural gas fired power plant and includes 54 existing buildings. Refer to Appendix A for figures.

Proposed Real Estate Action Description: Property has been identified for an Enhanced Use Lease (EUL) agreement between a private developer and the Navy for redevelopment as a natural gas power plant. Of the 54 existing buildings within the EUL parcel, 5 will be demolished under the Navy's Infrastructure Reduction Program prior to execution of the EUL. Depending on the developer's needs, any of the remaining 49 buildings within the EUL parcel could also be demolished.

Site Summary Information

1. Information regarding site uses and any hazardous materials, contamination, or conditions. All available and pertinent files, records, reports and aerial photographs were reviewed and, where necessary, a site inspection and/or personal interviews were conducted to document the environmental conditions of the property to support the proposed real estate action. A summary of the conditions, sources of information (including location), and any required use restrictions are provided for each environmental condition.

A. Parcel/Site Uses:

Prior Uses: Generally same as current.

Refer to Appendix B for each building's specific prior use

Current Uses: NAVFAC Public Works Department facilities; CBIRF facilities; NSWC IHD storage, administrative, and maintenance facilities; FISC shipping and receiving facility.

Refer to Appendix B for each building's specific current use

Future Uses: Natural gas power plant

B. Contaminants: ☒ Yes ☐ No ☐ Unknown

If yes, identify contaminant and media: There are four (4) Installation Restoration (IR) sites within the EUL parcel. IR Site 24 is an area containing abandoned drainlines with the potential of containing nitrocellulose (NC); IR Site 14 is an abandoned waste acid disposal pit; IR Site 53 has mercury contamination of the sewage system; and IR Site 20 has potential historic PCB contamination from leaky transformer switches. Additionally, IR Site 13, located west of the EUL parcel, is contaminated with paint solvents. There are fourteen (14) buildings located within IR Site 24 that are part of the EUL parcel; two (2) buildings (166, 167) within IR Site 20; and no buildings within either IR Site 14 or 53. Building 166 was historically used for storage of up to 11,000 gallons of alcohol. Groundwater sampling conducted in 2005 revealed elevated levels of 1,1-dichloroethane and 1,1-dichloroethene at a location approximately 30 feet southeast of Building 163. The EUL parcel has approximately 9,203 feet of abandoned railroad tracks and ties. Due to the age of the railroad tracks, there is potential for soil contamination from arsenic-containing herbicides leaching into the soil. PCB contamination from the transformer storage yard in the southern portion of the EUL parcel may exist. Refer to Appendix C for detailed information on contamination and Appendices D and E for information on hazardous materials and hazardous waste.

In accordance with DoD policy regarding the classification of properties that may exhibit hazardous substance or petroleum contamination, the EUL parcel has been classified as **Category** 7. This category applies to properties that have not been evaluated or require additional evaluation. While remediation is either complete or underway for the four IR sites within the EUL parcel, there is reason to suspect other possible contamination within this area. Further evaluation of these contamination concerns should be performed prior to execution of any property transfer involving the EUL parcel.

Source of information: Current Geographic Information System (GIS) Database; IR Program studies; interviews with building managers.

Restrictions or Land Use Controls: ☒ Yes ☐ No

If yes, please identify and explain in detail in Section 2 below.

C. Hazardous Materials Use: ☒ Yes ☐ No ☐ Unknown
Hazardous Materials Storage: ☒ Yes ☐ No ☐ Unknown
Type of HM: Various
Type of Use and/or Storage: Eleven (11) buildings are currently used for the storage or handling of hazardous materials. Appendix D includes excerpts from the Material Location Summary Listing for 2009 Reporting Year, which lists by building all the hazardous materials. Buildings within the EUL parcel are highlighted in the Appendix. In addition to the materials identified on this list, Buildings 1489 and 1979 are used by the Navy to store and dispense gasoline and diesel fuel for government vehicles. Building 116 temporarily stored hazardous materials due to its use as a shipping and receiving building. Please refer to Appendix D for details.
Source of information: Mark Yeaton, Environmental Program Office; Tom Johnson, NAVFAC; George Thompson, NSWC IHD
Restrictions or Land Use Controls: ☒ Yes ☐ No
If yes, please identify and explain in detail in Section 2 below.

D. Treatment, Storage, Disposal of Hazardous Waste: ☒ Yes ☐ No ☐ Unknown
Source of information: Eleven (11) buildings have been used or are currently being used for hazardous waste storage. Refer to Appendix E for details.
Mark Yeaton, Environmental Program Office
Restrictions or Land Use Controls: ☒ Yes ☐ No
If yes, please identify and explain in detail in Section 2 below.

E. Underground Storage Tanks: ☒ Yes ☐ No ☐ Unknown
UST No._____ Gals. _____
Source of information: The only USTs within the EUL parcel are three (3) 12,000-gallon USTs at Building 1979. There are two (2) other buildings within 100 feet of these tanks. There are no other known USTs within the EUL parcel. Refer to Appendix F for details.
Current GIS Data
Restrictions or Land Use Controls: ☒ Yes ☐ No
If yes, please identify and explain in detail in Section 2 below.

F. Above-Ground Storage Tanks: ☐ Yes ☒ No
AST No._____ Gals. _____
Source of information: No ASTs are currently within the EUL parcel. However, Building 111 formerly housed one 120-gallon and one 220-gallon AST. Refer to Appendix F for details.
Current GIS Data; David Hartnett, Environmental Program Office
Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

G. Presence of Polychlorinated Biphenyls (PCBs): ☐ Yes ☐ No ☒ Unknown
Source of information: 38 transformers in close proximity to nineteen (19) of the buildings within the EUL parcel may have historically contained PCB's. While the base is currently considered to be free of all PCB-containing equipment, soil contamination around these buildings is possible from leakage of historical equipment. PCB contamination may be present in Building 268 from machining equipment leaks. PCB contamination may exist at the transformer storage yard in the southern portion of the EUL parcel. See Appendix G for details.
Mark Yeaton, Environmental Program Office; Current GIS Data
Restrictions or Land Use Controls: ☒ Yes ☐ No
If yes, please identify and explain in detail in Section 2 below.

H. Asbestos: ☒ Yes ☐ No ☐ Unknown
If yes: ☒ Friable ☒ Non-friable ☐ Unknown
Source of information: Asbestos-containing materials have been identified in Buildings 503, 510, and 893. Non-destructive surveys were performed by Applied Environmental on Buildings 166, 629, and 1738 and no suspected asbestos containing materials were found. Asbestos containing materials may be present at all other buildings addressed in this study. See Appendix H for details.
Applied Environmental, Inc.
Restrictions or Land Use Controls: ☒ Yes ☐ No
If yes, please identify and explain in detail in Section 2 below.

I. Lead Paint: ☒ Yes ☐ No ☐ Unknown
Source of information: Lead-containing paint has been identified in Buildings 166, 503, 510, 629, 893, and 1738 and may be present at all 54 buildings addressed in this study. See Appendix H for details.
Applied Environmental, Inc.
Restrictions or Land Use Controls: ☒ Yes ☐ No
If yes, please identify and explain in detail in Section 2 below.

J. Radon: ☐ Yes ☒ No ☐ Unknown
Source of information: Radon survey performed in the 1980s identified no radon levels of concern.
Mark Yeaton, Environmental Program Office
Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

K. Radiological Materials: ☐ Yes ☒ No ☐ Unknown
Source of information: Mark Yeaton, Environmental Program Office
Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

L. Solid/Bio-Hazardous Waste: ☒ Yes ☐ No ☐ Unknown
Source of information: Solid wastes from many of the buildings are described as general office wastes. Scrap metal wastes generated at Building 113 are collected, transported off the EUL parcel, and recycled. Wastes from other shop operations include oil-soaked rags or used petroleum, oils, and lubricants (POLs). These are collected and transported to Fort Meade, MD where they are disposed of properly. Any wastes generated by the Navy will be removed prior to demolition.
Interviews with building managers
Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

M. Munitions and Explosives of Concern: ☒ Yes ☐ No ☐ Unknown
Source of information: IR Site 24 is the site of potential NC contamination in abandoned drain lines from the former NC production facilities. Due to its explosive characteristics, NC deposits in these abandoned drain lines pose an explosives concern. Because some of the abandoned drain lines at this site are composed of terra cotta, they cannot be located with typical utility clearance equipment. An additional twenty four (24) buildings have the potential for other types of explosives contamination. Refer to Appendix I for details.
Current GIS Data; Anne Caris, Decontamination and Demolition Specialist
Restrictions or Land Use Controls: ☒ Yes ☐ No
If yes, please identify and explain in detail in Section 2 below.

N. Threatened or Endangered Species: ☐ Yes ☒ No ☐ Unknown
Source of information: The EUL parcel does not include any species protection areas. Therefore, actions within the parcel are not expected to impact any threatened or endangered species.
Current GIS Data
Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

O. Natural or Cultural Resources: ☒ Yes ☐ No ☐ Unknown
Source of information: Approximately 18 acres of land within the EUL parcel, and 18 of the 54 affected buildings, are within the Naval Powder Factory Historic District (CH-491). Of these, 10 buildings (Buildings 28, 164, 164A, 164B, 165, 166, 167, 273, 489, and 496) are contributing elements to the historic district. The contributing elements included in the EUL require consultation with the MD SHPO. Small portions of the EUL parcel require Phase I surveys to evaluate the presence of archeological resources.
The site is located within the 1,000-foot shoreline buffer defined by the Potomac River shoreline.
Current GIS Data; Phase I Cultural Resources Survey of Stump Neck Annex and Supplemental Architectural Investigations, Indian Head Naval Surface Warfare Center, Charles County, Maryland, R. Christopher Goodwin and Associates, 1998a; Archeological predictive models by R. Christopher Goodwin & Associates and Louis Berger Associates.
Restrictions or Land Use Controls: ☒ Yes ☐ No
If yes, please identify and explain in detail in Section 2 below.

P. Use of Adjacent Property:
Current Use: Refer to Appendix B for details
Past Use: Refer to Appendix B for details
Source of information: Current and historical building database; GIS data; 1952 map of NSF Indian Head.

Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

Q. Has the site had any Notices of Violation? ☐ Yes ☒ No
If yes, please explain:

Source of information: Mark Yeaton, Environmental Program Office

Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

R. Additional information or comments regarding questions shown above (*attach sheet(s) if additional room is needed*):
Refer to Appendix J for references.
For additional information regarding the existing hydrogeology, geology, and climate of the EUL Parcel, refer to Media Area #5 (Water Requirements and Sources), Media Area #15 (Geology and Soils), and Media Area #17 (Climate) of the Enhanced Use Lease for Power Plant and Light Industrial Facility Constraints Summary, respectively.
Source of information:

Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

2. List of Land Use Controls required for Real Estate Action:
Refer to Appendix K for the environmental conditions, restrictions, and land use controls pertaining to the EUL parcel and each of the 54 buildings.

3. Signature:

Based on records reviews, site inspections, and interviews, the environmental professional(s) certify that the environmental conditions of the property are as stated in this document and this property is suitable for outgrant.

Environmental Professional:

Jeffrey C Bossart — Signature

NSASP EV Proj. Director — Title

Jeffrey C Bossart — Print Name

23 March 2011 — Date

The real estate professional(s) acknowledge these restrictions and/or LUCs identified above and will ensure they are made a part of the outgrant document.

Real Estate Professional:

Deborah A Moomey — Signature

Real Estate Contracting Officer — Title

Deborah A Moomey — Print Name

26 March 2011 — Date

Property Owner (Activity or Region) acknowledges and accepts the foregoing statement of environmental conditions and the land use controls (if any) that will be required for this real estate outgrant:

[signature] — Signature

Public Works Officer NSAMP — Title

Doug King — Print Name

24 Mar 2011 — Date

List of Appendices

Appendix A: FIGURES
Appendix B: BUILDING LIST, CURRENT AND HISTORICAL USE OF PROPERTY
Appendix C: CONTAMINANTS
Appendix D: HAZARDOUS MATERIALS
Appendix E: HAZARDOUS WASTE
Appendix F: TANKS
Appendix G: POLYCHLORINATED BIPHENYLS
Appendix H: LEAD-CONTAINING PAINT AND ASBESTOS-CONTAINING MATERIALS
Appendix I: MUNITIONS AND EXPLOSIVES OF CONCERN
Appendix J: REFERENCES
Appendix K: ENVIRONMENTAL CONDITIONS, RESTRICTIONS AND LAND USE CONTROLS

Appendix A
FIGURES

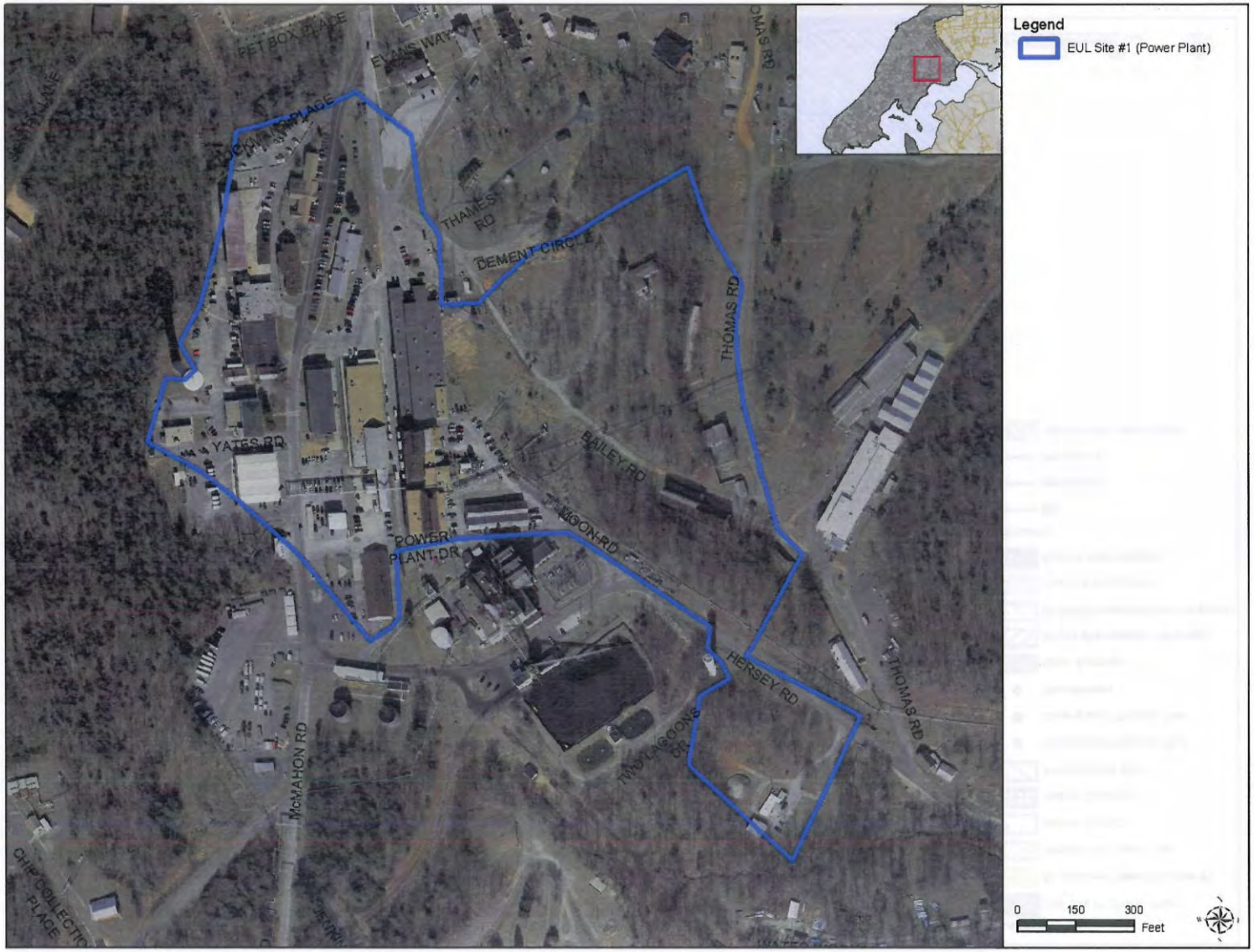


Figure 1: Aerial Map of Power Plant EUL Parcel

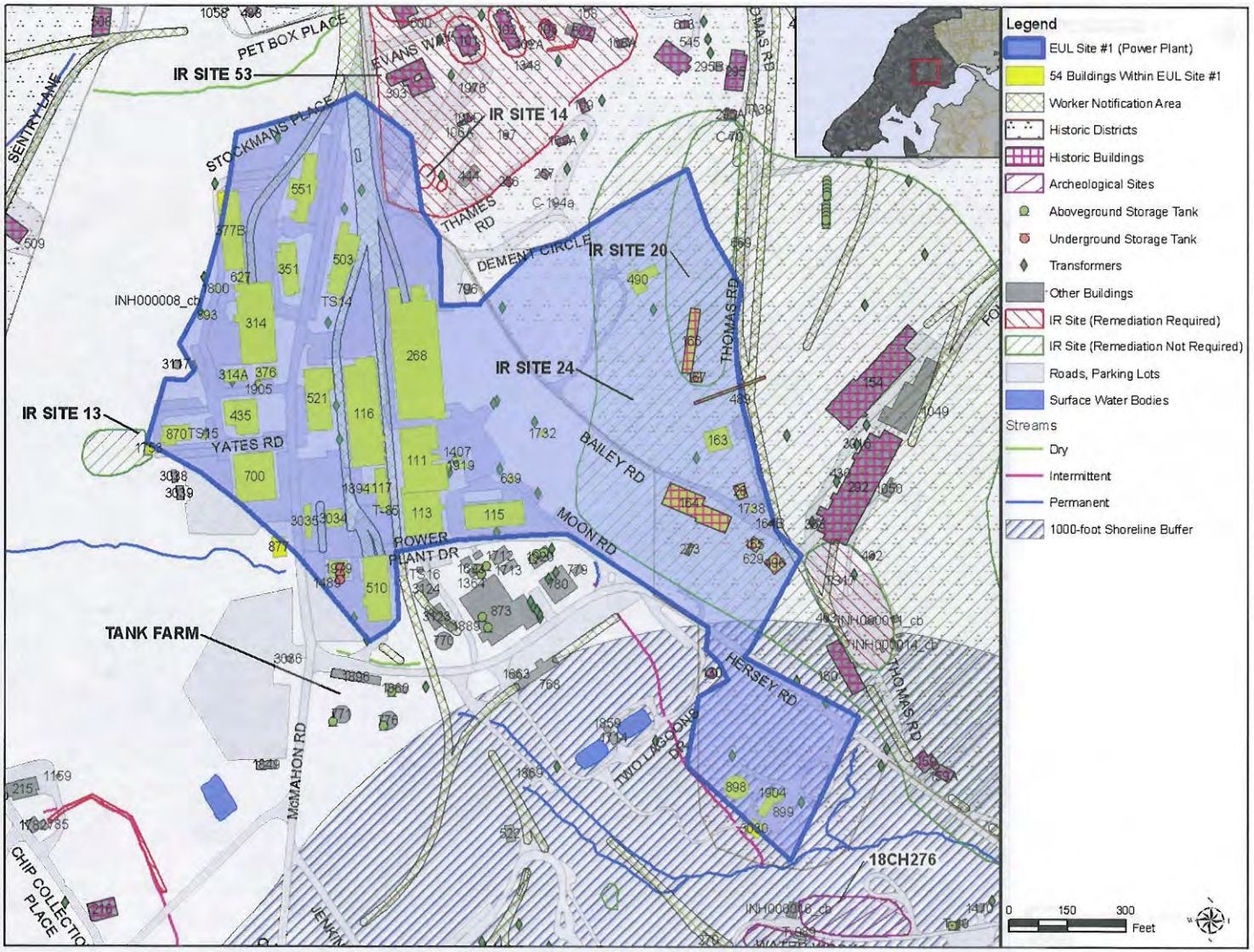


Figure 2: Environmental Constraints in Vicinity of Power Plant EUL Parcel

Appendix B

BUILDING LIST, CURRENT AND HISTORICAL USE OF PROPERTY

The land addressed in this survey is currently occupied by NAVFAC Washington Public Works Department office space and shops facilities; potable water infrastructure; CBIRF storage and maintenance facilities; NSWC IHD storage, administrative, and maintenance facilities; a FISC shipping and receiving facility; and associated parking areas.

Five of the buildings addressed in this study (Buildings 163, 166, 629, 893, and 1738) are planned for demolition under the Navy's Infrastructure Reduction Program, and will no longer exist at the time of execution of the Power Plant EUL.

Table B-1 lists the building number, name, prior use, and current use for the 54 buildings addressed in this survey.

Adjacent Property

The property to the east of the land addressed in this survey is primarily occupied by storage and laboratory facilities that supported the Naval Powder Factory. Most of these buildings were constructed prior to the end of World War II. Use of the property has not changed significantly since that time.

The property to the north and east of the land addressed in this survey is primarily occupied by storage facilities, laboratories, magazines, and offices that supported the Naval Powder Factory. Most of these buildings were constructed prior to the end of World War II and, in many cases, prior to World War I. Use of the property has not changed significantly since that time.

The property to the north and west of the land addressed in this survey is undeveloped (with the exception of the potable water tower immediately outside of the survey area) and is occupied by mature, deciduous forest. The topography slopes moderately downward (5 to 15% gradient) from the surveyed property into this adjacent area. Navy property records reviewed for this survey do not indicate any previous development in this area.

The property to the south of the land addressed in this survey is occupied by the Goddard Steam and Power Plant and its associated infrastructure (e.g., coal pile, transformer station, storage tank, and ash silo). The site of the Goddard Plant was formerly occupied by a coal storage facility (Building 371) that supported the original boiler house (Building 113). Immediately to the east of Building 268 is the site of a former cooling pond that supported the Goddard Plant and the original boiler house; this pond was demolished in 2005. Otherwise, the use of this land has not changed significantly since the Goddard Plant was constructed in the late 1950s.

The property to the west and south of the land addressed in this survey is occupied by a motor transportation lot that supports CBIRF vehicles; two 500,000-gallon fuel oil storage tanks (Buildings 771 and 776) within containment dikes that support the Goddard Plant; and mature, deciduous forest. Prior to construction of the tanks and parking lot, this area is believed to have been undeveloped.

The area to the south and east of the land addressed in this survey is mostly undeveloped and occupied by mature, deciduous forest and a permanent stream channel.

Please refer to Appendix C (Contaminants) for a discussion of contamination concerns resulting from current and historical use of the property adjacent to the EUL parcel.

Table B-1. Building Use

Building Number	Building Name	Area (SF)	Occupant[1]	Current Use	Prior Use
28	SAFETY CLASSROOM/RPP CLASSROOM	1,012	N/A[2]	Abandoned	Marine Barber & Tailor House (1927-1929); Powder Line Office (1932-1976); Single Base Propellant Office (1976-1999); Safety Classroom/RPP Classroom (1999-unknown)
111	PW OFFICES / SHOPS	16,924	NAVFAC PWD	PW Maintenance Shops (Machine Fabrication, Minor Repairs)	Power House (1912-1967); PW Shop/Office (1967-present)
113	PW SHOP - METAL	10,729	NAVFAC PWD	PW Shop-Metal (Attached to Building 111)	Boiler House (1909-1967); PW Shop- Metal (1967-present)
115	PW SHOP - LINE CREW	9,408	NAVFAC PWD	PW Maintenance and Electrical Shop	Pipe & Blacksmith Shop (1912-1927); Storehouse (1912-1999); PW Shop (1999-present)
116	REC-SHIP / FABRICATIONS	23,400	FISC and NSWC IHD	FISC Shops and Warehousing and NSWC IHD Quality Assurance Offices	Shops and warehousing (1909-present)
117	STOREHOUSE – GENERAL	2,902	NSASP	General Storehouse	Same as current (1909-present)
163[3]	STORAGE BUILDING – INERT	3,285	N/A	Storage Building - Inert	Dehydrating House (1909-1999); Same as current (1999-present)
164	ETHER VAULT – MISC STORAGE	3,660	N/A	Abandoned	Ether Factory (1909-1912); Ether Vault (1912-unknown)
164A	ETHER VAULT – MISC STORAGE	5,686	NSWC IHD	Ether Vault - Misc. Storage	Same as current (1927-present)
164B	PUMP HOUSE – ETHER	78	N/A	Abandoned	Pump House- Ether (1949-unknown)
165	(MAGAZINE) – ETHER VAULT NO. 1	854	N/A	Abandoned	(Magazine) – Ether Vault No. 1 (1909-unknown)
166[3]	STOREHOUSE – ALCOHOL	4,293	N/A	Abandoned	Storehouse- Alcohol (1909-unknown)
167	ETHER VAULT – STORAGE	619	N/A	Abandoned	Ether Vault- Storage (1909-unknown)
268	MACHINE / ELECTRONICS SHOP	39,305	NSWC IHD	Electronics/Machine Shop	Same as current (1927-present)

Table B-1. Building Use

Building Number	Building Name	Area (SF)	Occupant[1]	Current Use	Prior Use
273	(MAGAZINE) – SOLVENT VAULT	345	N/A	Abandoned	(Magazine) – Solvent Vault (1927-unknown)
314	PW SHOPS	19,061	NAVFAC PWD	PW Warehouse	Carpenter Shop (1927-1979); Same as current (1976-present)
314A	PACKAGING LAB	1,778	CBIRF	Warehouse- Vehicle Storage	Tool House (1932-1942); Reinforcing Steel Bending Shop (1947-1967); Public Works Shops (1967-1999); Packaging Lab (1999-unknown); Warehouse – Vehicle Storage (unknown- present)
351	OFFICE BUILDING - PW	6,041	NAVFAC PWD	Office Building	Construction Office and Paint Shop (1927-1949); Same as current (1949-present)
376	STORAGE - ELECTRICAL	1,562	NSWC IHD	Dry storage and maintenance building	Lumber Storage Shed (1927-1936); Screen and Sash Storage (1936-1957); Paint Storehouse (1957-1999); Same as current (1999-present)
377B	STORAGE - LUMBER / MISC	10,506	NAVFAC PWD	Storehouse- lumber and miscellaneous	Same as current (1947-present)
435	ENGINEERING OFFICES BUILDING	6,937	NSWC IHD	Engineering Offices with a small electronic lab	Same as current (1942-present)
489	STEAM PIPE BRIDGE	1,337	N/A	Steam Pipe Bridge	Same as current (1949-present)
490	ENGINEERING OFFICES BUILDING	3,018	NSWC IHD	Engineering Offices/ Laboratory	Same as current (1942-present)
496	(MAGAZINE) – ETHER VAULT NO. 4	1,594	N/A	Abandoned	(Magazine) – Ether Vault (1942-unknown)
503	OFFICE BUILDING - PW	8,652	NAVFAC PWD	Office building (Acquisition Branch; half of building is vacant)	Same as current (1942-present)
510	RAILROAD / HEAVY EQUIP BLDG	10,525	N/A	Abandoned	New Car Barn (1942-1950); Maintenance Building (1950-2010)
521	CBIRF WAREHOUSE / ELEC SHOP	10,553	CBIRF/NSWC IHD	Warehouse and Electronic Shop	Oil and Metal Storehouse (1947-1957); Same as current (1957-present)
551	OFFICE BUILDING - PW	9,647	NAVFAC PWD	Office Building	Laundry (1947-1950); Storehouse and ROINCC Office (1950-1067); Same as current (1967-present)

Table B-1. Building Use

Building Number	Building Name	Area (SF)	Occupant[1]	Current Use	Prior Use
627	GENERAL STORAGE FACILITY	681	N/A	Abandoned	Storage (1947-unknown)
629[3]	EXHAUSTER HOUSE	38	N/A	Abandoned	Ventilator Fan House- Ether (1947-1957); Exhauster house (1957- unknown)
639	METER HOUSE - FRESH	315	NAVFAC PWD	Fresh Water Meter House	Same as current (1947-present)
700	CBIRF VEHICLE MAINT SHOP	12,449	CBIRF	Vehicle Maintenance	Same as current (1950-present)
870	MAINTENANCE SHOP - SEABEE'S	3,260	N/A	Abandoned	Public Works Paint Shop (1955-1999); Maintenance Shop (1999-unknown)
877	STOREHOUSE – GAS CYLINDERS	1,843	NAVFAC PWD	Storehouse – Gas Cylinders	Same as current (1952-present)
893[3]	SENTRY HOUSE POST #3	242	N/A	Vacant	Sentry house, formerly located at Post #3 (1957-2010)
898	WELL WATER RESERVOIR	3,011	NAVFAC PWD	300,000-Gallon Well Water Reservoir (Supports Goddard)	Same as current (1957-present)
899	PUMP HOUSE- WELL WATER	1,756	NAVFAC PWD	Pump House- Well Water (Supports Goddard)	Same as current (1957- current)
1406	TRANSFORMER STATION	80	NAVFAC PWD	1,000-KV Transformer Station (Provides Power to Building 111)	Same as current (1976-present)
1407	TRANSFORMER STATION	191	NAVFAC PWD	1,000-KV Transformer Station (Provides Power to Building 111)	Same as current (1976-present)
1489	FILLING STATION	51	NAVFAC PWD	Filling Station	Same as current (1976-present)
1732	COOLING TOWER – WATER	172	NAVFAC PWD	Water Cooling Tower (Supports Compressors in Building 111)	Same as current (1999-present)
1738[3]	PUMP HOUSE – WELL WATER	202	N/A	Abandoned	Pump House – Well Water (1999-unknown)
1753	STORAGE SHED	411	N/A	Abandoned	NAVFAC Storage Shed (1989-unknown)
1800	STORAGE BOX - HAZ WST MAT	141	NSWC IHD	HAZMAT Storage Box	Same as current (1999-present)

Table B-1. Building Use

Building Number	Building Name	Area (SF)	Occupant[1]	Current Use	Prior Use
1894	STORAGE BUILDING-CHEMICALS	764	NSASP/FISC	Storage Building - Flammable Chemicals	Same as current (1999-present)
1904	TRANSFORMER STATION	270	NAVFAC PWD	500-KV Transformer Station (Provides Power for Building 899 which Supports Goddard)	Same as current (1999-present)
1905	TRANSFORMER STATION	134	NSASP	500-KV Transformer Station (Supports Building 435)	Same as current (1999-present)
1919	REFRIG - RECOVER & RECYCLE	335	NAVFAC PWD	Outdoor Facility	Transformer Station (1999-unknown)
1979	FUEL TANK AREA	2,080	NAVFAC/FISC	Fuel Tank Area with 3 USTs: Two 12,000-gal Gasoline USTs and one 12,000-gal Diesel UST	Same as current (1999-present)
3030	RIVERWATER FILTRATION PLANT	1,490	NAVFAC PWD	Riverwater Filtration Plant (Supports Goddard)	Same as current
3034	VEHICLE WASHDOWN FACILITY	1,850	CBIRF	Vehicle Wash-Down Facility	Same as current
3035	LOADING DOCK – HEAVY DUTY	1,592	CBIRF	Stationary Loading Dock	Same as current
INH000008_cb	CARGO BOX NO. 988	Unk.	Unknown	Unknown	Unknown
T-85	STORAGE VAN TRAILER	220	NAVFAC PWD	Storage Van Trailer	Same as current

Notes:

[1] Organizations:
NAVFAC PWD = Naval Facilities Engineering Command Washington Public Works Department
FISC = Fleet and Industrial Supply Center
NSWC IHD = Naval Surface Warfare Center Indian Head Division
NSASP = Naval Support Activity South Potomac
CBIRF = Chemical/Biological Incident Response Force

[2] N/A = Not Applicable. Building is currently not in use.

[3] Building will be demolished under the Navy's Infrastructure Reduction Program prior to execution of the power plant EUL.

Appendix C
CONTAMINANTS

Contamination concerns within the EUL power plant parcel were assessed by performing site visits, interviews with building managers, and GIS research. Results from historical sampling and surveying have been noted in this checklist. However, no sampling or surveying directly associated with this EUL project have been performed.

There are four Installation Restoration (IR) sites within the EUL parcel that designate areas with known or potential contamination concerns. Other contamination may be present within the EUL parcel including, but not limited to, arsenic contamination resulting from herbicide treatment of railroad tracks, creosote contamination resulting from preservative treatment of railroad ties, and PCB contamination resulting from leaking transformers and other equipment.

In accordance with DoD policy regarding the classification of properties that may exhibit hazardous substance or petroleum contamination, the EUL parcel has been classified as **Category 7**. This category applies to properties that have not been evaluated or require additional evaluation. While remediation is either complete or underway for the four IR sites within the EUL parcel, as described below, there is reason to suspect other cases of possible petroleum or chemical releases within this area. Further evaluation of these contamination concerns should be performed prior to execution of any property transfer involving the EUL parcel.

Below is a description of the suspected contamination concerns within the EUL parcel.

Installation Restoration Sites

Of the 54 buildings within the EUL parcel, 14 buildings (Buildings 28, 163, 164, 164A, 164B, 165, 166, 167, 273, 489, 490, 496, 629, and 1738) are located within IR Site 24 (Abandoned Drainlines). IR Site 24 has the potential for nitrocellulose (NC) contamination in abandoned drain lines. These lines conveyed neutralized acid water and NC white water to the Mattawoman Creek from former NC production facilities and NC may have collected and crystallized in the lines. Due to its explosive characteristics, NC deposits in abandoned drain lines may represent a greater threat to human safety than to the environment. Because some of the abandoned drain lines at this site are composed of terra cotta, they cannot be located with typical utility clearance equipment. IR Site 24 does not pose an environmental threat because NC is nearly insoluble in water and is not considered a contaminant of concern. A potential environmental risk does exist due to the possibility that diphenylamine, an NC production constituent, may be present within the abandoned drain lines. Leakage of diphenylamine could result in groundwater contamination. In April 2007, a Decision Document was signed by the Navy and EPA recommending no further remediation activities for IR Site 24 (U.S. Navy, 2007).

Buildings 166 and 167 are located within IR Site 20 (Single-Base Powder Facilities). Also, Buildings 490 and 489 are located within approximately 15 and 30 feet, respectively, of IR Site 20. This site was identified in the Initial Assessment Study (IAS) as having the potential for polychlorinated biphenyl (PCB) contamination due to use of transformer switches that were suspected to have used PCBs in the 1940s. However, site reconnaissance and sampling indicated that PCBs were not present. A Decision Document signed in February 2005 determined that no further remediation activities were required for the site (U.S. Navy, 2005).

Building 1753 is adjacent to IR Site 13 (Paint Solvents Disposal Ground), which includes areas downslope of Building 870 (the Paint Shop) and Building 1753. The Paint Shop was constructed

in 1953 and operated until 1999. It was used to paint various items by hand using aerosol sprays or paint spray booths. Solvents from these operations were disposed of behind Building 870. A study of the site identified no human health or ecological risks that require remediation and determined that no further action is required (Ch2mHill, 2003).

IR Site 14 (Waste Acid Disposal Pit) and IR Site 53 (Mercury Contamination of the Sewage System) are within the EUL parcel but are not in close proximity to any of the 54 buildings. IR Site 14 was a fenced-in 15-20 foot disposal pit where undetermined quantities and types of waste acids and other chemicals were collected and discarded until 1975 (NEESA, 1983). In 1975, the pit was excavated and filled with concrete up to a depth of approximately 5 feet below ground surface (Ch2mHill, 2003). In 2004, a Decision Document was signed by the Navy and EPA recommending no further remediation activities for IR Site 14 (U.S. Navy, 2004). IR Site 53 has potential mercury contamination of sanitary and sewer manholes. Mercury contamination is expected to have occurred between 1909 and 1986, through which time up to 28,000 pounds of mercury may have been drained from Building 102 (which is outside of the EUL parcel) following testing that involved mercury. IR Site 53 requires remediation and a soil removal action is currently in the design phase (Carros, 2010b).

Herbicides

The railroad tracks throughout the installation may have historically been treated with an herbicide containing arsenic. Based on previous sampling events near railroad tracks and fence lines, concentrations of arsenic in these areas range from non-detectable to 377+ milligrams per kilogram (mg/kg) in surface and subsurface soil. No further investigation or remediation activities are currently planned in response to this contamination. The following twenty (20) buildings are adjacent or in close proximity to railroad tracks:

- 28;
- 111;
- 113;
- 116;
- 117;
- 164B;
- 165;
- 268;
- 314;
- 377B;
- 489;
- 496;
- 503;
- 510;
- 521;
- 551;
- 1738;
- 3034;
- 3035; and
- T-85.

Creosote

Railroad ties located throughout the installation may have been treated with creosote. Creosote is used to preserve wood and is considered a possible human carcinogen (U.S. Environmental Protection Agency, 2007). No investigation or remediation activities are currently planned in response to this potential contamination (Carros, 2010b).

Polychlorinated Biphenyls

The Navy has a transformer storage yard within the EUL parcel along Hersey Road. The Navy stores new transformers and historically stored units containing PCBs at this location. There has

been no documented release from these transformers in the last 30 years (Jenkins, 2010). NSF Indian Head is believed to be free of PCB-containing equipment or transformers (Klimoski, 2011). Historically, there is some potential of leaks and contamination associated with transformers stored over 30 years ago. A site visit was inconclusive regarding the presence of PCB contamination.

Other Areas of Concern

In 2005, groundwater sampling at Building 163 revealed several contaminants including 1,1-dichloroethane and other trichloroethylene (TCE) degradation components at a location approximately 30 feet southeast of the building. This may indicate other immobile contaminants around the building or under the foundation.

A site visit was performed in December 2010 and revealed the following potential contamination concerns:

- Buildings 164, 164A, 165, 167, 273, 496, and 1738 and associated drain lines may have residual ether contamination (Carros, 2010b).
- Building 164A contains a storage pit that was historically used for unknown chemical storage. Currently the building is used for inert storage (Jerow, 2010).
- Building 166 contains an odor indicating alcohol contamination. This building was historically used for storage of up to 11,000 gallons of alcohol.

There are additional areas of contamination concern based on historical use of properties adjacent to the EUL parcel. The existing coal pile is located directly south of the EUL parcel and the Goddard Power Plant. Also, the current site of the Goddard Plant was formerly occupied by a coal storage facility (Building 371) that supported the original boiler house (Building 113). Coal storage piles can result in contamination of soils and groundwater. Leached water from these piles can be acidic and contain trace amounts of toxic elements. There are also two 500,000-gallon fuel storage tanks located south of the Goddard Plant that are located within containment berms. There is no record of spill or release directly from these fuel tanks into the environment. Approximately 15 years ago, a rupture occurred within one of the transfer pipes from the fuel storage tanks, resulting in a minor discharge of fuel oil. The pipe was fixed and the soil in the area was removed (Jenkins, 2011). None of these areas of concern has been sampled by the Navy to determine if contamination is present. Further investigations may be necessary to determine if contamination may have migrated to the EUL parcel.

Appendix D
HAZARDOUS MATERIALS

Hazardous materials presence within the EUL parcel was assessed by review of a hazardous materials inventory list. Consultation with Navy personnel and site visits provided insight about other hazardous materials that may be present within the EUL parcel including, but not limited to, chemicals used for water filtration and compressed gases. Below is a description of the suspected hazardous materials concerns within the EUL parcel.

Hazardous Materials Inventory

The *Material Location Summary Listing for 2009 Reporting Year* was used to obtain a list of buildings currently storing hazardous materials. The inventory is on the following 14 pages and only pages with relevant information for the EUL were included. Buildings within the EUL parcel are highlighted in yellow. Many of these materials included common household cleaners and paints in small amounts. Materials are stored within chemical lockers that can contain minor spills.

Materials stored at Building 111 are used during shop operations. Many of the materials are also stored within the vehicles for personnel to use for repairs. Most materials are used up and anything left over is disposed of properly (McQuiston, 2010).

Building 113 has various materials that are used for shop operations. There have been no significant spills or leaks (Bledsoe, 2010).

Building 116 lists a can of primer paint.

Materials listed at Building 117 are stored here until they are used elsewhere. There is no evidence of spills or leaks (Fini, 2010).

Materials listed at Building 314 include paints and sealant for shop operations. There is no evidence of leaks and spills are cleaned up when they occur (McQuiston, 2010).

Buildings 503 and 521 list refrigerant materials. Refer to ODS section below.

Materials listed at Building 700 are used for vehicle maintenance (Atchison, 2010).

Materials stored at Building 1894 are stored until they are used elsewhere. There is no evidence of spills or leaks (Jenkins, 2010).

Building 1919 lists refrigerant materials. See ODS section below for more information.

These buildings were visually inspected for evidence of contamination resulting from hazardous materials storage and use. However, the buildings are currently still operational and therefore have equipment and personnel within them, making identification of contamination from hazardous material difficult. Although many of the hazardous materials listed are residential cleaners and paints in small quantities and building managers suggest there are no contamination concerns, inspections of the buildings are recommended after the equipment has been removed to identify any evidence of contamination (Carros, 2010a).

Additional Hazardous Material Use

Consultation with Navy personnel and site visits provided additional insight about hazardous materials that may be present within the EUL parcel.

A site visit performed in December 2010 revealed the following potential hazardous materials:

- Building 28 contains small amounts of solvent used for testing respirators.
- The loading dock in front of Building 877 currently stores empty compressed gas cylinders for acetylene, ammonia, chlorine, Freon, helium, nitrogen, sulfur dioxide, and sulfur hexafluoride. This area also contains full compressed gas cylinders for argon, hydrogen and nitrogen.
- Building 3030 contains chemicals such as aluminum sulfate, sodium hypochlorite, and calcium hypochlorite for use in the river water filtration process. These chemicals are stored in solution within tanks surrounded by a concrete berm for secondary containment. The building also contains chemicals such as urea and polyacrylamide stored in bags. All drains from this building go to the sewage treatment plant.

Building 116 provides shipping and receiving, precision measurement area, general storage, and administrative spaces. As part of the shipping and receiving, on occasion hazardous materials may have been received and temporarily stored at the building. Packages stay at Building 116 no more than 2-3 days. They remain sealed in their containers before the intended recipient can pick them up. There is little to no risk of contamination (Thompson, 2010).

Buildings 1489 and 1979 are a vehicle filling station and fuel tank storage area in support of government vehicles on the installation. There are three 12,000-gallon USTs associated with Building 1979. A potential for soil and ground water contamination exists if the tanks or associated piping have leaked, although there is no record of this occurring (Harrison, 2010).

ODS

Ozone Depleting Substances (ODS) can be found in HVAC units, chillers, refrigerators and smaller appliances across the installation (Hamm, 2010). Table D-1 below was compiled based on information from the *Material Location Summary Listing for 2009 Reporting Year, NAVFAC RCM Appliance Inventory,* and *NSWC IHD RCM Appliance Inventory.* The table shows by building the appliance, refrigerant and charge (amount) of refrigerant. Not all ODS-containing equipment is included in this inventory. There is the potential for other ODS-containing equipment in all of the 54 buildings addressed in this study.

Table D-1. Buildings with Ozone Depleting Substances

Building Number	Building Name	Appliance	Refrigerant	Charge (pounds)
113	PW SHOP - METAL	Split System	R-22	Unknown
116	REC-SHIP / FABRICATIONS	Split System	R-22	Unknown
268	MACHINE / ELECTRONICS SHOP	Split System	R-22	56
351	OFFICE BUILDING – PW	Split System	R-22	20
435	ENGINEERING OFFICES BUILDING	DX 7.5 Ton	R-22	120
		DX 15 Ton	R-22	120
		DX 7.5 Ton	R-22	60
		DX 5 Ton	R-22	60
		DX 4 Ton	R-22	60
490	ENGINEERING OFFICES BUILDING	Split System	R-22	43
503	OFFICE BUILDING – PW	DX 15 Ton	R-22	60
521	CBIRF WAREHOUSE / ELEC SHOP	80 Ton Chiller	R-22	200
		Air cooled Chiller	R-22	50
1919	REFRIG - RECOVER & RECYCLE	N/A	R-134a	300[a]
		N/A	R-508b	30[a]
		N/A	R-23	60[a]
		N/A	R-414B	30[a]
		N/A	R-12[b]	120[a]
		N/A	R-22[c]	2,100[a]
		N/A	R-13[d]	60[a]

Notes:
N/A – Not applicable.

[a] The *Material Location Summary Listing for 2009 Reporting Year* lists both an average amount and a maximum. The maximum is listed here.

[b] The *Material Location Summary Listing for 2009 Reporting Year* lists the refrigerant as Freon 12, which is another name for R-12.

[c] The *Material Location Summary Listing for 2009 Reporting Year* lists the refrigerant as Freon 122, which is another name for R-22.

[d] The *Material Location Summary Listing for 2009 Reporting Year* lists the refrigerant as Freon 13, which is another name for R-13.

Material Inventory Report System - INVENTORY Module

INV-009D

MATERIAL LOCATION SUMMARY LISTING FOR 2009 REPORTING YEAR

Location Code/ Product Code	Location Description/ Product Name	Grid Coord.	Confi-den-tial	Strg. C/P/T	Maximum Amount	Average Amount	Annual Usage	U o M	Days on-site
111	111 PW Shops	S-54	Dept: NAVFAC						
15615	EASY GOING RV ANTIFREEZE		No	N14	10.0	1.0	10.0	GA	365
1654	MINERAL SPIRITS		No	N14	16.0	2.0	16.0	GA	365
2234	STAY CLEAN SOLDERING FLUXES		No	F14	32.0	8.0	32.0	OZ	365
2713	TRI FLOW		No	F24	16o.0	48.0	16o.0	OZ	365
3007	CALCLEAN		No	N14	12.0	2.0	11.0	GA	365
308	LEAK LOCK		No	N14	72.0	18.0	54.0	OZ	365
3638	ANTIFREEZE AND SUMMER		No	N14	1.0	1.0	1.0	GA	365
4136	RTV 732 SEALANT - CLEAR		No	R14	18o.0	60.0	12o.0	OZ	365
4962	SIMPLE GREEN		No	N14	22.0	4.0	20.0	GA	365
5333	PRIMER 006 OATEY PURPLE		No	F14	96.0	32.0	96.0	OZ	365
5995	LIGHT OAK STAIN		No	D14	25.0	5.0	24.0	GA	365
6349	PROPANE CYLINDER		No	L24	96.0	32.0	96.0	OZ	365
6401	RENEWZ		No	N14	24.0	4.0	22.0	GA	365
6541	WD 40 AEROSOL		No	F24	77o.0	19o.0	67o.0	OZ	365
6919	PENETRATING OIL		No	F24	77o.0	72.0	71o.0	OZ	365
6931	WAG WHITE MULTI PURPOSE		No	F24	24o.0	60.0	18o.0	OZ	365
6961	PLASTI KLEEN PLASTIC PIPE		No	F14	32o.0	32.0	2,9oo.0	OZ	365
6996	STRIP ALL SOLVENT CLEANER		No	N14	24.0	4.0	22.0	GA	365
7005	COIL RITE		No	N14	24.0	4.0	22.0	GA	365
7425	ZEROL REFRIGERATION FLUID 150		No	F14	5.0	5.0	5.0	GA	365
7884	DECOAT BASEBOARD CLEANER &		No	F14	32o.0	32.0	29o.0	OZ	365
11044	NO SWEAT PIPE INSULATION 770		No	F24	15o.0	30.0	15o.0	OZ	365
1148	5 MINUTE EPOXY HARDENER		No	F14	29o.0	9o.0	14o.0	OZ	365
11786	MIL-L-25567D TYPE11		No	N14	17o.0	40.0	17o.0	OZ	365
12231	2 2 DINITRODIPHEYLAMINE		No	F14	15o.0	72.0	3oo.0	OZ	365
1274	GO JO HAND CLEANER SKIN CARE		No	N14	3o.0	8.0	32.0	OZ	365
13961	ZAP O KLEEN		No	F24	3o.0	30.0	3oo.0	OZ	365
14933	FISHERBRAND VACUUM PUMP OIL		No	F14	10.0	5.0	10.0	GA	365
15175	LIQUIFIED PETROLEUM GAS WITH		No	F24	32o.0	64.0	24o.0	OZ	365
15371	IMRON PRIMERS & ENAMELS		No	F24	58o.0	96.0	57o.0	OZ	365

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MATERIAL LOCATION SUMMARY LISTING FOR 2009 REPORTING YEAR

Location Code/ Product Code	Location Description/ Product Name	Grid Coord.	Confi-den-tial	Strg. C/P/T	Maximum Amount	Average Amount	Annual Usage	U o M	Days on-site
113	113 PW Metal Shop	S-54	Dept: NAVFAC						
11895	INDUSTRIAL MAINTENANCE &		No	P24	240.0	40.0	80.0	OZ	365
12443	ZINC SELE COLD GALVANIZING		No	P24	480.0	40.0	160.0	OZ	365
15187	ALUMINUM ROOF COATING		No	P14	300.0	25.0	100.0	OZ	365
1596	NITROGEN		No	L24	880.0	220.0	440.0	CF	365
16581	PROMAR 200 INTERIOR LATEX SEMI		No	P24	24.0	2.0	24.0	OZ	365
1849	SPOTCHECK CLEANER REMOVER		No	P24	30.0	10.0	30.0	OZ	365
2008	ANTI SEIZE LUBRICANT AEROSOL		No	P24	300.0	50.0	100.0	OZ	365
3706	ARGON		No	L24	1,800.0	600.0	1,200.0	CF	365
4136	RTV 732 SEALANT - CLEAR		No	R14	400.0	40.0	400.0	OZ	365
4266	SEABOARD ASPHALT FOUNDATION		No	P14	300.0	30.0	300.0	OZ	365
4385	SPOTCHECK DEVELOPER SKD S2		No	P24	20.0	10.0	20.0	OZ	365
5193	OXYGEN		No	L24	1,600.0	800.0	2,200.0	CF	365
5194	ACETYLENE		No	L24	2,500.0	600.0	2,000.0	CF	365
6546	SPOCHECK PENETRANT SKL SP		No	P24	30.0	10.0	30.0	OZ	365
6653	DYKEM STEEL BLUE DX 100		No	P24	12.0	12.0	12.0	OZ	365
6827	CLIPPERSHIP PLASTIC ROOF		No	P14	200.0	20.0	200.0	GA	365
6919	PENETRATING OIL		No	P24	250.0	20.0	250.0	OZ	365
7090	SEABOARD ASPHALT ROOF		No	R14	200.0	20.0	200.0	OZ	365
7136	TT-P-115F TYPE I YELLOW PAINT		No	P14	5.0	1.0	4.0	GA	365
7891	CARBON DIOXIDE		No	L24	50.0	50.0	0.0	LB	365
116	116 Receiving/Shipping	R-54	Dept: SUPPLY						
11704	PRIMER T7471 AEROSOL		No	P14	30.0	30.0	0.0	OZ	365
117	117 Storehouse - General	S-54	Dept: SUPPLY						
10728	GUANIDINE HYDROCHLORIDE		No	N14	100.0	100.0	0.0	KG	365
11039	RAVEN 1000 1030 1020 1200 1250		No	J14	25.0	25.0	0.0	LB	365
11071	POTASSIUM CARBONATE		No	N14	3.0	3.0	0.0	LB	365
1199	MEDIUM 50 INDUSTRIAL		No	J14	150.0	150.0	0.0	LB	365
12437	GLYPTAL RED INSULATING ENAMEL		No	N14	1,400.0	1,400.0	0.0	LB	365
1454	MAPICO YELLOW 1000		No	J14	200.0	200.0	0.0	LB	365
1459	CATA CHEK 860		No	P14	50.0	50.0	0.0	LB	365
1593	COPPERAS RED IRON OXIDE		No	J14	100.0	100.0	0.0	LB	365
1593	COPPERAS RED IRON OXIDE		No	J14	100.0	100.0	0.0	LB	365
1593	COPPERAS RED IRON OXIDE		No	J14	2,400.0	2,400.0	0.0	LB	365
1626	DABCO T 12 CATALYST		No	N14	18.0	18.0	0.0	LB	365
1689	HYDRATED ALUMINA		No	J14	300.0	300.0	0.0	LB	365
2194	FERRIC IRON ACETYLACETONATE		No	J14	100.0	100.0	0.0	LB	365
289	ETHANOX 702 ANTIOXIDANT		No	N14	300.0	300.0	0.0	LB	365
3388	TITANIUM DIOXIDE		No	N14	150.0	150.0	0.0	LB	365
4	ACETALDEHYDE		No	N14	350.0	350.0	0.0	LB	365
4222	DISODIUM PHOSPHATE		No	J14	50.0	50.0	0.0	LB	365
442	METHOCEL R A15 LV PREMIUM		No	J14	95.0	95.0	0.0	LB	365
4598	SODIUM BICARBONATE		No	J14	1,000.0	1,000.0	0.0	LB	365
62	ANTIOXIDANT 2246 POWDER		No	K14	1,900.0	1,900.0	0.0	LB	365
6433	DOW CORNING AF EMULSION FOOD		No	M14	120.0	120.0	0.0	LB	365
6518	RED IRON OXIDE RY 2096		No	J14	2,500.0	2,500.0	0.0	LB	365
7102	THERMAX N990 N907 STAINLESS		No	N14	60.0	30.0	0.0	LB	365
7582	METHYLENE CHLORIDE		No	R14	40.0	10.0	0.0	GA	365
778	THERMAX - ALL GRADES		No	J14	900.0	900.0	0.0	LB	365
7810	DPA		No	K14	100.0	100.0	0.0	LB	365

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MATERIAL LOCATION SUMMARY LISTING FOR 2009 REPORTING YEAR

Location Code/ Product Code	Location Description/ Product Name	Grid Coord.	Confi-den-tial	Strg. C/P/T	Maximum Amount	Average Amount	Annual Usage	U o M	Days on-site
268	268 Electronics/Machine	R-54	Dept: T342						
13911	FOSTER 30 36		No	N14	20.0	20.0	0.0	LB	365
13920	DRYDENE WORM GEAR		No	R14	11o.0	11o.0	33.0	OZ	365
14531	PENNZBELL AW HYDRAULIC OIL ALL		No	E14	3.5	3.5	0.0	GA	365
15594	ECCOBOND 286 PART B WHITE		No	F14	1.0	1.0	0.0	GA	365
15595	ECCOBOND 286 PART A WHITE		No	F14	1.0	1.0	0.0	GA	365
16063	CLEAR INSUL SPRAY 15 OZ NW		No	F24	18o.0	90.0	90.0	OZ	365
16170	DOW CORNING 7 RELEASE		No	N14	5.0	5.0	0.0	LB	365
1622	DOWTHERM SR1 HEAT TRANSFER		No	E14	55.0	55.0	0.0	GA	365
16238	TAP MAGIC FORMULA 2 ECO OIL		No	F14	35o.0	35o.0	0.0	OZ	365
16321	CASTROL WAY LUBRICANT GRADES		No	E14	2.0	2.0	0.0	GA	365
16540	REMOVER AND CLEANER		No	N14	24.0	24.0	0.0	OZ	365
1660	SKL HF S SPOTCHECK PENETRANT		No	F24	72.0	60.0	24.0	OZ	365
1686	DRYDENE HYDRAULIC JACK OIL		No	E14	2.5	2.5	0.5	GA	365
1849	SPOTCHECK CLEANER REMOVER		No	F24	17o.0	17o.0	70.0	OZ	365
1930	FC 431 FLUORAD BRAND COATING		No	F14	10.0	10.0	0.0	OZ	365
2340	ACETONE		No	F14	11.0	11.0	9.0	OZ	365
3395	GREASE 81EP 2		No	E14	5.0	5.0	0.0	GA	365
3603	740 HEAVY DUTY RUST GUARD		No	E14	5.0	5.0	0.0	LB	365
3627	ZL 22A ZYGLO PENETRANT		No	F24	14o.0	72.0	96.0	OZ	365
3707	PENZOIL MULTIPURPOSE GEAR		No	E14	5.0	5.0	0.0	GA	365
3839	GREASE WATER PUMP 00943		No	F14	5.0	5.0	0.0	LB	365
429	WD 40 BULK LIQUID		No	F14	4.0	4.0	0.0	GA	365
4319	00985 CRATER O		No	F14	5.0	5.0	0.0	GA	365
4385	SPOTCHECK DEVELOPER SKD S2		No	F24	2,0oo.0	98o.0	66o.0	G	365
4385	SPOTCHECK DEVELOPER SKD S2		No	N14	24.0	24.0	0.0	OZ	365
4495	NICKEL ANTI SEIZE LUBRICANT		No	F24	12.0	12.0	0.0	OZ	365
4499	TAP MAGIC CUTTING FLUID		No	F14	12.0	12.0	0.0	OZ	365
4588	DEEP WOODS OFF INSPECT		No	F14	2.0	2.0	0.0	GA	365
4962	SIMPLE GREEN		No	F14	6.0	6.0	0.0	OZ	365
5281	DRYDEN WAY LUBRICANT GRADES		No	E14	0.5	0.5	0.0	GA	365
574	SILICA FILLED		No	F14	5.0	5.0	0.0	LB	365
6537	DYKEM LAYOUT RED DX 296		No	N14	24.0	24.0	0.0	OZ	365
6541	WD 40 AEROSOL		No	E24	48.0	48.0	27o.0	OZ	365
6546	SPOCHECK PENETRANT SKL SP		No	E24	5,8oo.0	2,4oo.0	2,2oo.0	G	365
6546	SPOCHECK PENETRANT SKL SP		No	F24	29o.0	14o.0	84.0	OZ	365
6653	DYKEM STEEL BLUE DX 100		No	N14	8.0	8.0	2.0	OZ	365
714	SPOTCHECK DEVELOPER SKD NF		No	F14	3.0	3.0	0.0	GA	365
7423	TAP MAGIC ORIGINAL CUTTING		No	F14	14.0	14.0	0.0	OZ	365
770	TAPFREE		No	F14	14.0	14.0	0.0	OZ	365
11771	TAP MAGIC PROTAP CUTTING FLUID		No	F14	1o.0	9.0	1.0	OZ	365
11936	Pennzoil TTM EP Grease 302		No	E14	12.0	1.0	1.0	OZ	365
1248	TAPMATIC CUTTING FLUID NO 2		No	F24	30.0	29.0	0.0	OZ	365
13824	BLASOCUT 2000 UNIVERSAL		No	F14	40.0	40.0	1.0	OZ	365

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MATERIAL LOCATION SUMMARY LISTING FOR 2009 REPORTING YEAR

Location Code/ Product Code	Location Description/ Product Name	Grid Coord.	Confi-den-tial	Strg. C/P/T	Maximum Amount	Average Amount	Annual Usage	U o M	Days on-site
314	314 Carpenter Shop	R-53	Dept: NAVFAC						
16445	810 Glass Frosting		No	F24	36.0	12.0	24.0	OZ	365
16581	PROMAR 200 INTERIOR LATEX SEMI		No	F14	30.0	1.0	25.0	GA	365
1768	HEXANE		No	R14	280.0	40.0	260.0	OZ	365
2212	3M 90 HIGH STRENGTH ADHESIVE		No	F24	700.0	40.0	700.0	OZ	365
2415	WTS AEROSOL CEILING TILE SPRAY		No	F14	2.0	1.0	1.0	GA	365
3455	FERROX NON SKID FLOOR AND		No	F14	4.0	1.0	4.0	GA	365
3720	CONTACT CEMENT		No	F14	4.0	1.0	3.0	GA	365
3728	THINNER SYNTHETIC RESIN		No	F14	5.0	1.0	4.0	GA	365
4136	RTV 732 SEALANT - CLEAR		No	R14	840.0	40.0	840.0	OZ	365
4136	RTV 732 SEALANT - CLEAR		No	R14	60.0	10.0	50.0	OZ	365
5497	ELMERS CARPENTERS WOOD GLUE		No	N14	8.0	1.0	7.0	GA	365
5515	FLOOR ADHESIVE MULTI PURPOSE		No	F14	8.0	1.0	7.0	GA	365
6391	WHITE LIGHTNING ORIGINAL		No	R14	1,200.0	40.0	1,200.0	OZ	365
6844	KRYLON UPSIDE DOWN MARKING		No	F24	32.0	16.0	16.0	OZ	365
7090	SEABOARD ASPHALT ROOF		No	R14	75.0	10.0	70.0	GA	365
7373	ALL PURPOSE ADHESIVE CAULK		No	R14	440.0	30.0	440.0	OZ	365
9185	Bearing Grease		No	R14	60.0	30.0	30.0	OZ	365
314	314 Carpenter Shop	R-53	Dept: NAVFAC						
11506	BR 304 OLIGOMER		No	R14	480.0	30.0	420.0	OZ	365
11530	DPA ULTRA FLAKE		No	F14	27.0	9.0	27.0	GA	365
12448	SILICONE		No	F14	3.0	1.0	3.0	GA	365
12998	ACE RUST STOP MEDIUM GRAY		No	F14	3.0	2.0	3.0	GA	365
13876	COTE ALL MULTIPURPOSE ENAMEL		No	F14	20.0	2.0	20.0	GA	365
13876	COTE ALL MULTIPURPOSE ENAMEL		No	F24	120.0	40.0	80.0	OZ	365
13876	COTE ALL MULTIPURPOSE ENAMEL		No	F14	40.0	2.0	35.0	GA	365
13876	COTE ALL MULTIPURPOSE ENAMEL		No	F14	5.0	1.0	4.0	GA	365
13876	COTE ALL MULTIPURPOSE ENAMEL		No	F14	4.0	1.0	3.0	GA	365
13876	COTE ALL MULTIPURPOSE ENAMEL		No	F14	60.0	5.0	60.0	GA	365
15180	INTERIOR EXTERIOR ALKYD WHITE		No	F14	30.0	5.0	25.0	GA	365
15180	INTERIOR EXTERIOR ALKYD WHITE		No	F14	6.0	1.0	5.0	GA	365
15371	IMRON PRIMERS & ENAMELS		No	F14	10.0	1.0	10.0	GA	365
15521	GLOSS BLACK AEROSOL		No	F14	3.0	1.0	2.0	GA	365
15521	GLOSS BLACK AEROSOL		No	F24	240.0	10.0	240.0	OZ	365
15541	GE5000 RTV SILICONE RUBBER		No	R14	240.0	50.0	240.0	OZ	365
15543	SS4120 MIXED ALCOHOLS		No	E14	4.0	1.0	3.0	GA	365
15611	RED PRIMER		No	F24	60.0	20.0	60.0	OZ	365

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MATERIAL LOCATION SUMMARY LISTING FOR 2009 REPORTING YEAR

Location Code/ Product Code	Location Description/ Product Name	Grid Coord.	Confi-den-tial	Strg. C/P/T	Maximum Amount	Average Amount	Annual Usage	U o M	Days on-site
700	700 CBIRF Vehicle	S-53	Dept: CBIRF						
6813	SO SURE SPRAY PAINT WHITE		No	F24	10.0	10.0	0.0	OZ	365
70005	DEXRON III Mercon Bulk Transmission		No	F14	32.0	32.0	0.0	OZ	365
70005	DEXRON III Mercon Bulk Transmission		No	D14	55.0	55.0	0.0	GA	365
70009	Hy-Gard Transmission and Hydraulic		No	V14	12.0	12.0	0.0	QT	365
70021	Scotch Spray Mount Artist's Adhesive		No	F24	10.0	0.0	0.0	OZ	365
70038	GUNK DOT 3 Super Heavy Duty Brake		No	N14	12.0	12.0	0.0	OZ	365
70215	SAE 5W-20 & 5W-30 Premium Synth		No	M4	60.0	55.0	0.0	QT	365
70232	Eco-Sure Industrial Enamel Aerosol		No	F24	11.0	11.0	0.0	OZ	365
70265	Red 11136 So-Sure Enamel		No	F24	10.0	10.0	0.0	OZ	365
70267	Brown 10075 Paint So-Sure		No	F24	50.0	50.0	0.0	OZ	365
70292	NAPA Kool, Wix Cool, Big A Cool &		No	N14	64.0	64.0	0.0	QT	365
70301	Accent SSPR 6PK Satin Espresso		No	F24	12.0	12.0	0.0	OZ	365
70302	Eco-Sure Industrial Enamel Aerosol		No	F24	11.0	11.0	0.0	OZ	365
70303	Eco-Sure Industrial Enamel Aerosol		No	F24	11.0	11.0	0.0	OZ	365
70304	Colorplace Spray Enamel		No	F24	10.0	0.0	0.0	OZ	365
70305	DEM-Kote Enamel Finish 1D485		No	F24	12.0	12.0	0.0	OZ	365
70306	Eco-Sure Industrial Enamel Paint		No	F24	30.0	30.0	0.0	OZ	365
70307	STRUST SSPR 6PK Gloss Black		No	F24	12.0	12.0	0.0	OZ	365
70308	Eco-Sure Industrial Enamel Aerosol		No	F24	11.0	11.0	0.0	OZ	365
70309	Eco-Sure Industrial Enamel Aerosol		No	F24	11.0	11.0	0.0	OZ	365
70310	Aerosol Lacquer Clear 14B100 (G/0)		No	F24	10.0	10.0	0.0	OZ	365
70311	CRC Battery Cleaner with Indicator		No	F24	11.0	11.0	0.0	OZ	365
70312	JC-30 PTFE Sealing Compound		No	F14	4.0	4.0	0.0	OZ	365
70313	John Deere Chain and Cable Lubricant		No	F24	30.0	30.0	0.0	OZ	365
7106	BULK PRODUCTS 2 GENERAL		No	F24	30.0	30.0	0.0	OZ	365
8211	SO SURE BLUE 15526 SPRAY PAINT		No	F24	10.0	10.0	0.0	OZ	365
12415	MOBIL DELVAC 1300 SUPER 15W40		No	D14	110.0	110.0	0.0	GA	365
12441	SA 826 4122		No	R14	10.0	10.0	0.0	OZ	365
14635	SO SURE SPRAY PAINT (olive drab)		No	F24	40.0	40.0	0.0	OZ	365
14793	ECO SURE BLUE 35109		No	F24	30.0	30.0	0.0	OZ	365
15521	GLOSS BLACK AEROSOL		No	F24	12.0	12.0	0.0	OZ	365
15545	SO SURE WHITE 17875		No	F24	20.0	20.0	0.0	OZ	365
15596	YELLOW STRIPPING		No	F24	200.0	200.0	0.0	OZ	365
1563	SO SURE YELLOW 33538		No	F24	88.0	88.0	0.0	OZ	365
3068	PRIMERS - ALL PURPOSE - RUST		No	F24	12.0	12.0	0.0	OZ	365
5110	SO SURE GLOSS BLACK 17038		No	F24	10.0	10.0	0.0	OZ	365
12415	MOBIL DELVAC 1300 SUPER 15W40		No	D14	110.0	110.0	0.0	GA	365
12441	SA 826 4122		No	R14	10.0	10.0	0.0	OZ	365
14635	SO SURE SPRAY PAINT (olive drab)		No	F24	40.0	40.0	0.0	OZ	365
14793	ECO SURE BLUE 35109		No	F24	30.0	30.0	0.0	OZ	365
15521	GLOSS BLACK AEROSOL		No	F24	12.0	12.0	0.0	OZ	365
15545	SO SURE WHITE 17875		No	F24	20.0	20.0	0.0	OZ	365
15596	YELLOW STRIPPING		No	F24	200.0	200.0	0.0	OZ	365
1563	SO SURE YELLOW 33538		No	F24	88.0	88.0	0.0	OZ	365
3068	PRIMERS - ALL PURPOSE - RUST		No	F24	12.0	12.0	0.0	OZ	365
5110	SO SURE GLOSS BLACK 17038		No	F24	10.0	10.0	0.0	OZ	365

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MATERIAL LOCATION SUMMARY LISTING FOR 2009 REPORTING YEAR

Location Code/ Product Code	Location Description/ Product Name	Grid Coord.	Confi-den-tial	Strg. C/P/T	Maximum Amount	Average Amount	Annual Usage	U o M	Days on-site
1894	1894 Storage Bldg - Chemicals	S-54	Dept: SUPPLY						
14666	HYDROCHLORIC ACID		No	M14	14c.0	14c.0	0.0	L	365
16472	OIL OF VITROIL: BABCOCK ACID;		No	M14	22.0	22.0	0.0	L	365
16523	NITRIC ACID REAGENT ACS		No	M14	24c.0	24c.0	0.0	LB	365
16793	CALCLEAN		No	M14	55.0	55.0	0.0	GL	365
16793	CALCLEAN		No	M14	5.0	5.0	0.0	GL	365
17566	Hydrogen Peroxide 20-40%		No	M14	77,c00.0	77,c00.0	0.0	ML	365
1978	KODAK INDUSTREX FIXER AND		No	M14	93.0	93.0	0.0	GL	365
2127	KODAK INDUSTREX DEVELOPER		No	M14	26c.0	26c.0	0.0	GL	365
3533	KODAK GBX FIXER AND		No	M14	38.0	38.0	0.0	GL	365
3535	KODAK GBX DEVELOPER AND		No	M14	20.0	20.0	0.0	GL	365
6401	RENEWZ		No	M14	11.0	11.0	0.0	GL	365
6606	SEXAUER MULE KICK LIQUID ACID		No	M14	55.0	55.0	0.0	GL	365
7006	CON COIL		No	M14	4.0	4.0	0.0	GL	365
1919	1919 Refrigerant recovery	S-54	Dept: NAVFAC						
1061	FREON 12		No	L24	60.0	60.0	0.0	LB	365
1061	FREON 12		No	L24	60.0	30.0	60.0	LB	365
15248	GENETRON HP 62: HCFC-134a		No	L24	30c.0	60.0	30c.0	LB	365
1794	2 PROPANOL		No	L24	30.0	30.0	30.0	LB	365
17987	Refrigerant 508B: Trifluoromethane,		No	L24	30.0	30.0	0.0	LB	365
17989	Trifluoromethane (Halocarbon R-23)		No	L24	60.0	30.0	30.0	LB	365
18210	HOT SHOT (R-414B) Refrigerant		No	L24	30.0	30.0	30.0	LB	365
3919	FREON 22		No	L24	2,1cc.0	30c.0	1,8cc.0	LB	365
5096	ORANGE ACTION WATER BASED		No	L24	60c.0	30c.0	0.0	LB	365
982	FREON 13		No	L24	60.0	30.0	30.0	LB	365
503	503 Cafeteria/Facilities	Q-54	Dept: MWR						
503	503 Cafeteria/Facilities	Q-54	Dept: MWR						
521	521 FLAME LOCKER BACK BAY	L-31							
13154	Chlorodifluoromethane, HCFC-22, R-22		No	L24	18c.0	16c.0	0.0	LB	365

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Appendix E
HAZARDOUS WASTE

Of the 54 evaluated buildings, 11 have at one point in time stored hazardous wastes, according to a Hazardous Waste Database supplied by the Environmental Office Hazardous Waste Program Manager (Mark Yeaton). No buildings in the EUL parcel have been used for treatment or disposal of hazardous wastes, and none have been permitted for the storage of explosive hazardous waste. The following table summarizes the hazardous waste storage at these eleven (11) buildings.

Table E-1. Hazardous Waste Storage Details

Building Number	Building Name	Storage Type [a]	Active or Date Closed	Notes
111	PW Office/Shops	Satellite site	Closed in 2003	No evidence of any spill from past storage (McQuiston, 2010).
163	Storage Building- Inert	Satellite site	Closed in 2010	No record of any spills from past storage (Davidson, 2010).
268	Machine/ Electronics Shop	90-day site	Active	Lubricants and solvents were stored in the past; no records of any spills (Altiere, 2010).
314	PW Shops	Satellite site	Active	Not currently storing any wastes; no record of any spills (McQuiston, 2010).
510	Railroad/Heavy Equipment Building	90-day site	Closed 1999	No evidence of any spills from past storage (Vanasse, 2010).
521	CBIRF Warehouse/Electronics Shop	Satellite site	Active	Wastes are used petroleum, oils and lubricants (POLs) that are collected, transported to Fort Meade, MD for proper disposal (Atchison, 2010).
700	CBIRF Vehicle Maint Shop	Satellite site	Active	Wastes are used POLs that are collected, transported to Fort Meade, MD for proper disposal (Atchison, 2010).
870	Maintenance Shop- SEABEE'S	Satellite site	Active	Site visit 6/16/2010 indicates no evidence of exterior contamination.
1753	Storage Shed	Satellite site	Active	Not currently storing any wastes; building went through clean up in 1994-1995 and has not stored any other wastes since that time (McQuiston, 2010).
1800	Storage Box -HAZ WST MAT	90-day site	Closed 2003	No evidence of any spills from past storage (Fini, 2010).
1919	Refrig – Recover and Recycle	90-day site	Closed 1999	Site Visit 6/16/2010 indicates no evidence of spills outside building. Refrigerant would volatilize immediately if released.

Notes:

[a] A satellite site may store up to 55 gallons of waste for an unlimited period of time. A 90-day site may store an unlimited amount of hazardous waste for up to 90 days. These buildings were visually inspected for evidence of contamination resulting from hazardous waste storage. However, the buildings are currently still operational and therefore have equipment and personnel within them, making identification of contamination from hazardous waste difficult. Although building managers suggest there are no contamination concerns, inspections of the buildings are recommended after the equipment has been removed to identify any evidence of contamination (Carros, 2010a).

Appendix F
TANKS

Underground Storage Tanks

Building 1979 is a Fuel Tank Area that contains three underground storage tanks (USTs). It is part of a gas station for government vehicles on the installation. Building 1489 is a Filling Station Area that has a small shelter building and three dispensers. These USTs have had no history of leaks (Harrison, 2010). The USTs are within 100 feet of Building 510 but should not have affected this building due to their clean history. Table F-1 describes the tanks.

Table F-1. Underground Storage Tank Descriptions

Tank ID	Fuel Storage Type	Secondary Containment	Capacity (gallons)
510-1	Gasoline	Double wall	12,000
510-2	Gasoline	Double wall	12,000
510-3	Diesel	Double wall	12,000

There are no records of leaks from historical USTs within the EUL parcel (Harrison, 2010).

Aboveground Storage Tanks

No aboveground storage tanks (ASTs) exist within the EUL parcel. However, two (2) ASTs are known to have previously existed within Building 111. This building serves as offices and shops for the Public Works Department. Table F-2 lists the details of these historical ASTs. It is unknown when these tanks were removed.

Table F-2. Historical Aboveground Storage Tank Descriptions

Tank ID	Fuel Storage Type	Equipment	Capacity (gallons)	Notes
111A	Lubricating Oil	#2 Air Compressor	220	No evidence of release (McQuiston, 2010)
111B	Lubricating Oil	#1 Air Compressor	120	No evidence of release (McQuiston, 2010)

Appendix G
POLYCHLORINATED BIPHENYLS

Polychlorinated biphenyls (PCBs) were commonly used in transformers and some equipment throughout the installation. According to GIS data, 28 sets of transformers are installed within the EUL parcel. PCBs were banned from use by the Environmental Protection Agency (EPA) in 1979 and any transformer installed after that date is assumed to be free of PCBs. Of the 28 sets of transformers, ten (10) were installed after 1979. Table G-1 provides information for the 18 sets of transformers that may have been installed prior to 1979. Each transformer set may include multiple transformers; these 18 transformer sets comprise a total of 38 transformers.

Table G-1. Transformers Potentially Installed Prior to 1979

Transformer Set ID	Number of Transformers in Set	Pole or Pad Mounted	Nearest Building(s)	Year Installed
87	3	Pole	268 and 111	1967
4D--BA-1	3	Pole	314A	1969
4D-B8	3	Pole	893 and INH000008_cb	1969
6D-AB-2	1	Pole	163	1970
4805-A	3	Pole	268 and 111	1970
4D-A4	3	Pole	521 and 116	1972
4D-A2	3	Pole	503	1973
4D-10	3	Pole	503 and 551	1975
4D-B3	1	Pole	551	1975
1904	1	Pad	1904, 899	Unknown
7D-A1	1	Pole	898	Unknown
5D-9	3	Pole	1904	Unknown
1406a	1	Pad	1406 and 111	Unknown
INH000010	5	Pole	639	Unknown
1406b	1	Pad	1406	Unknown
1407	1	Pad	1407	Unknown
1905	1	Pad	1905	Unknown
6D-8D-5	1	Pole	268	Unknown

This study also included the review of a list of PCB-containing equipment that was compiled in 1995. This list, provided by the Environmental Office Hazardous Waste Program Manager (Mark Yeaton), lists mostly transformers but includes some additional types of equipment such as electrical switches and breakers. This list includes a total of 9 pieces of equipment that, based on the building number, appear to be associated with one of the 54 buildings addressed in this study. This information is provided in Table G-2.

Table G-2. 1995 Records of PCB-Containing Equipment

Building Number	PCB Information
28	Possibly in pole-mounted transformer (6D-AB-2) near Building 163
111, 1406 and 1407	Possibly in pad-mounted transformers at Buildings 1406 and 1407. These buildings are transformer stations directly adjacent to and associated with Building 111.
268	Possibly within machining equipment, band saw, and lathe within the building.
314A	Possibly in a pole-mounted transformer directly attached to the south end of the building.
377B	Possibly in a pole-mounted transformer approximately 20 feet north of the building.
521	Possibly in a pole-mounted transformer at the east side of the building.
551	Possibly in pole-mounted transformer 40 feet north east of the building.
870	Possibly in a pole-mounted transformer approximately 40 feet east of the building.
899	Possibly in pad-mounted transformer in station adjacent to building 899.

Four of these seven items appear to match transformer sets listed in Table G-1. Building 899 is directly adjacent to a transformer station (Building 1904). Transformers at Buildings 1406 and 1407 are directly adjacent to Building 111. The transformer listed at Building 314A in Table G-2 appears to match up with either set 4D-B9 or 4D-BA-1 in Table G-1. The transformer at Building 521 in Table G-2 matches up with set 4D-A4 in Table G-1. Therefore, the transformers at these buildings should be considered to be highly likely to have historically contained PCBs. According to GIS data, the three transformer sets at Buildings 115, 377B, and 870 appear to have been replaced in 1992, 1992, and 1983 (respectively). These dates are after the PCB ban and, therefore, the transformers are assumed not to contain PCBs.

PCB sources are believed to no longer be present at the installation. In the 1990s, the Navy performed a PCB survey at NSF Indian Head where any visible PCB sources were removed. By the early 2000s, the last known PCB-containing transformer was removed from the base. While PCB-containing equipment is no longer believed to be present, contamination from historical leaks may be a concern. A site visit on 6/16/2010 was non-conclusive in verifying the presence or absence of residual PCB contamination at these locations due to the inaccessibility of the transformers. While PCB contamination should be minimal, transformer locations should be inspected prior to demolition (Carros, 2010a, and Klimoski, 2011).

The Navy has a transformer storage yard within the EUL parcel along Hersey Road. The Navy stores new transformers and historically stored units containing PCBs at this location. There has been no documented release from these transformers in the last 30 years (Jenkins, 2010). Historically, there is some potential of leaks and contamination associated with transformers stored over 30 years ago. A site visit was inconclusive regarding the presence of PCB contamination.

Appendix H

LEAD-CONTAINING PAINT AND ASBESTOS-CONTAINING MATERIALS

Lead-containing paint and asbestos-containing materials may be present at many of the buildings. Lead paint and non-destructive asbestos surveys have been performed on six (6) of the 54 buildings addressed in this study. The survey results are summarized in Table H-1.

Asbestos surveys did not involve destructive methods such as removal of flooring or wall panels to access any hidden asbestos-containing materials. Accordingly, additional surveys may be necessary prior to demolition to fully characterize the presence of asbestos-containing materials.

Lead-based paint was phased out of use by the EPA starting in 1978. However, lead-containing paint (i.e., paint that contains lead at a content below the threshold for lead-based paint) may still be present in paint used after 1978 and on buildings that have not been remediated for lead paint. Certain asbestos-containing materials began to be phased out of use by the EPA starting in 1973. Asbestos is still permitted in the manufacture of materials such as pipeline wrap, roofing felt, and roof coatings. Table H-2 summarizes the buildings that have not yet had a lead paint or asbestos survey with the year of construction. A lead paint and asbestos survey of all buildings is required prior to demolition. If lead-containing paint or asbestos is found, any remediation and/or demolition will require adherence to MDE and federal lead paint and asbestos management regulations.

Table H-1. Lead and Asbestos Survey Data

Building Number	Building Name	Year Constructed	Lead Paint Details	Asbestos Details	Source of Information
166	Storehouse- Alcohol	1903	Lead-based paint was found on walls and tank.	No suspected asbestos containing materials found	December 2008 survey by Applied Environmental
503	Office Building- PW	1942	Lead-based paint was found on exterior siding, handrail, window casing, interior walls, doors, window casing, and door casing.	Friable asbestos was found in 4-inch ca-mg pipe insulation	December 2005 survey by Applied Environmental
510	Railroad/Heavy Equipment Building	1942	Lead-based pain was found on the crane equipment, door casings, doors, piping, walls, floors, bathroom stall partitions, and structural supports. Lead-containing paint was found on radiators, floors, walls, windows, doors, and walls.	Non-friable asbestos was found in the green and beige floor tile and associated black mastic; friable found in ca-mg pipe insulation	April 2006 survey by Applied Environmental
629	Exhauster House	1946	Lead-based paint was found on the door and walls.	No suspected asbestos containing materials found	December 2009 survey by Applied Environmental
893	Sentry House Post #3	1940	Lead-based paint was found on walls and windows.	Asbestos containing materials were found in the 9"x9" gray floor tiles and in the associated black mastic.	December 2008 survey by Applied Environmental
1738	Pump House- Well Water	1988	Lead-based paint was found on the door, doorframe, walls, and bollard.	No suspected asbestos containing materials found	December 2009 survey by Applied Environmental

Table H-2. Buildings without Lead Paint and Asbestos Surveys

Building Number	Building Name	Year Constructed
28	Safety Classroom/ RPP Classroom	1929
111	PW Office/Shops	1899
113	PW Shop-Metal	1899
115	PW Shop- Line Crew	1910
116	REC-SHIP / Fabrications	1899
117	Storehouse-General	1904
163	Storage Building- Inert	1909
164	Ether Vault- Misc. Storage	1909
164A	Ether Vault- Misc. Storage	1927
164B	Pump House- Ether	1949
165	(Magazine) Ether Vault No. 1	1909
167	Ether Vault- Storage	1909
268	Machine/Electronics Shop	1927
273	(Magazine) Solvent Vault	1927
314	PW Shops	1919
314A	Packaging Lab	1942
351	Office Building- PW	1932
376	Storage- Electrical	1920
377B	Storage – Lumber/Miscell	1944
435	Engineering Office Building	1932
489	Steam Pipe Bridge	1949
490	Engineering Office Building	1941
496	(Magazine) Ether Vault No. 4	1942
521	CBIRF Warehouse/ Elec shop	1942
551	Office Building - PW	1918
627	General Storage Facility	1944
639	Meter house - fresh	1947
700	CBIRF Vehicle Maint Shop	1950
870	Maintenance Shop - SEABEE'S	1952
877	Storehouse- Gas Cylinder	1952
898	Well Water Reservoir	1957
899	Pump House- Well Water	1957
1406	Transformer Station	1976
1407	Transformer Station	1976
1489	Filling Station	1976
1732	Cooling Tower- Water	1987
1753	Storage Shed	1989
1800	Storage Shed- HAZ WST MAT	1991
1894	Storage Building - Chemicals	1999
1904	Transformer Station	1999
1905	Transformer Station	1996

Table H-2. Buildings without Lead Paint and Asbestos Surveys

Building Number	Building Name	Year Constructed
1919	Refrig – Recover and Recycle	1997
1979	Fuel Tank Area	1996
3030	Riverwater Filtration Plant	1999
3034	Vehicle Washdown Fac - CBIRF	2000
3035	Loading Dock - Heavy Duty	2000
INH000008_cb	C988	Unknown
T-85	Storage Van Trailer	Unknown

Appendix I
MUNITIONS AND EXPLOSIVES OF CONCERN

Results of a 2002 Property Utilization Study identified twenty-four (24) of the 54 buildings addressed in this study as having the potential or probability for explosives contamination (Caris, 2010). The extent of contamination and potential for environmental migration is not known at this time. Table I-1 lists the affected buildings with the explosive contamination findings from the Property Utilization Study.

Table I-1. Buildings with Potential Explosives Contamination

Building Number	Building Name	Findings on Explosives Contamination
28	SAFETY CLASSROOM/ RPP CLASSROOM	Unknown
111	PW OFFICES / SHOPS	Probable
117	STOREHOUSE - GENERAL	Possible
163	STORAGE BUILDING - INERT	Probable
164	ETHER VAULT - MISC STORAGE	Probable
164A	ETHER VAULT - MISC STORAGE	Probable
164B	PUMP HOUSE - ETHER	Probable
165	(MAGAZINE) - ETHER VAULT NO.1	Possible
166	STOREHOUSE - ALCOHOL	Has Been Conditional Certified; Propellant Cans Used as Soil Stabilization and are Possibly Contaminated
167	ETHER VAULT - STORAGE	Possible Peroxides
268	MACHINE / ELECTRONICS SHOP	Probable
273	(MAGAZINE) - SOLVENT VAULT	Possible
314A	PW SHOPS	Probable
376	STORAGE - ELECTRICAL	Unknown
496	(MAGAZINE) - ETHER VAULT NO. 4	Possible Peroxides
510	RAILROAD / HEAVY EQUIP BLDG	Possible
521	CBIRF WAREHOUSE / ELEC SHOP	Probable
629	EXHAUSTER HOUSE	Unknown
700	STOREHOUSE - GENERAL	Probable
877	STOREHOUSE - GAS CYLINDERS	Possible
1738	PUMP HOUSE - WELL WATER	Possible Peroxides
3030	RIVERWATER FILTRATION PLANT	Unknown
INH000008_cb	C988	Unknown
T-85	STORAGE VAN TRAILER	Unknown

Appendix J
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Appendix K

ENVIRONMENTAL CONDITIONS, RESTRICTIONS AND LAND USE CONTROLS

EUL Parcel

Contaminants: Railroad tracks run through the area that may have historically been treated with an herbicide containing arsenic. If extensive earthwork in the immediate vicinity of the railroad tracks becomes necessary, consultation will be required with the following: a) Health and Safety personnel to determine the appropriate personal protective equipment required to ensure worker safety, and b) NAVFAC PWD Site Indian Head Environmental Office to determine appropriate soil handling procedures.

To avoid the distribution of contaminated soils, any soil that is excavated at either IR Site 14, IR Site 20, or IR Site 53 must not be transported out of the respective IR site. Any construction equipment that becomes covered in soil at this site (e.g., within tire treads or excavator buckets) must be washed down prior to leaving that site.

Workers must be notified of potential creosote presence prior to handling and disposing of railroad ties.

Contaminant migration from areas outside of the EUL parcel also may have occurred. The areas surrounding the existing coal pile, the old coal storage building (formerly at the current site of Building 873), and the two fuel storage tanks (Buildings 771 and 776) may require further investigation to determine potential contamination concerns. See Appendix C for additional information regarding contamination at these sites.

Contaminants/Munitions or Explosives of Concern: Due to association with IR Site 24, an Explosives Safety Submission (ESS) Determination Request must be submitted to NOSSA for review prior to demolition or earth work within this area. If NOSSA determines that an ESS is required for this demolition, the Navy will prepare an ESS. All demolition activities will proceed in accordance with the NOSSA-approved ESS. If NOSSA determines that an ESS is not required for this project, any NOSSA-specified requirements will be followed during these demolition activities. Removal of any drain lines will require coordination with the NSWC IHD Explosive Safety Officer (ESO) and decontamination specialists. To avoid the distribution of contaminated soils, any soil that is excavated within IR Site 24 must not be transported outside of that IR site. Any construction equipment that becomes covered in soil at this site (e.g., within tire treads or excavator buckets) must be washed down prior to leaving that site.

USTs: There are three underground storage tanks (USTs) for gasoline and diesel fuel storage at Building 1979 within the EUL parcel. Disposal of USTs must be coordinated with the Spill Prevention Control and Countermeasures Manager. Removed tanks must be permanently closed in accordance with the requirements of 40 CFR Part 280 Subpart G and COMAR 26.10. Work must be performed by an MDE-certified tank remover.

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination at the transformer storage yard located along Hersey Road and at the 29 transformer locations across the site. An inspection must be performed and testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Cultural Resources: Construction or other actions potentially affecting the Naval Powder Factory Historic District require consultation with the Maryland Historical Trust (MHT) to

determine potential for adverse effect. Actions potentially affecting Buildings 28, 164, 164A, 164B, 165, 166, 167, 273, 489, or 496 require consultation with the MHT to determine if these actions constitute an adverse effect. Any adverse effects to the Naval Powder Factory Historic District require the development of a Memorandum of Agreement (MOA) with MHT to identify appropriate mitigation measures.

The government is conducting a Phase I archeological survey for the areas that have the potential for archeological resources within the EUL parcel. The results of these surveys must be approved by MHT. No restrictions or land use controls apply to development in these areas if no archeological sites are present. However, if surveys identify archeological sites that may be eligible for listing on the National Register of Historic Places, land use controls will be necessary to avoid disturbance of these sites. An MOA with MHT and completion of mitigation measures is required for any actions disturbing these sites.

Natural Resources: Prior to work within the southeast section of the EUL parcel, submission of a Coastal Zone Consistency Determination to MDE is required. This is to demonstrate that the project is consistent to the maximum extent practicable with the enforceable policies of Maryland's Coastal Zone Management Program. The project may be subject to development restrictions and/or vegetation mitigation requirements, either on or off base.

Building 28: Safety Classroom/RPP Classroom

Contaminants: Building 28 is adjacent to railroad tracks that may have historically been treated with an herbicide containing arsenic. If extensive earthwork in the immediate vicinity of the railroad tracks becomes necessary, consultation will be required with the following: a) Health and Safety personnel to determine the appropriate personal protective equipment required to ensure worker safety, and b) NAVFAC PWD Site Indian Head Environmental Office to determine appropriate soil handling procedures.

Contaminants/Munitions or Explosives of Concern: Due to association with IR Site 24, an Explosives Safety Submission (ESS) Determination Request must be submitted to NOSSA for review prior to demolition or earth work within this area. If NOSSA determines that an ESS is required for this demolition, the Navy will prepare an ESS. All demolition activities will proceed in accordance with the NOSSA-approved ESS. If NOSSA determines that an ESS is not required for this project, any NOSSA-specified requirements during these demolition activities. Removal of any drain lines will require coordination with the NSWC IHD Explosive Safety Officer (ESO) and decontamination specialists. To avoid the distribution of contaminated soils, any soil that is excavated within IR Site 24 must not be transported outside of that IR site. Any construction equipment that becomes covered in soil at this site (e.g., within tire treads or excavator buckets) must be washed down prior to leaving that site.

Prior to demolition, the building must be inspected by NSWC IHD personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC IHD decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

Hazardous Materials: Any hazardous materials stored in this building will be removed or recovered by NSWC IHD or NAVFAC shops prior to demolition. An inspection will be performed after equipment is removed to identify any residual contamination. If residual contamination is found, any remediation and/or demolition will require adherence to MDE and federal hazardous material management regulations.

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination around this building. Transformers must be inspected prior to demolition. Testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Cultural Resources: Any actions affecting this building, including renovation or demolition, require consultation with the Maryland Historical Trust (MHT) to determine whether these actions constitute an adverse effect. Any adverse effects require development of a Memorandum of Agreement (MOA) with MHT to identify appropriate mitigation measures.

Building 111: PW Offices/Shops

Contaminants: Building 111 is adjacent to railroad tracks that may have historically been treated with an herbicide containing arsenic. If extensive earthwork in the immediate vicinity of the railroad tracks becomes necessary, consultation will be required with the following: a) Health and Safety personnel to determine the appropriate personal protective equipment required to ensure worker safety, and b) NAVFAC PWD Site Indian Head Environmental Office to determine appropriate soil handling procedures.

Contaminants/Munitions or Explosives of Concern: Prior to demolition, the building must be inspected by NSWC IHD personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC IHD decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

Hazardous Materials: Any hazardous materials stored in this building will be removed or recovered by NSWC IHD or NAVFAC shops prior to demolition. An inspection will be performed after equipment is removed to identify any residual contamination. If residual contamination is found, any remediation and/or demolition will require adherence to MDE and federal hazardous material management regulations.

Hazardous Wastes: Prior to demolition, building must be visually inspected to determine presence of hazardous wastes. If previously stored wastes are still present, the activity responsible for management of the building should remove and properly dispose of materials prior to demolition. All equipment should also be removed prior to demolition. If residual contamination is expected, ensure proper personal protective equipment (PPE) is utilized.

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination around this building. Transformers must be inspected prior to demolition. Testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Cultural Resources: The Maryland Historical Trust (MHT) must be consulted prior to any demolition or extensive interior renovation at this building to determine whether any equipment or other materials should be salvaged or preserved.

Building 113: PW Offices/Shops

Contaminants: Building 113 is adjacent to railroad tracks that may have historically been treated with an herbicide containing arsenic. If extensive earthwork in the immediate vicinity of the railroad tracks becomes necessary, consultation will be required with the following: a) Health and Safety personnel to determine the appropriate personal protective equipment required to ensure worker safety, and b) NAVFAC PWD Site Indian Head Environmental Office to determine appropriate soil handling procedures.

Hazardous Materials: Any hazardous materials stored in this building will be removed or recovered by NAVFAC shops prior to demolition. An inspection will be performed after equipment is removed to identify any residual contamination. If residual contamination is found, any remediation and/or demolition will require adherence to MDE and federal hazardous material management regulations.

There are ozone-depleting substances (ODS) within a Split System Compressor. FAR Clause (23.804 a and b) regarding ODS must be included in any contract scope regarding removal of this equipment. Service records, disposal records, and new installation records must be forwarded to the NAVFAC Refrigeration Management Office (POC Bill Summers, william.m.summers@navy.mil).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Cultural Resources: The Maryland Historical Trust (MHT) must be consulted prior to any demolition or extensive interior renovation at this building to determine whether any equipment or other materials should be salvaged or preserved.

Building 115: PW Shop- Line Crew

Hazardous Materials: Any hazardous materials stored in this building will be removed or recovered by NSWC IHD or NAVFAC shops prior to demolition. An inspection will be performed after equipment is removed to identify any residual contamination. If residual contamination is found, any remediation and/or demolition will require adherence to MDE and federal hazardous material management regulations.

There are ozone-depleting substances (ODS) within a Split System Compressor. FAR Clause (23.804 a and b) regarding ODS must be included in any contract scope regarding removal of this equipment. Service records, disposal records, and new installation records must be forwarded to the NAVFAC Refrigeration Management Office (POC Bill Summers, william.m.summers@navy.mil).

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination around this building. Transformers must be inspected prior to demolition. Testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Cultural Resources: The Maryland Historical Trust (MHT) must be consulted prior to any demolition or extensive interior renovation at this building to determine whether any equipment or other materials should be salvaged or preserved.

Building 116: REC-SHIP/Fabrications

Contaminants: Building 116 is adjacent to railroad tracks that may have historically been treated with an herbicide containing arsenic. If extensive earthwork in the immediate vicinity of the railroad tracks becomes necessary, consultation will be required with the following: a) Health and Safety personnel to determine the appropriate personal protective equipment required to ensure worker safety, and b) NAVFAC PWD Site Indian Head Environmental Office to determine appropriate soil handling procedures.

Hazardous Materials: Any hazardous materials stored in this building will be removed or recovered by NSWC IHD or NAVFAC shops prior to demolition. An inspection will be performed after equipment is removed to identify any residual contamination. Risk of contamination is very little because hazardous materials are not used here, just stored in sealed containers for a minimal amount of time. However, if residual contamination is found, any remediation and/or demolition will require adherence to MDE and federal hazardous material management regulations.

There are ozone-depleting substances (ODS) within a Split System Compressor. FAR Clause (23.804 a and b) regarding ODS must be included in any contract scope regarding removal of this equipment. Service records, disposal records, and new installation records must be forwarded to the NAVFAC Refrigeration Management Office (POC Bill Summers, william.m.summers@navy.mil).

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination around this building. Transformers must be inspected prior to demolition. Testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Cultural Resources: The Maryland Historical Trust (MHT) must be consulted prior to any demolition or extensive interior renovation at this building to determine whether any equipment or other materials should be salvaged or preserved.

Building 117: Storehouse- General

Contaminants: Building 117 is adjacent to railroad tracks that may have historically been treated with an herbicide containing arsenic. If extensive earthwork in the immediate vicinity of the railroad tracks becomes necessary, consultation will be required with the following: a) Health and Safety personnel to determine the appropriate personal protective equipment required to ensure worker safety, and b) NAVFAC PWD Site Indian Head Environmental Office to determine appropriate soil handling procedures.

Contaminants/Munitions or Explosives of Concern: Prior to demolition, the building must be inspected by NSWC IHD personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC IHD decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

Hazardous Materials: Any hazardous materials stored in this building will be removed or recovered by NSWC IHD or NAVFAC shops prior to demolition. An inspection will be performed after equipment is removed to identify any residual contamination. If residual contamination is found, any remediation and/or demolition will require adherence to MDE and federal hazardous material management regulations.

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Cultural Resources: The Maryland Historical Trust (MHT) must be consulted prior to any demolition or extensive interior renovation at this building to determine whether any equipment or other materials should be salvaged or preserved.

Building 163: Storage Building- Inert

[This building will be demolished under a separate effort and will no longer be present at the site when this project is executed]

Contaminants/Munitions or Explosives of Concern: Due to association with IR Site 24, an Explosives Safety Submission (ESS) Determination Request must be submitted to NOSSA for review prior to demolition or earth work within this area. If NOSSA determines that an ESS is required for this demolition, the Navy will prepare an ESS. All demolition activities will proceed in accordance with the NOSSA-approved ESS. If NOSSA determines that an ESS is not required for this project, any NOSSA-specified requirements during these demolition activities. To avoid the distribution of contaminated soils, any soil that is excavated within IR Site 24 must not be transported outside of that IR site. Any construction equipment that becomes covered in soil at this site (e.g., within tire treads or excavator buckets) must be washed down prior to leaving that site.

Prior to demolition, the building must be inspected by NSWC personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

Groundwater sampling at Building 163 revealed several contaminants including 1,1-dichloroethane and other TCE degradation components at a location approximately 30 feet southeast of the building. This may indicate other immobile contaminants around the building or under the foundation. Any personnel performing earthwork in this area must have 40-hour HAZWOPER training. If TCE or other contamination is encountered, appropriate worker safety precautions must be followed.

Hazardous Wastes: Prior to demolition, building must be visually inspected to determine presence of hazardous wastes. If previously stored wastes are still present, the activity responsible for management of the building should remove and properly dispose of materials prior to demolition. All equipment should also be removed prior to demolition. If residual contamination is expected, ensure proper personal protective equipment (PPE) is utilized.

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination around this building. Transformers must be inspected prior to demolition. Testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 164: Ether Vault- Misc Storage

Contaminants/Munitions or Explosives of Concern: Due to association with IR Site 24, an Explosives Safety Submission (ESS) Determination Request must be submitted to NOSSA for review prior to demolition or earth work within this area. If NOSSA determines that an ESS is required for this demolition, the Navy will prepare an ESS. All demolition activities will proceed in accordance with the NOSSA-approved ESS. If NOSSA determines that an ESS is not required for this project, any NOSSA-specified requirements during these demolition activities. Removal of any drain lines will require coordination with the NSWC IHD Explosive Safety Officer (ESO) and decontamination specialists. To avoid the distribution of contaminated soils, any soil that is excavated within IR Site 24 must not be transported outside of that IR site. Any construction equipment that becomes covered in soil at this site (e.g., within tire treads or excavator buckets) must be washed down prior to leaving that site.

Prior to demolition, the building must be inspected by NSWC IHD personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC IHD decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

Due to potential ether contamination of this building and the surrounding area, any personnel performing demolition activities will be provided with data from Navy soil and groundwater sampling conducted in the vicinity. Associated remediation, including but not limited to removal and cleaning of all drain lines, may be required.

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Cultural Resources: Any actions affecting this building, including renovation or demolition, require consultation with the Maryland Historical Trust (MHT) to determine whether these actions constitute an adverse effect. Any adverse effects require development of a Memorandum of Agreement (MOA) with MHT to identify appropriate mitigation measures.

Building 164A: Ether Vault- Misc. Storage

Contaminants/Munitions or Explosives of Concern: Due to association with IR Site 24, an Explosives Safety Submission (ESS) Determination Request must be submitted to NOSSA for review prior to demolition or earth work within this area. If NOSSA determines that an ESS is required for this demolition, the Navy will prepare an ESS. All demolition activities will proceed in accordance with the NOSSA-approved ESS. If NOSSA determines that an ESS is not required for this project, any NOSSA-specified requirements during these demolition activities. Removal of any drain lines will require coordination with the NSWC IHD Explosive Safety Officer (ESO) and decontamination specialists. To avoid the distribution of contaminated soils, any soil that is excavated within IR Site 24 must not be transported outside of that IR site. Any construction equipment that becomes covered in soil at this site (e.g., within tire treads or excavator buckets) must be washed down prior to leaving that site.

Prior to demolition, the building must be inspected by NSWC IHD personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC IHD decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

Due to potential ether contamination of this building and the surrounding area, any personnel performing demolition activities will be provided with data from Navy soil and groundwater sampling conducted in the vicinity. Associated remediation, including but not limited to removal and cleaning of all drain lines, may be required.

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Cultural Resources: Any actions affecting this building, including renovation or demolition, require consultation with the Maryland Historical Trust (MHT) to determine whether these actions constitute an adverse effect. Any adverse effects require development of a Memorandum of Agreement (MOA) with MHT to identify appropriate mitigation measures.

Building 164B: Ether Vault- Misc. Storage

Contaminants: Building 164B is adjacent to railroad tracks that may have historically been treated with an herbicide containing arsenic. If extensive earthwork in the immediate vicinity of the railroad tracks becomes necessary, consultation will be required with the following: a) Health and Safety personnel to determine the appropriate personal protective equipment required to ensure worker safety, and b) NAVFAC PWD Site Indian Head Environmental Office to determine appropriate soil handling procedures.

Contaminants/Munitions or Explosives of Concern: Due to association with IR Site 24, an Explosives Safety Submission (ESS) Determination Request must be submitted to NOSSA for review prior to demolition or earth work within this area. If NOSSA determines that an ESS is required for this demolition, the Navy will prepare an ESS. All demolition activities will proceed in accordance with the NOSSA-approved ESS. If NOSSA determines that an ESS is not required for this project, any NOSSA-specified requirements during these demolition activities. Removal of any drain lines will require coordination with the NSWC IHD Explosive Safety Officer (ESO) and decontamination specialists. To avoid the distribution of contaminated soils, any soil that is excavated within IR Site 24 must not be transported outside of that IR site. Any construction equipment that becomes covered in soil at this site (e.g., within tire treads or excavator buckets) must be washed down prior to leaving that site.

Prior to demolition, the building must be inspected by NSWC IHD personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC IHD decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Cultural Resources: Any actions affecting this building, including renovation or demolition, require consultation with the Maryland Historical Trust (MHT) to determine whether these actions constitute an adverse effect. Any adverse effects require development of a Memorandum of Agreement (MOA) with MHT to identify appropriate mitigation measures.

Building 165: (Magazine)- Ether Vault No. 1

Contaminants: Building 165 is adjacent to railroad tracks that may have historically been treated with an herbicide containing arsenic. If extensive earthwork in the immediate vicinity of the railroad tracks becomes necessary, consultation will be required with the following: a) Health and Safety personnel to determine the appropriate personal protective equipment required to ensure worker safety, and b) NAVFAC PWD Site Indian Head Environmental Office to determine appropriate soil handling procedures.

Contaminants/Munitions or Explosives of Concern: Due to association with IR Site 24, an Explosives Safety Submission (ESS) Determination Request must be submitted to NOSSA for review prior to demolition or earth work within this area. If NOSSA determines that an ESS is required for this demolition, the Navy will prepare an ESS. All demolition activities will proceed in accordance with the NOSSA-approved ESS. If NOSSA determines that an ESS is not required for this project, any NOSSA-specified requirements during these demolition activities. Removal of any drain lines will require coordination with the NSWC IHD Explosive Safety Officer (ESO) and decontamination specialists. To avoid the distribution of contaminated soils, any soil that is excavated within IR Site 24 must not be transported outside of that IR site. Any construction equipment that becomes covered in soil at this site (e.g., within tire treads or excavator buckets) must be washed down prior to leaving that site.

Prior to demolition, the building must be inspected by NSWC IHD personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC IHD decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

Due to potential ether contamination of this building and the surrounding area, any personnel performing demolition activities will be provided with data from Navy soil and groundwater sampling conducted in the vicinity. Associated remediation, including but not limited to removal and cleaning of all drain lines, may be required.

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Cultural Resources: Any actions affecting this building, including renovation or demolition, require consultation with the Maryland Historical Trust (MHT) to determine whether these actions constitute an adverse effect. Any adverse effects require development of a Memorandum of Agreement (MOA) with MHT to identify appropriate mitigation measures.

Building 166: Storehouse- Alcohol

[This building will be demolished under a separate effort and will no longer be present at the site when this project is executed]

Contaminants/Munitions or Explosives of Concern: Due to association with IR Site 24, an Explosives Safety Submission (ESS) Determination Request must be submitted to NOSSA for review prior to demolition or earth work within this area. If NOSSA determines that an ESS is required for this demolition, the Navy will prepare an ESS. All demolition activities will proceed in accordance with the NOSSA-approved ESS. If NOSSA determines that an ESS is not required for this project, any NOSSA-specified requirements during these demolition activities. Removal of any drain lines will require coordination with the NSWC IHD Explosive Safety Officer (ESO) and decontamination specialists. To avoid the distribution of contaminated soils, any soil that is excavated within IR Site 24 must not be transported outside of that IR site. Any construction equipment that becomes covered in soil at this site (e.g., within tire treads or excavator buckets) must be washed down prior to leaving that site.

Prior to demolition, the building must be inspected by NSWC IHD personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC IHD decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

Contaminants: To avoid the distribution of contaminated soils, any soil that is excavated at IR Site 20 must not be transported out of the IR site. Any construction equipment that becomes covered in soil at this site (e.g., within tire treads or excavator buckets) must be washed down prior to leaving the site.

Prior to demolition, NSWC must verify that the tanks, which were historically used for alcohol storage, and the associated drain lines have been emptied and cleaned.

Asbestos: A survey of the building and associated infrastructure has been conducted and did not identify any asbestos-containing materials (ACM). However, further surveys using destructive methods may be necessary to identify any ACM present in hidden areas (e.g., underneath floors or behind wall panels). Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure has been conducted and lead-containing paint was found. Any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Cultural Resources: Any actions affecting this building, including renovation or demolition, require consultation with the Maryland Historical Trust (MHT) to determine whether these actions constitute an adverse effect. Any adverse effects require development of a Memorandum of Agreement (MOA) with MHT to identify appropriate mitigation measures.

Building 167: Ether Vault- Storage

Contaminants: To avoid the distribution of contaminated soils, any soil that is excavated at IR Site 20 must not be transported out of the IR site. Any construction equipment that becomes covered in soil at this site (e.g., within tire treads or excavator buckets) must be washed down prior to leaving that site.

Contaminants/Munitions or Explosives of Concern: Due to association with IR Site 24, an Explosives Safety Submission (ESS) Determination Request must be submitted to NOSSA for review prior to demolition or earth work within this area. If NOSSA determines that an ESS is required for this demolition, the Navy will prepare an ESS. All demolition activities will proceed in accordance with the NOSSA-approved ESS. If NOSSA determines that an ESS is not required for this project, any NOSSA-specified requirements during these demolition activities. Removal of any drain lines will require coordination with the NSWC IHD Explosive Safety Officer (ESO) and decontamination specialists. To avoid the distribution of contaminated soils, any soil that is excavated within IR Site 24 must not be transported outside of that IR site. Any construction equipment that becomes covered in soil at this site (e.g., within tire treads or excavator buckets) must be washed down prior to leaving that site.

Prior to demolition, the building must be inspected by NSWC IHD personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC IHD decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

Due to potential ether contamination of this building and the surrounding area, any personnel performing demolition activities will be provided with data from Navy soil and groundwater sampling conducted in the vicinity. Associated remediation, including but not limited to removal and cleaning of all drain lines, may be required.

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Cultural Resources: Any actions affecting this building, including renovation or demolition, require consultation with the Maryland Historical Trust (MHT) to determine whether these

actions constitute an adverse effect. Any adverse effects require development of a Memorandum of Agreement (MOA) with MHT to identify appropriate mitigation measures.

Building 268: Machine/Electronics Shop

Contaminants: Building 268 is adjacent to railroad tracks that may have historically been treated with an herbicide containing arsenic. If extensive earthwork in the immediate vicinity of the railroad tracks becomes necessary, consultation will be required with the following: a) Health and Safety personnel to determine the appropriate personal protective equipment required to ensure worker safety, and b) NAVFAC PWD Site Indian Head Environmental Office to determine appropriate soil handling procedures.

Contaminants/Munitions or Explosives of Concern: Prior to demolition, the building must be inspected by NSWC IHD personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC IHD decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

Hazardous Wastes: Prior to demolition, building must be visually inspected to determine presence of hazardous wastes. If previously stored wastes are still present, the activity responsible for management of the building should remove and properly dispose of materials prior to demolition. All equipment should also be removed prior to demolition. If residual contamination is expected, ensure proper personal protective equipment (PPE) is utilized.

Hazardous Materials: Any hazardous materials stored in this building will be removed or recovered by NSWC IHD or NAVFAC shops prior to demolition. An inspection will be performed after equipment is removed to identify any residual contamination. If residual contamination is found, any remediation and/or demolition will require adherence to MDE and federal hazardous material management regulations.

There are ozone-depleting substances (ODS) within a Split System Compressor. FAR Clause (23.804 a and b) regarding ODS must be included in any contract scope regarding removal of this equipment. Service records, disposal records, and new installation records must be forwarded to the NAVFAC Refrigeration Management Office (POC Bill Summers, william.m.summers@navy.mil).

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination from machining equipment leaks in this building. Testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 273: (Magazine)- Solvent Vault

Contaminants/Munitions or Explosives of Concern: Due to association with IR Site 24, an Explosives Safety Submission (ESS) Determination Request must be submitted to NOSSA for review prior to demolition or earth work within this area. If NOSSA determines that an ESS is required for this demolition, the Navy will prepare an ESS. All demolition activities will proceed in accordance with the NOSSA-approved ESS. If NOSSA determines that an ESS is not required for this project, any NOSSA-specified requirements during these demolition activities. Removal of any drain lines will require coordination with the NSWC IHD Explosive Safety Officer (ESO) and decontamination specialists. To avoid the distribution of contaminated soils, any soil that is excavated within IR Site 24 must not be transported outside of that IR site. Any construction equipment that becomes covered in soil at this site (e.g., within tire treads or excavator buckets) must be washed down prior to leaving that site.

Prior to demolition, the building must be inspected by NSWC IHD personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC IHD decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

Due to potential ether contamination of this building and the surrounding area, any personnel performing demolition activities will be provided with data from Navy soil and groundwater sampling conducted in the vicinity. Associated remediation, including but not limited to removal and cleaning of all drain lines, may be required.

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Cultural Resources: Any actions affecting this building, including renovation or demolition, require consultation with the Maryland Historical Trust (MHT) to determine whether these actions constitute an adverse effect. Any adverse effects require development of a Memorandum of Agreement (MOA) with MHT to identify appropriate mitigation measures.

Building 314: PW Shops

Contaminants: Building 314 is adjacent to railroad tracks that may have historically been treated with an herbicide containing arsenic. If extensive earthwork in the immediate vicinity of the railroad tracks becomes necessary, consultation will be required with the following: a) Health and Safety personnel to determine the appropriate personal protective equipment required to ensure worker safety, and b) NAVFAC PWD Site Indian Head Environmental Office to determine appropriate soil handling procedures.

Hazardous Wastes: Prior to demolition, building must be visually inspected to determine presence of hazardous wastes. If previously stored wastes are still present, the activity responsible for management of the building should remove and properly dispose of materials prior to demolition. All equipment should also be removed prior to demolition. If residual contamination is expected, ensure proper personal protective equipment (PPE) is utilized.

Hazardous Materials: Any hazardous materials stored in this building will be removed or recovered by NSWC IHD or NAVFAC shops prior to demolition. An inspection will be performed after equipment is removed to identify any residual contamination. If residual contamination is found, any remediation and/or demolition will require adherence to MDE and federal hazardous material management regulations.

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination around this building. Transformers must be inspected prior to demolition. Testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 314A: Operational Storage

Contaminants/Muntions or Explosives of Concern: Prior to demolition, the building must be inspected by NSWC IHD personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC IHD decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

Hazardous Materials: There are ozone-depleting substances (ODS) within a Split System Compressor. FAR Clause (23.804 a and b) regarding ODS must be included in any contract scope regarding removal of this equipment. Service records, disposal records, and new installation records must be forwarded to the NAVFAC Refrigeration Management Office (POC Bill Summers, william.m.summers@navy.mil).

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination around this building. Transformers must be inspected prior to demolition. Testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 351: Office Building- PW

Hazardous Materials: Any hazardous materials stored in this building will be removed or recovered by NSWC IHD or NAVFAC shops prior to demolition. An inspection will be performed after equipment is removed to identify any residual contamination. If residual contamination is found, any remediation and/or demolition will require adherence to MDE and federal hazardous material management regulations.

There are ozone-depleting substances (ODS) within a Split System Compressor. FAR Clause (23.804 a and b) regarding ODS must be included in any contract scope regarding removal of this equipment. Service records, disposal records, and new installation records must be forwarded to the NAVFAC Refrigeration Management Office (POC Bill Summers, william.m.summers@navy.mil).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 376: Storage-Electrical

Contaminants/Munitions or Explosives of Concern: Prior to demolition, the building must be inspected by NSWC IHD personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC IHD decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

Hazardous Materials: There are ozone-depleting substances (ODS) within a Split System Compressor. FAR Clause (23.804 a and b) regarding ODS must be included in any contract scope regarding removal of this equipment. Service records, disposal records, and new installation records must be forwarded to the NAVFAC Refrigeration Management Office (POC Bill Summers, william.m.summers@navy.mil).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 377B: Storage – Lumber/Miscellaneous

Contaminants: Building 377B is adjacent to railroad tracks that may have historically been treated with an herbicide containing arsenic. If extensive earthwork in the immediate vicinity of the railroad tracks becomes necessary, consultation will be required with the following: a) and Safety personnel to determine the appropriate personal protective equipment required to ensure worker safety, and b) NAVFAC PWD Site Indian Head Environmental Office to determine appropriate soil handling procedures.

Hazardous Materials: There are ozone-depleting substances (ODS) within a Split System Compressor. FAR Clause (23.804 a and b) regarding ODS must be included in any contract scope regarding removal of this equipment. Service records, disposal records, and new installation records must be forwarded to the NAVFAC Refrigeration Management Office (POC Bill Summers, william.m.summers@navy.mil).

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination around this building. Transformers must be inspected prior to demolition. Testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 435: Engineering Offices Building

Hazardous Materials: Any hazardous materials stored in this building will be removed or recovered by NSWC IHD or NAVFAC shops prior to demolition. An inspection will be performed after equipment is removed to identify any residual contamination. If residual contamination is found, any remediation and/or demolition will require adherence to MDE and federal hazardous material management regulations.

There are ozone-depleting substances (ODS) within a Split System Compressor. FAR Clause (23.804 a and b) regarding ODS must be included in any contract scope regarding removal of this equipment. Service records, disposal records, and new installation records must be forwarded to the NAVFAC Refrigeration Management Office (POC Bill Summers, william.m.summers@navy.mil).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 489: Steam Pipe Bridge

Contaminants: Building 489 is adjacent to railroad tracks that may have historically been treated with an herbicide containing arsenic. If extensive earthwork in the immediate vicinity of the railroad tracks becomes necessary, consultation will be required with the following: a) Health and Safety personnel to determine the appropriate personal protective equipment required to ensure worker safety, and b) NAVFAC PWD Site Indian Head Environmental Office to determine appropriate soil handling procedures.

Contaminants/Munitions or Explosives of Concern: Due to association with IR Site 24, an Explosives Safety Submission (ESS) Determination Request must be submitted to NOSSA for review prior to demolition or earth work within this area. If NOSSA determines that an ESS is required for this demolition, the Navy will prepare an ESS. All demolition activities will proceed in accordance with the NOSSA-approved ESS. If NOSSA determines that an ESS is not required for this project, any NOSSA-specified requirements during these demolition activities. To avoid the distribution of contaminated soils, any soil that is excavated within IR Site 24 must not be transported outside of that IR site. Any construction equipment that becomes covered in soil at this site (e.g., within tire treads or excavator buckets) must be washed down prior to leaving that site.

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Cultural Resources: Any actions affecting this building, including renovation or demolition, require consultation with the Maryland Historical Trust (MHT) to determine whether these actions constitute an adverse effect. Any adverse effects require development of a Memorandum of Agreement (MOA) with MHT to identify appropriate mitigation measures.

Building 490: Engineering Offices Building

Contaminants/Munitions or Explosives of Concern: Due to association with IR Site 24, an Explosives Safety Submission (ESS) Determination Request must be submitted to NOSSA for review prior to demolition or earth work within this area. If NOSSA determines that an ESS is required for this demolition, the Navy will prepare an ESS. All demolition activities will proceed in accordance with the NOSSA-approved ESS. If NOSSA determines that an ESS is not required for this project, any NOSSA-specified requirements during these demolition activities. To avoid the distribution of contaminated soils, any soil that is excavated within IR Site 24 must not be transported outside of that IR site. Any construction equipment that becomes covered in soil at this site (e.g., within tire treads or excavator buckets) must be washed down prior to leaving that site.

Hazardous Materials: Any hazardous materials stored in this building will be removed or recovered by NSWC IHD or NAVFAC shops prior to demolition. An inspection will be performed after equipment is removed to identify any residual contamination. If residual contamination is found, any remediation and/or demolition will require adherence to MDE and federal hazardous material management regulations.

There are ozone-depleting substances (ODS) within a Split System Compressor. FAR Clause (23.804 a and b) regarding ODS must be included in any contract scope regarding removal of this equipment. Service records, disposal records, and new installation records must be forwarded to the NAVFAC Refrigeration Management Office (POC Bill Summers, william.m.summers@navy.mil).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 496: (Magazine)- Ether Vault No. 4

Contaminants: Building 496 is adjacent to railroad tracks that may have historically been treated with an herbicide containing arsenic. If extensive earthwork in the immediate vicinity of the railroad tracks becomes necessary, consultation will be required with the following: a) Health and Safety personnel to determine the appropriate personal protective equipment required to ensure worker safety, and b) NAVFAC PWD Site Indian Head Environmental Office to determine appropriate soil handling procedures.

Contaminants/Munitions or Explosives of Concern: Due to association with IR Site 24, an Explosives Safety Submission (ESS) Determination Request must be submitted to NOSSA for review prior to demolition or earth work within this area. If NOSSA determines that an ESS is required for this demolition, the Navy will prepare an ESS. All demolition activities will proceed in accordance with the NOSSA-approved ESS. If NOSSA determines that an ESS is not required for this project, any NOSSA-specified requirements during these demolition activities. Removal of any drain lines will require coordination with the NSWC IHD Explosive Safety Officer (ESO) and decontamination specialists. To avoid the distribution of contaminated soils, any soil that is excavated within IR Site 24 must not be transported outside of that IR site. Any construction equipment that becomes covered in soil at this site (e.g., within tire treads or excavator buckets) must be washed down prior to leaving that site.

Prior to demolition, the building must be inspected by NSWC IHD personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC IHD decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

Due to potential ether contamination of this building and the surrounding area, any personnel performing demolition activities will be provided with data from Navy soil and groundwater sampling conducted in the vicinity. Associated remediation, including but not limited to removal and cleaning of all drain lines, may be required.

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Cultural Resources: Any actions affecting this building, including renovation or demolition, require consultation with the Maryland Historical Trust (MHT) to determine whether these actions constitute an adverse effect. Any adverse effects require development of a Memorandum of Agreement (MOA) with MHT to identify appropriate mitigation measures.

Building 503: Office Building- PW

Contaminants: Building 503 is adjacent to railroad tracks that may have historically been treated with an herbicide containing arsenic. Extent of earthwork near railroad tracks, and the associated risk of exposure to arsenic contamination, is expected to be minimal. If extensive earthwork in the immediate vicinity of the railroad tracks becomes necessary, consultation will be required with the following: a) Health and Safety personnel to determine the appropriate personal protective equipment required to ensure worker safety, and b) NAVFAC PWD Site Indian Head Environmental Office to determine appropriate soil handling procedures.

Hazardous Materials: Any hazardous materials stored in this building will be removed or recovered by NSWC IHD or NAVFAC shops prior to demolition. An inspection will be performed after equipment is removed to identify any residual contamination. If residual contamination is found, any remediation and/or demolition will require adherence to MDE and federal hazardous material management regulations.

There are ozone-depleting substances (ODS) within a Split System Compressor. FAR Clause (23.804 a and b) regarding ODS must be included in any contract scope regarding removal of this equipment. Service records, disposal records, and new installation records must be forwarded to the NAVFAC Refrigeration Management Office (POC Bill Summers, william.m.summers@navy.mil).

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination around this building. Transformers must be inspected prior to demolition. Testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Asbestos: A survey of the building and associated infrastructure has been conducted and asbestos-containing materials (ACM) were found. Further surveys using destructive methods may be necessary to identify any ACM present in hidden areas (e.g., underneath floors or behind wall panels). Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure has been conducted and lead-containing paint was found. Any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 510: Railroad/Heavy Equipment Building

Contaminants: Building 510 is adjacent to railroad tracks that may have historically been treated with an herbicide containing arsenic. If extensive earthwork in the immediate vicinity of the railroad tracks becomes necessary, consultation will be required with the following: a) Health and Safety personnel to determine the appropriate personal protective equipment required to ensure worker safety, and b) NAVFAC PWD Site Indian Head Environmental Office to determine appropriate soil handling procedures.

Contaminants/Munitions or Explosives of Concern: Prior to demolition, the building must be inspected by NSWC IHD personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC IHD decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

Hazardous Wastes: Prior to demolition, building must be visually inspected to determine presence of hazardous wastes. If previously stored wastes are still present, the activity responsible for management of the building should remove and properly dispose of materials prior to demolition. All equipment should also be removed prior to demolition. If residual contamination is expected, ensure proper personal protective equipment (PPE) is utilized.

Hazardous Materials: There are ozone-depleting substances (ODS) within a Split System Compressor. FAR Clause (23.804 a and b) regarding ODS must be included in any contract scope regarding removal of this equipment. Service records, disposal records, and new installation records must be forwarded to the NAVFAC Refrigeration Management Office (POC Bill Summers, william.m.summers@navy.mil).

USTs: There are three underground storage tanks (USTs) within 100 feet of this building. Disposal of USTs must be coordinated with the Spill Prevention Control and Countermeasures Manager. Removed tanks must be permanently closed in accordance with the requirements of 40 CFR Part 280 Subpart G and COMAR 26.10. Work must be performed by an MDE-certified tank remover.

Asbestos: A survey of the building and associated infrastructure has been conducted and asbestos-containing materials (ACM) were found. Further surveys using destructive methods may be necessary to identify any ACM present in hidden areas (e.g., underneath floors or behind wall panels). Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure has been conducted and lead-containing paint was found. Any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 521: CBIRF Warehouse/Elec Shop

Contaminants: Building 521 is adjacent to railroad tracks that may have historically been treated with an herbicide containing arsenic. If extensive earthwork in the immediate vicinity of the railroad tracks becomes necessary, consultation will be required with the following: a) Health and Safety personnel to determine the appropriate personal protective equipment required to ensure worker safety, and b) NAVFAC PWD Site Indian Head Environmental Office to determine appropriate soil handling procedures.

Contaminants/Munitions or Explosives of Concern: Prior to demolition, the building must be inspected by NSWC IHD personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC IHD decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

Hazardous Wastes: Prior to demolition, building must be visually inspected to determine presence of hazardous wastes. If previously stored wastes are still present, the activity responsible for management of the building should remove and properly dispose of materials prior to demolition. All equipment should also be removed prior to demolition. If residual contamination is expected, ensure proper personal protective equipment (PPE) is utilized.

Hazardous Materials: Any hazardous materials stored in this building will be removed or recovered by CBIRF prior to demolition. An inspection will be performed after equipment is removed to identify any residual contamination. If residual contamination is found, any remediation and/or demolition will require adherence to MDE and federal hazardous material management regulations.

There are ozone-depleting substances (ODS) within a Split System Compressor. FAR Clause (23.804 a and b) regarding ODS must be included in any contract scope regarding removal of this equipment. Service records, disposal records, and new installation records must be forwarded to the NAVFAC Refrigeration Management Office (POC Bill Summers, william.m.summers@navy.mil).

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination around this building. Transformers must be inspected prior to demolition. Testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 551: Office Building – PW

Contaminants: Building 551 is adjacent to railroad tracks that may have historically been treated with an herbicide containing arsenic. If extensive earthwork in the immediate vicinity of the railroad tracks becomes necessary, consultation will be required with the following: a) Health and Safety personnel to determine the appropriate personal protective equipment required to ensure worker safety, and b) NAVFAC PWD Site Indian Head Environmental Office to determine appropriate soil handling procedures.

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination around this building. Transformers must be inspected prior to demolition. Testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 627: General Storage Facility

Hazardous Materials: There are ozone-depleting substances (ODS) within a Split System Compressor. FAR Clause (23.804 a and b) regarding ODS must be included in any contract scope regarding removal of this equipment. Service records, disposal records, and new installation records must be forwarded to the NAVFAC Refrigeration Management Office (POC Bill Summers, william.m.summers@navy.mil).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 629: Exhauster House

[This building will be demolished under a separate effort and will no longer be present at the site when this project is executed]

Contaminants/Munitions or Explosives of Concern: Due to association with IR Site 24, an Explosives Safety Submission (ESS) Determination Request must be submitted to NOSSA for review prior to demolition or earth work within this area. If NOSSA determines that an ESS is required for this demolition, the Navy will prepare an ESS. All demolition activities will proceed in accordance with the NOSSA-approved ESS. If NOSSA determines that an ESS is not required for this project, any NOSSA-specified requirements during these demolition activities. Removal of any drain lines will require coordination with the NSWC IHD Explosive Safety Officer (ESO) and decontamination specialists. To avoid the distribution of contaminated soils, any soil that is excavated within IR Site 24 must not be transported outside of that IR site. Any construction equipment that becomes covered in soil at this site (e.g., within tire treads or excavator buckets) must be washed down prior to leaving that site.

Prior to demolition, the building must be inspected by NSWC IHD personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC IHD decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

Asbestos: A survey of the building and associated infrastructure has been conducted and did not identify any asbestos-containing materials (ACM) were found. However, further surveys using destructive methods may be necessary to identify any ACM present in hidden areas (e.g., underneath floors or behind wall panels). Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure has been conducted and lead-containing paint was found. Any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 639: Meter House Fresh

Hazardous Materials: There are ozone-depleting substances (ODS) within a Split System Compressor. FAR Clause (23.804 a and b) regarding ODS must be included in any contract scope regarding removal of this equipment. Service records, disposal records, and new installation records must be forwarded to the NAVFAC Refrigeration Management Office (POC Bill Summers, william.m.summers@navy.mil).

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination around this building. Transformers must be inspected prior to demolition. Testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 700: CBIRF Vehicle Maintenance Shop

Contaminants/Munitions or Explosives of Concern: Prior to demolition, the building must be inspected by NSWC IHD personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC IHD decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

Hazardous Materials: Any hazardous materials stored in this building will be removed or recovered by CBIRF prior to demolition. An inspection will be performed after equipment is removed to identify any residual contamination. If residual contamination is found, any remediation and/or demolition will require adherence to MDE and federal asbestos management regulations.

Hazardous Wastes: Prior to demolition, building must be visually inspected to determine presence of hazardous wastes. If previously stored wastes are still present, the activity responsible for management of the building should remove and properly dispose of materials prior to demolition. All equipment should also be removed prior to demolition. If residual contamination is expected, ensure proper personal protective equipment (PPE) is utilized.

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination around this building. Transformers must be inspected prior to demolition. Testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 870: Maintenance Shop- SEABEE'S

Hazardous Wastes: Prior to demolition, building must be visually inspected to determine presence of hazardous wastes. If previously stored wastes are still present, the activity responsible for management of the building should remove and properly dispose of materials prior to demolition. All equipment should also be removed prior to demolition. If residual contamination is expected, ensure proper personal protective equipment (PPE) is utilized.

Hazardous Materials: There are ozone-depleting substances (ODS) within a Split System Compressor. FAR Clause (23.804 a and b) regarding ODS must be included in any contract scope regarding removal of this equipment. Service records, disposal records, and new installation records must be forwarded to the NAVFAC Refrigeration Management Office (POC Bill Summers, william.m.summers@navy.mil).

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination around this building. Transformers must be inspected prior to demolition. Testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 877: Storehouse- Gas Cylinders

Contaminants/Munitions or Explosives of Concern: Prior to demolition, the building must be inspected by NSWC IHD personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC IHD decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

Compressed gasses and associated cylinders must be disposed of in accordance with applicable state requirements prior to demolition of the building.

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 893: Sentry House Post #3

[This building will be demolished under a separate effort and will no longer be present at the site when this project is executed]

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination around this building. Transformers must be inspected prior to demolition. Testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Asbestos: A survey of the building and associated infrastructure has been conducted and asbestos-containing materials (ACM) were found. Further surveys using destructive methods may be necessary to identify any ACM present in hidden areas (e.g., underneath floors or behind wall panels). Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure has been conducted and lead-containing paint was found. Any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 898: Well Water Reservoir

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination around this building. Transformers must be inspected prior to demolition. Testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Natural Resources: Prior to the demolition of Building 898, submission of a Coastal Zone Consistency Determination to MDE is required. This is to demonstrate that the project is consistent to the maximum extent practicable with the enforceable policies of Maryland's Coastal Zone Management Program. The project may be subject to development restrictions and/or vegetation mitigation requirements, either on or off base.

Building 899: Pump House- Well Water

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination around this building. Transformers must be inspected prior to demolition. Testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Natural Resources: Prior to the demolition of Building 899, submission of a Coastal Zone Consistency Determination to MDE is required. This is to demonstrate that the project is consistent to the maximum extent practicable with the enforceable policies of Maryland's Coastal Zone Management Program. The project may be subject to development restrictions and/or vegetation mitigation requirements, either on or off base.

Building 1406: Transformer Station

Hazardous Materials: There are ozone-depleting substances (ODS) within a Split System Compressor. FAR Clause (23.804 a and b) regarding ODS must be included in any contract scope regarding removal of this equipment. Service records, disposal records, and new installation records must be forwarded to the NAVFAC Refrigeration Management Office (POC Bill Summers, william.m.summers@navy.mil).

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination around this building. Transformers must be inspected prior to demolition. Testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 1407: Transformer Station

Hazardous Materials: There are ozone-depleting substances (ODS) within a Split System Compressor. FAR Clause (23.804 a and b) regarding ODS must be included in any contract scope regarding removal of this equipment. Service records, disposal records, and new installation records must be forwarded to the NAVFAC Refrigeration Management Office (POC Bill Summers, william.m.summers@navy.mil).

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination around this building. Transformers must be inspected prior to demolition. Testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 1489: Filling Station

Hazardous Materials/USTs: Building 1489 is the filling station for the three underground storage tanks (USTs) at 1979. Disposal of USTs must be coordinated with the Spill Prevention Control and Countermeasures Manager. Removed tanks must be permanently closed in accordance with the requirements of 40 CFR Part 280 Subpart G and COMAR 26.10. Contractor performing the work must be an MDE-certified tank remover.

Hazardous Materials: There are ozone-depleting substances (ODS) within a Split System Compressor. FAR Clause (23.804 a and b) regarding ODS must be included in any contract scope regarding removal of this equipment. Service records, disposal records, and new installation records must be forwarded to the NAVFAC Refrigeration Management Office (POC Bill Summers, william.m.summers@navy.mil).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 1732: Cooling Tower- Water

Hazardous Materials: There are ozone-depleting substances (ODS) within a Split System Compressor. FAR Clause (23.804 a and b) regarding ODS must be included in any contract scope regarding removal of this equipment. Service records, disposal records, and new installation records must be forwarded to the NAVFAC Refrigeration Management Office (POC Bill Summers, william.m.summers@navy.mil).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 1738: Pump House- Well Water

[This building will be demolished under a separate effort and will no longer be present at the site when this project is executed]

Contaminants: Building 1738 is adjacent to railroad tracks that may have historically been treated with an herbicide containing arsenic. If extensive earthwork in the immediate vicinity of the railroad tracks becomes necessary, consultation will be required with the following: a) Health and Safety personnel to determine the appropriate personal protective equipment required to ensure worker safety, and b) NAVFAC PWD Site Indian Head Environmental Office to determine appropriate soil handling procedures.

Contaminants/Munitions or Explosives of Concern: Due to association with IR Site 24, an Explosives Safety Submission (ESS) Determination Request must be submitted to NOSSA for review prior to demolition or earth work within this area. If NOSSA determines that an ESS is required for this demolition, the Navy will prepare an ESS. All demolition activities will proceed in accordance with the NOSSA-approved ESS. If NOSSA determines that an ESS is not required for this project, any NOSSA-specified requirements during these demolition activities. Removal of any drain lines will require coordination with the NSWC IHD Explosive Safety Officer (ESO) and decontamination specialists. To avoid the distribution of contaminated soils, any soil that is excavated within IR Site 24 must not be transported outside of that IR site. Any construction equipment that becomes covered in soil at this site (e.g., within tire treads or excavator buckets) must be washed down prior to leaving that site.

Prior to demolition, the building must be inspected by NSWC IHD personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC IHD decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

Due to potential ether contamination of this building and the surrounding area, any personnel performing demolition activities will be provided with data from Navy soil and groundwater sampling conducted in the vicinity. Associated remediation, including but not limited to removal and cleaning of all drain lines, may be required.

Asbestos: A survey of the building and associated infrastructure has been conducted and did not identify any asbestos-containing materials (ACM) were found. However, further surveys using destructive methods may be necessary to identify any ACM present in hidden areas (e.g., underneath floors or behind wall panels). Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure has been conducted and lead-containing paint was found. Any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal

of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 1753: Storage Shed

Hazardous Materials: There are ozone-depleting substances (ODS) within a Split System Compressor. FAR Clause (23.804 a and b) regarding ODS must be included in any contract scope regarding removal of this equipment. Service records, disposal records, and new installation records must be forwarded to the NAVFAC Refrigeration Management Office (POC Bill Summers, william.m.summers@navy.mil).

Hazardous Wastes: Prior to demolition, building must be visually inspected to determine presence of hazardous wastes. If previously stored wastes are still present, the activity responsible for management of the building should remove and properly dispose of materials prior to demolition. All equipment should also be removed prior to demolition. If residual contamination is expected, ensure proper personal protective equipment (PPE) is utilized.

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 1800: Storage Box- HAZ WST MAT

Hazardous Materials: There are ozone-depleting substances (ODS) within a Split System Compressor. FAR Clause (23.804 a and b) regarding ODS must be included in any contract scope regarding removal of this equipment. Service records, disposal records, and new installation records must be forwarded to the NAVFAC Refrigeration Management Office (POC Bill Summers, william.m.summers@navy.mil).

Hazardous Wastes: Prior to demolition, building must be visually inspected to determine presence of hazardous wastes. If previously stored wastes are still present, the activity responsible for management of the building should remove and properly dispose of materials prior to demolition. All equipment should also be removed prior to demolition. If residual contamination is expected, ensure proper personal protective equipment (PPE) is utilized.

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 1894: Storage Building- Chemicals

Hazardous Materials: Any hazardous materials stored in this building will be removed or recovered by NSWC IHD or NAVFAC shops prior to demolition. An inspection will be performed after equipment is removed to identify any residual contamination. If residual contamination is found, any remediation and/or demolition will require adherence to MDE and federal hazardous material management regulations.

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 1904: Transformer Station

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination around this building. Transformers must be inspected prior to demolition. Testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Natural Resources: Prior to the demolition of Building 1904, submission of a Coastal Zone Consistency Determination to MDE is required. This is to demonstrate that the project is consistent to the maximum extent practicable with the enforceable policies of Maryland's Coastal Zone Management Program. The project may be subject to development restrictions and/or vegetation mitigation requirements, either on or off base.

Building 1905: Transformer Station

Hazardous Materials: There are ozone-depleting substances (ODS) within a Split System Compressor. FAR Clause (23.804 a and b) regarding ODS must be included in any contract scope regarding removal of this equipment. Service records, disposal records, and new installation records must be forwarded to the NAVFAC Refrigeration Management Office (POC Bill Summers, william.m.summers@navy.mil).

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination around this building. Transformers must be inspected prior to demolition. Testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 1919: Refrig – Recover and Recycle

Hazardous Wastes: Prior to demolition, building must be visually inspected to determine presence of hazardous wastes. If previously stored wastes are still present, the activity responsible for management of the building should remove and properly dispose of materials prior to demolition. All equipment should also be removed prior to demolition. If residual contamination is expected, ensure proper personal protective equipment (PPE) is utilized.

Hazardous Materials: Any hazardous materials stored in this building will be removed or recovered by NSWC IHD or NAVFAC shops prior to demolition. An inspection will be performed after equipment is removed to identify any residual contamination. If residual contamination is found, any remediation and/or demolition will require adherence to MDE and federal hazardous material management regulations.

There are ozone-depleting substances (ODS) within a Split System Compressor. FAR Clause (23.804 a and b) regarding ODS must be included in any contract scope regarding removal of this equipment. Service records, disposal records, and new installation records must be forwarded to the NAVFAC Refrigeration Management Office (POC Bill Summers, william.m.summers@navy.mil).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 1979: Fuel Tank Area

Hazardous Materials: There are ozone-depleting substances (ODS) within a Split System Compressor. FAR Clause (23.804 a and b) regarding ODS must be included in any contract scope regarding removal of this equipment. Service records, disposal records, and new installation records must be forwarded to the NAVFAC Refrigeration Management Office (POC Bill Summers, william.m.summers@navy.mil).

Hazardous Materials/USTs: There are three underground storage tanks (USTs) for gasoline and diesel fuel storage at Building 1979. Disposal of USTs must be coordinated with the Spill Prevention Control and Countermeasures Manager. Removed tanks must be permanently closed in accordance with the requirements of 40 CFR Part 280 Subpart G and COMAR 26.10. Work must be performed by an MDE-certified tank remover.

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 3030: Riverwater Filtration Plant

Contaminants/Munitions or Explosives of Concern: Prior to demolition, the building must be inspected by NSWC IHD personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC IHD decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

Hazardous Materials: Any hazardous materials stored in this building will be removed or recovered by NSWC IHD or NAVFAC shops prior to demolition. An inspection will be performed after equipment is removed to identify any residual contamination. If residual contamination is found, any remediation and/or demolition will require adherence to MDE and federal hazardous material management regulations.

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Natural Resources: Prior to the demolition of Building 3030, submission of a Coastal Zone Consistency Determination to MDE is required. This is to demonstrate that the project is consistent to the maximum extent practicable with the enforceable policies of Maryland's Coastal Zone Management Program. The project may be subject to development restrictions and/or vegetation mitigation requirements, either on or off base.

Building 3034: Vehicle Washdown Facilities- CBIRF

Contaminants: Building 3034 is adjacent to railroad tracks that may have historically been treated with an herbicide containing arsenic. If extensive earthwork in the immediate vicinity of the railroad tracks becomes necessary, consultation will be required with the following: a) Health and Safety personnel to determine the appropriate personal protective equipment required to ensure worker safety, and b) NAVFAC PWD Site Indian Head Environmental Office to determine appropriate soil handling procedures.

Hazardous Materials: There are ozone-depleting substances (ODS) within a Split System Compressor. FAR Clause (23.804 a and b) regarding ODS must be included in any contract scope regarding removal of this equipment. Service records, disposal records, and new installation records must be forwarded to the NAVFAC Refrigeration Management Office (POC Bill Summers, william.m.summers@navy.mil).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 3035: Loading Dock – Heavy Duty

Contaminants: Building 3035 is adjacent to railroad tracks that may have historically been treated with an herbicide containing arsenic. If extensive earthwork in the immediate vicinity of the railroad tracks becomes necessary, consultation will be required with the following: a) Health and Safety personnel to determine the appropriate personal protective equipment required to ensure worker safety, and b) NAVFAC PWD Site Indian Head Environmental Office to determine appropriate soil handling procedures.

Hazardous Materials: There are ozone-depleting substances (ODS) within a Split System Compressor. FAR Clause (23.804 a and b) regarding ODS must be included in any contract scope regarding removal of this equipment. Service records, disposal records, and new installation records must be forwarded to the NAVFAC Refrigeration Management Office (POC Bill Summers, william.m.summers@navy.mil).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building INH000008_cb: C988

Contaminants/Munitions or Explosives of Concern: Prior to demolition, the building must be inspected by NSWC IHD personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC IHD decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination around this building. Transformers must be inspected prior to demolition. Testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building T-85: Storage Van Trailer

Contaminants: Building T-85 is adjacent to railroad tracks that may have historically been treated with an herbicide containing arsenic. If extensive earthwork in the immediate vicinity of the railroad tracks becomes necessary, consultation will be required with the following: a) Health and Safety personnel to determine the appropriate personal protective equipment required to ensure worker safety, and b) NAVFAC PWD Site Indian Head Environmental Office to determine appropriate soil handling procedures.

Contaminants/Munitions or Explosives of Concern: Prior to demolition, the building must be inspected by NSWC IHD personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC IHD decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Final

Environmental Condition of Property Report Enhanced Use Lease for Light Industrial Facility

Naval Support Facility, Indian Head Indian Head, Maryland

Prepared for:



Naval Facilities Engineering Command Washington
Public Works Department
NSF Indian Head
3972 Ward Road, Suite 101
Indian Head, MD 20640-5157

Prepared by:



Eastern Research Group, Inc.
14555 Avion Parkway
Suite 200
Chantilly, VA 20151-1102

January 25, 2011

NAVFACWASH Contract No. N40080-08-D-0307
Delivery Order No. 0037, Modification No. 02

FOR OFFICIAL USE ONLY

Installation: Naval Support Facility, Indian Head

Parcel/Site Location and Description: The parcel consists of approximately 16 acres within the northern portion of the non-restricted area on Cornwallis Neck. This parcel represents the potential location for the light industrial facility. The parcel is outlined by Earle Road to the west, Mason Road to the north, CDC Drive to the east, and Couden Road to the east and south. The parcel is crossed by Perkins Street, Haines Street, Mauldin Street, and Holden Drive. The parcel borders a site that is leased and under development by Lincoln Properties.
Refer to Appendix A for figures.

Proposed Real Estate Action Description: Property has been identified for an Enhanced Use Lease (EUL) agreement between a private developer and the Navy for redevelopment with light industrial facilities, potentially including a data center.

SITE SUMMARY INFORMATION

1. Information regarding site uses and any hazardous materials, contamination, or conditions. All available and pertinent files, records, reports and aerial photographs were reviewed and, where necessary, a site inspection and/or personal interviews were conducted to document the environmental conditions of the property to support the proposed real estate action. A summary of the conditions, sources of information (including location), and any required use restrictions are provided for each environmental condition.

A. Parcel/Site Uses:

Prior Uses: The EUL parcel was previously used as a housing area for base personnel and their families. Many of the housing units were established during the WWII time frame when almost 1,000 new residential units were constructed on and off the base. None of the buildings currently remain within the EUL parcel. The EUL parcel had also been used for mobile housing units. None of these units currently remain within the EUL parcel.

Current Uses: The EUL parcel is vacant land that currently has roads, concrete pads, and utility lines from previous use as a housing area.

Future Uses: Leased to a private developer for light industrial facilities.

B. Contaminants: ☒ Yes ☐ No ☐ Unknown

If yes, identify contaminant and media: From this area's past use as a housing site, there is the potential for minor contamination from residential application of pesticides or other chemicals. The EUL parcel is bordered on the south and east ends by a fence that, due to past treatments, has the potential for soil contamination from arsenic-containing herbicides leaching into the soil. The fence is on the opposite side of Couden Road from the area of interest. There is potential for contaminant migration, however significant contamination is not expected within the subject area.

In accordance with DoD policy regarding the classification of properties that may exhibit hazardous substance or petroleum contamination, the EUL parcel has been classified as **Category 1**. This category applies to properties where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas). No releases, disposals, or mitigation of hazardous substances have been documented within or adjacent to the EUL parcel; therefore there is no reason to suspect contamination.

Source of information: Current Geographic Information System (GIS) Database; IR Program studies; interviews with Tommy Wright, Bobby Harrison, and Nick Carros, Environmental Program Office

Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

C. Hazardous Materials Use: ☐ Yes ☒ No ☐ Unknown
Hazardous Materials Storage: ☐ Yes ☒ No ☐ Unknown

Type of HM: N/A

Type of Use and/or Storage: N/A

Source of information: Mark Yeaton, Environmental Program Office

Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

D. Treatment, Storage, Disposal of Hazardous Waste: ☐ Yes ☒ No ☐ Unknown

Source of information:

Mark Yeaton, Environmental Program Office

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

E. Underground Storage Tanks: ☐ Yes ☒ No ☐ Unknown

UST No._____ Gals. _____

Source of information: The former housing area utilized ASTs not USTs for fuel oil storage; therefore, there is no historical use of USTs. No USTs are currently within the subject area.

Bobby Harrison, Environmental Program Office; Current GIS Data

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

F. Above-Ground Storage Tanks: ☐ Yes ☒ No

AST No._____ Gals. _____

Source of information: As a former housing area, there is potential for past use of ASTs for residential application. No ASTs are currently present at the location. Contamination from AST use is expected to be minimal.

Current GIS Data; Bobby Harrison, Environmental Program Office

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

G. Presence of Polychlorinated Biphenyls (PCBs): ☐ Yes ☐ No ☒ Unknown

Source of information: There are two transformer poles within the area. One pole has two transformers and the other has three transformers. In the 1990s, the Navy performed a PCB survey at NSF Indian Head where any known PCB-containing equipment was removed. While this site has the potential to contain PCB contamination from historical leakage, it is unlikely. Refer to Appendix A for figure.

Current GIS Data; Nick Carros, Environmental Program Office

Restrictions or Land Use Controls: ☒ Yes ☐ No

If yes, please identify and explain in detail in Section 2 below.

H. Asbestos: ☐ Yes ☒ No ☐ Unknown

If yes: ☐ Friable ☐ Non-friable ☐ Unknown

Source of information: No buildings or other potential sources of asbestos currently exist within the EUL parcel. Any asbestos-containing materials in housing units formerly at the EUL parcel would have been removed during demolition.

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

I. Lead Paint: ☐ Yes ☐ No ☒ Unknown

Source of information: No buildings currently exist within the subject area. During the time the area was used for housing, it was common for paint that was used on both the exterior and interior of the buildings to be lead-containing. Minor contamination from peeling paint could be present, but due to the amount of time since buildings were in the area, it is not of concern.

Nick Carros, Environmental Program Office

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

J. Radon: ☐ Yes ☒ No ☐ Unknown

Source of information: Radon survey performed in the 1980s identified no radon levels of concern.

Mark Yeaton, Environmental Program Office

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

K. Radiological Materials: ☐ Yes ☒ No ☐ Unknown

Source of information: Mark Yeaton, Environmental Program Office

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

L. Solid/Bio-Hazardous Waste: ☐ Yes ☒ No ☐ Unknown

Source of information: Land is currently vacant and has not been used for the storage or disposal of solid or bio-hazardous waste. Nick Carros, Environmental Program Office

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

M. Munitions and Explosives of Concern: ☐ Yes ☒ No ☐ Unknown

Source of information: The area is not located within a Munitions Response Program (MRP) Site based on current GIS data.

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

N. Threatened or Endangered Species: ☐ Yes ☒ No ☐ Unknown

Source of information: The EUL parcel does not include any species protection areas. Therefore, actions within the parcel are not expected to impact any threatened or endangered species. Current GIS Data

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

O. Natural or Cultural Resources: ☒ Yes ☐ No ☐ Unknown

Source of information: The area includes a bald eagle's nest located along Haines Road called the Riverview Nest. Based on a December 2010 site visit, the nest is considered active for the 2010-11 nesting season.

Archeological site 18CH704 is located within the proposed light industrial facility area; however, this site was determined to be ineligible for listing on the National Register of Historic Places and no further action is required. In addition, a Phase I survey was performed in June 2010 in the western portion of the EUL parcel. Preliminary input from surveyors indicated that this area did not contain any archeological resources; therefore, no further action would be required. This determination is pending concurrence from SHPO. There are no historic buildings or districts within the site. Refer to Appendix A for figure.

R. Christopher Goodwin & Associates, Inc.; Seth Berry, Natural Resources Manager; Current GIS Data

Restrictions or Land Use Controls: ☒ Yes ☐ No

If yes, please identify and explain in detail in Section 2 below.

P. Use of Adjacent Property:

Current Use: The area bordering the north and east of the EUL parcel is used for residential housing and community support. Building 1600 to the northwest is the Medical and Dental Clinic. To the west is forest. To the south and east along Couden Road is Charles County property which includes athletic fields.

Past Use: The surrounding area was previously used for housing and community support as it is currently.

Source of information: Current and historical building database; GIS data; Phase I Archeological and Phase II historic Architectural Investigations Naval Surface Warfare Center, Indian Head, Charles County, Maryland. Volume 1. TAMS Consultants, Inc. 1995.; Phase I Cultural Resources Survey of Stump Neck Annex and Supplemental Architectural Investigations, Indian Head Naval Surface Warfare Center, Charles County, Maryland. R. Christopher Goodwin and Associates, Inc. 1998.

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

Q. Has the site had any Notices of Violation? ☐ Yes ☒ No.

If yes, please explain:

Source of information: Mark Yeaton, Environmental Program Office

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

R. Additional information or comments regarding questions shown above (*attach sheet(s) if additional room is needed*):

For additional information regarding the existing hydrogeology, geology, and climate of the EUL parcel, refer to Media Area #5 (Water Requirements and Sources), Media Area #15 (Geology and Soils), and Media Area #17 (Climate) of the Enhanced Use Lease for Power Plant and Light Industrial Facility Constraints Summary, respectively.

Source of information:

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

2. List of Land Use Controls required for Real Estate Action:

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination at the two transformer locations within the EUL parcel. While all known PCB-containing equipment was removed from the installation in the 1990s, an inspection must be performed and testing may be required if there is evidence of a historical release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Natural Resources: For actions within 750 feet of the bald eagle nest, the U.S. Fish and Wildlife Service (USFWS) would be consulted to address potential adverse effects to the nest due to construction activities and removal of surrounding trees. Time of Year (TOY) restrictions will be required for construction activities due to the proximity to the bald eagle nest and USFWS bald eagle biological opinion terms and conditions. In the event that removal of the bald eagle nest itself is required, USFWS would be consulted to address the mitigation procedures involved with an intentional "take" of a bald eagle or its nest. Mitigation requirements for nest removal may be required on or off the installation based on Mission constraints and USFWS consultation. If the nest is removed, TOY restrictions would not apply to the area.

3. Signature:

Based on records reviews, site inspections, and interviews, the environmental professional(s) certify that the environmental conditions of the property are as stated in this document and this property is suitable for outgrant.

Environmental Professional:

Jeffrey C Bossart — Signature

NSASP EV Program Director — Title

Jeffrey C Bossart — Print Name

23 March 2011 — Date

The real estate professional(s) acknowledge these restrictions and/or LUCs identified above and will ensure they are made a part of the outgrant document.

Real Estate Professional:

Deborah A Mooney — Signature

Real Estate Contracting Officer — Title

Deborah A Mooney — Print Name

26 March 2011 — Date

Property Owner (Activity or Region) acknowledges and accepts the foregoing statement of environmental conditions and the land use controls (if any) that will be required for this real estate outgrant:

[signature] — Signature

Public Works Officer NSASP — Title

Doug King — Print Name

3.24.2011 — Date

Appendix A
FIGURES

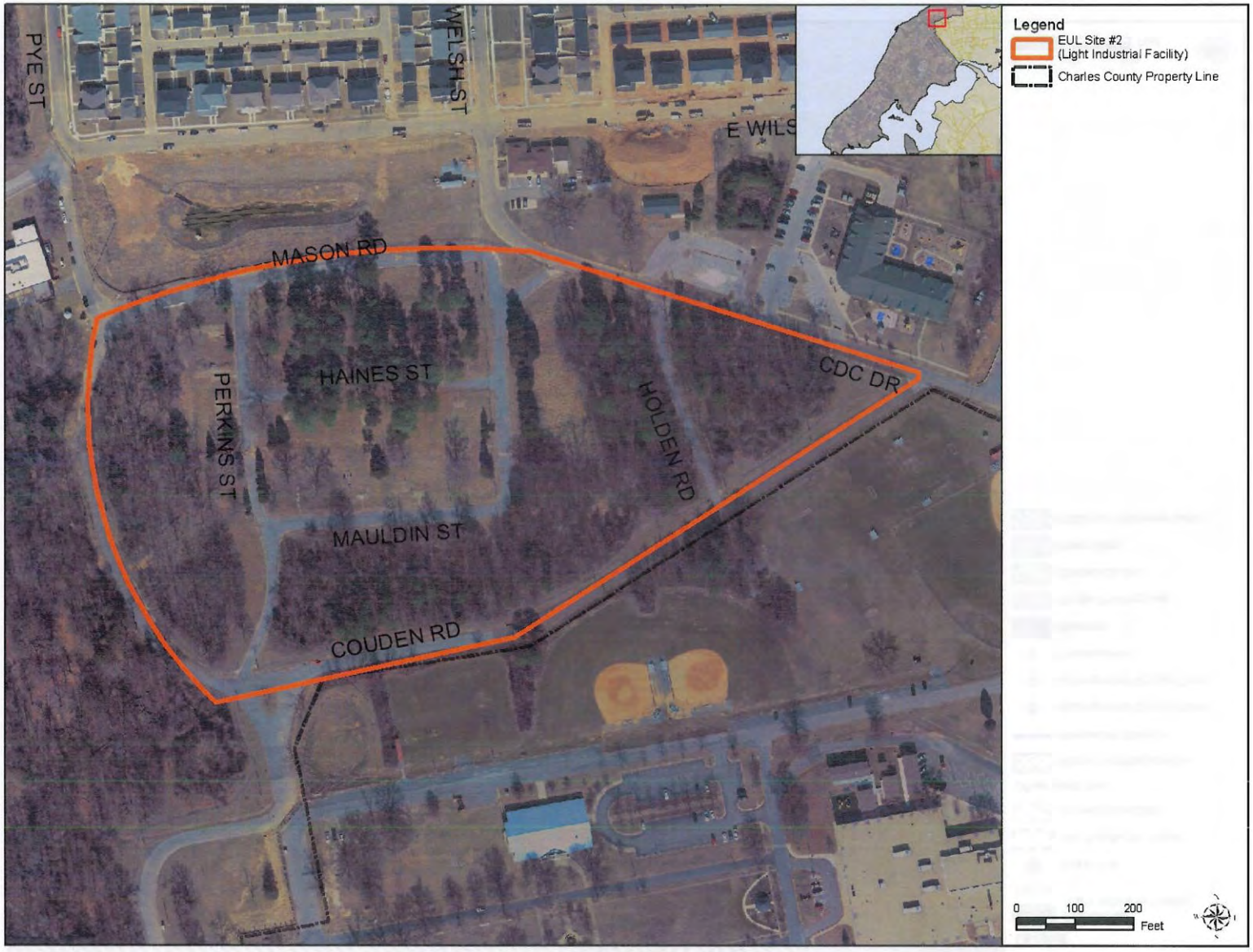


Figure 1: Aerial Map of Light Industrial Facility EUL Parcel

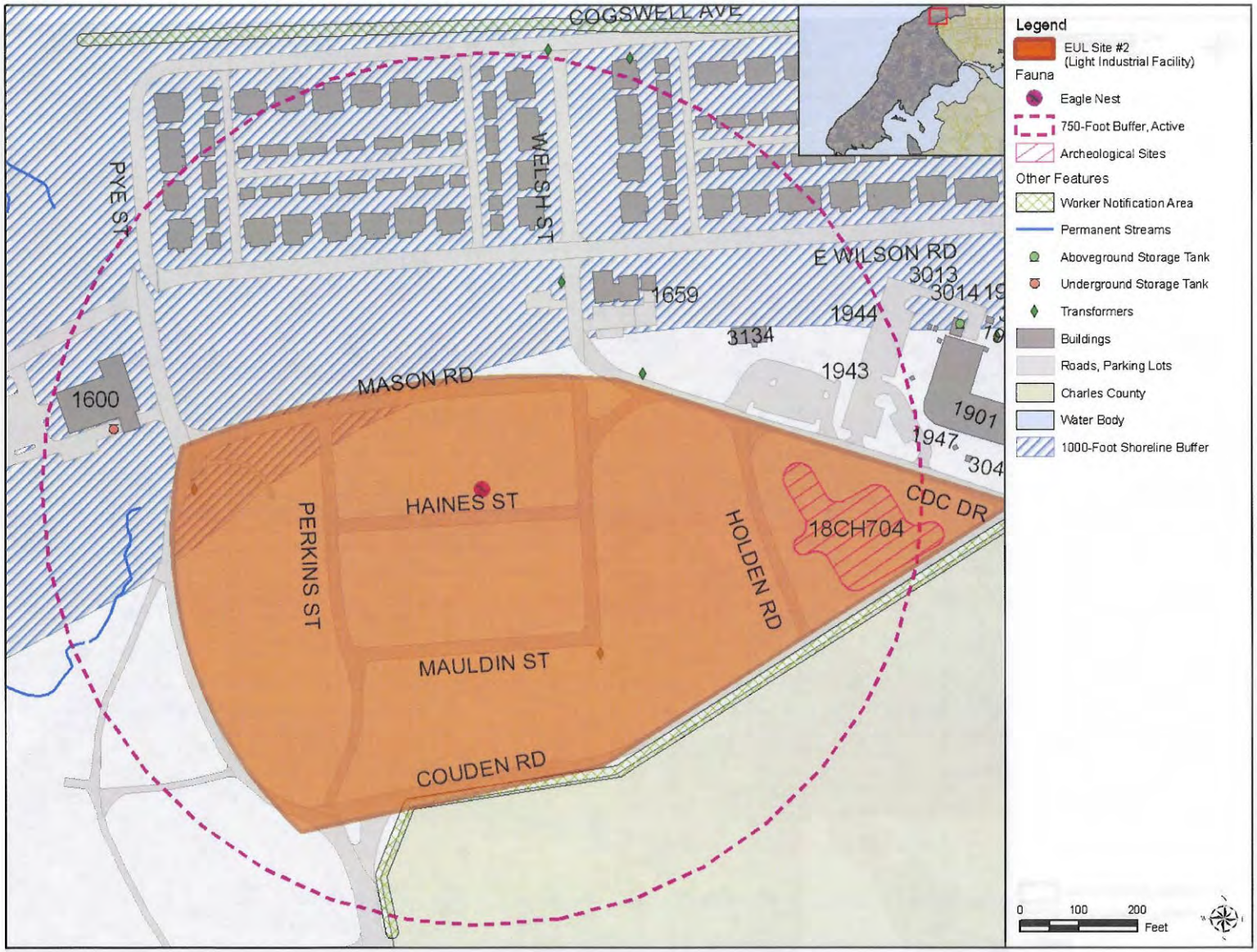


Figure 2: Environmental Constraints in Vicinity of Light Industrial Facility EUL Parcel

Final

Environmental Condition of Property Report
Public Works Relocation Area

Naval Support Facility, Indian Head
Indian Head, Maryland

Prepared for:



Naval Facilities Engineering Command Washington
Public Works Department
NSF Indian Head
3972 Ward Road, Suite 101
Indian Head, MD 20640-5157

Prepared by:



Eastern Research Group, Inc.
14555 Avion Parkway
Suite 200
Chantilly, VA 20151-1102

January 25, 2011

NAVFACWASH Contract No. N40080-08-D-0307
Delivery Order No. 0037, Modification No. 02

FOR OFFICIAL USE ONLY

Installation: Naval Support Facility, Indian Head

Parcel/Site Location and Description: The parcel consists of approximately 14 acres within the central portion of the non-restricted area on Cornwallis Neck. This parcel represents the potential location for the public works relocation and includes 20 existing buildings.
Refer to Appendix A for figures.

Proposed Real Estate Action Description: Property would be used by the Navy for construction of NAVFAC Public Works Department facilities to accommodate the relocation of functions that currently occupy the proposed natural gas power plant Enhanced Use Lease (EUL) parcel.

Site Summary Information

1. Information regarding site uses and any hazardous materials, contamination, or conditions. All available and pertinent files, records, reports and aerial photographs were reviewed and, where necessary, a site inspection and/or personal interviews were conducted to document the environmental conditions of the property to support the proposed real estate action. A summary of the conditions, sources of information (including location), and any required use restrictions are provided for each environmental condition.

A. Parcel/Site Uses:
Prior Uses: Same as current
Refer to Appendix B for each building's specific prior use
Current Uses: NAVFAC Public Works Department office space, storage, maintenance, and transportation facilities; CBIRF warehouse facilities; Navy Housing; NMCI server facility; and green space remaining from former golf course.
Refer to Appendix B for each building's specific current use
Future Uses: Additional NAVFAC Public Works Department facilities

B. Contaminants: ☒ Yes ☐ No ☐ Unknown
If yes, identify contaminant and media: There are two Installation Restoration (IR) sites within the parcel that designate areas with known or potential contamination concerns. Other contamination may be present within the parcel including, but not limited to, petroleum contamination resulting from spills and leaking equipment. Refer to Appendix C for detailed information on contaminants.
In accordance with DoD policy regarding the classification of properties that may exhibit hazardous substance or petroleum contamination, the PWD Relocation Area has been classified as **Category 7**. This category applies to properties that have not been evaluated or require additional evaluation. While the two IR sites present within the parcel have been remediated, there is reason to suspect the possible presence of other contaminants in the area. Further evaluation of these contamination concerns should be performed prior to execution of any property transfer involving the PWD Relocation Area.
Source of information: Current Geographic Information System (GIS) Database; IR Program studies; Nicholas Carros, Environmental Program Office; site visits
Restrictions or Land Use Controls: ☒ Yes ☐ No
If yes, please identify and explain in detail in Section 2 below.

C. Hazardous Materials Use: ☒ Yes ☐ No ☐ Unknown
Hazardous Materials Storage: ☒ Yes ☐ No ☐ Unknown
Type of HM: Various
Type of Use and/or Storage: As discussed in Appendix C (Contaminants), operations in Building 290 and 525 are likely to have used hazardous materials such as petroleum and transmission fluid. Building 290 also contains compressed gases (ammonium, chloride, cyanide, and hydrogen sulfide). Ozone-depleting substances have been found in the HVAC system of Building 289 and may be present in all of the 20 buildings addressed in this study.
Source of information: Mark Yeaton, Environmental Program Office; Matt Klimoski, Environmental Program Office; Stacey Davidson, Environmental Program Office; Material Location Summary Listing for 2009 Reporting Year; site visits
Restrictions or Land Use Controls: ☒ Yes ☐ No
If yes, please identify and explain in detail in Section 2 below.

D. Treatment, Storage, Disposal of Hazardous Waste: ☒ Yes ☐ No ☐ Unknown
Source of information: One building (290) is listed in the Environmental Program Office records as being currently used as a satellite site for the storage of hazardous waste. Based on a December 2010 site visit and interview with building operator, no known hazardous waste is stored in the building other than the oily fluid in the pit discussed in Appendix C (Contaminants). Building 289 was previously used as a less-than-90-day storage space for hazardous waste but was closed in 1998.
Mark Yeaton, Environmental Program Office; site visit
Restrictions or Land Use Controls: ☒ Yes ☐ No
If yes, please identify and explain in detail in Section 2 below.

E. Underground Storage Tanks: ☐ Yes ☒ No ☐ Unknown
UST No._____ Gals. _____
Source of information: There are no known USTs within the 14-acre area.
Current GIS Data
Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

F. Above-Ground Storage Tanks: ☒ Yes ☐ No
AST No._____ Gals. _____
Source of information: There are twelve (12) ASTs within the 14-acre area. This includes four 500-gallon fuel oil ConVault tanks serving the houses along Pickens Lane; one 500-gallon fuel oil ConVault tank at Bldg. 289; four 51,729-gallon fuel oil, one 15,325-gallon diesel, and two 51,729-gallon gasoline steel tanks with a secondary containment dike at the tank farm behind Building 658.
Current GIS Data
Restrictions or Land Use Controls: ☒ Yes ☐ No
If yes, please identify and explain in detail in Section 2 below.

G. Presence of Polychlorinated Biphenyls (PCBs): ☐ Yes ☐ No ☒ Unknown
Source of information: 19 transformers and three (3) identified buildings within the 14-acre area may have historically contained PCBs. While the base is considered to be free of all PCB-containing equipment, soil contamination around these buildings is possible from leakage of historical equipment. See Appendix D for details.
Mark Yeaton, Environmental Program Office; Current GIS Data
Restrictions or Land Use Controls: ☒ Yes ☐ No
If yes, please identify and explain in detail in Section 2 below.

H. Asbestos: ☒ Yes ☐ No ☐ Unknown
If yes: ☐ Friable ☐ Non-friable ☒ Unknown
Source of information: Asbestos-containing materials have been identified in Building 658. A non-destructive survey was performed by Applied Environmental on Building 624 and no suspected asbestos containing materials were found. Asbestos containing materials may be present at all other buildings addressed in this study. See Appendix E for details.
Applied Environmental, Inc.
Restrictions or Land Use Controls: ☒ Yes ☐ No
If yes, please identify and explain in detail in Section 2 below.

I. Lead Paint: ☒ Yes ☐ No ☐ Unknown
Source of information: Lead-containing paint has been identified in Buildings 624 and 658 and may be present at all 20 buildings addressed in this study. See Appendix E for details.
Applied Environmental, Inc.
Restrictions or Land Use Controls: ☒ Yes ☐ No
If yes, please identify and explain in detail in Section 2 below.

J. Radon: ☐ Yes ☒ No ☐ Unknown
Source of information: Radon survey performed in the 1980s identified no radon levels of concern.
Mark Yeaton, Environmental Program Office
Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

K. Radiological Materials: ☒ Yes ☐ No ☐ Unknown
Source of information: Per a site visit and interview with the building manager, Building 290 contains small amounts of α and β radiation sources used to calibrate radiologic equipment.

Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

L. Solid/Bio-Hazardous Waste: ☐ Yes ☒ No ☐ Unknown
Source of information: See Section D regarding hazardous wastes. No other solid or bio-hazardous wastes are associated with the buildings in this study.
Mark Yeaton, Environmental Program Office
Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

M. Munitions and Explosives of Concern: ☒ Yes ☐ No ☐ Unknown
Source of information: There are no Munitions Response Areas within the 14-acre area. Buildings 290 and 658 have probable explosives contamination. It is unknown whether Buildings 83, 1858, C-101, INH000004_cb, INH000040_cb, D2, D2D, D6, D6B, D7, D7A, and D8 have explosives contamination.
Current GIS Data; Anne Caris, Decontamination and Demotion Specialist
Restrictions or Land Use Controls: ☒ Yes ☐ No
If yes, please identify and explain in detail in Section 2 below.

N. Threatened or Endangered Species: ☐ Yes ☒ No ☐ Unknown
Source of information: The 14-acre area does not include any species protection areas. Therefore, actions within the parcel are not expected to impact any threatened or endangered species.
Current GIS Data
Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

O. Natural or Cultural Resources: ☒ Yes ☐ No ☐ Unknown
Source of information: Approximately 8 acres of land within the public works relocation boundary, and 8 of the 20 affected buildings, are within the Indian Head Residential Historic District. Of these, 7 buildings (Buildings D2, D2D, D6, D6B, D7, D7A, and D8) and the former golf course that runs through the southern portion of this site are contributing elements to the historic district. Approximately 1 acre of land within the public works relocation boundary, and 3 of the 20 affected buildings, are within the Naval Proving Ground Historic District. Of these, 2 buildings (Buildings 83 and 185) are contributing elements to the historic district. The contributing elements located within the public works relocation boundary require consultation with the MD SHPO. There are several large, mature trees along the perimeter of the former golf course and elsewhere within the 14-acre site.
Current GIS Data; Historic architectural and archeological surveys
Restrictions or Land Use Controls: ☒ Yes ☐ No
If yes, please identify and explain in detail in Section 2 below.

P. Use of Adjacent Property:
Current Use: Refer to Appendix B for details
Past Use: Refer to Appendix B for details
Source of information: Current and historical building database, GIS data, historic architectural surveys, 1952 map of NSF Indian Head.

Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

Q. Has the site had any Notices of Violation? ☐ Yes ☒ No
If yes, please explain:

Source of information: Mark Yeaton, Environmental Program Office

Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

R. Additional information or comments regarding questions shown above (*attach sheet(s) if additional room is needed*):

Refer to Appendix F for references.

For additional information regarding the existing hydrogeology, geology, and climate of the 14-acre area, refer to Media Area #5 (Water Requirements and Sources), Media Area #15 (Geology and Soils), and Media Area #17 (Climate) of the Enhanced Use Lease for Power Plant and Light Industrial Facility Constraints Summary, respectively.

Source of information:

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

2. List of Land Use Controls required for Real Estate Action:

Refer to Appendix G for the environmental conditions, restrictions, and land use controls pertaining to the 14-acre site and each of the 20 buildings.

3. Signature:

Based on records reviews, site inspections, and interviews, the environmental professional(s) certify that the environmental conditions of the property are as stated in this document and this property is suitable for outgrant.

Environmental Professional:

Jeffrey C Bocart — Signature

NSASP EV Program Director — Title

Jeffrey C Bocart — Print Name

23 March 2011 — Date

The real estate professional(s) acknowledge these restrictions and/or LUCs identified above and will ensure they are made a part of the outgrant document.

Real Estate Professional:

Deborah A Moomey — Signature

Real Estate Contracting Officer — Title

Deborah A Moomey — Print Name

29 March 2011 — Date

Property Owner (Activity or Region) acknowledges and accepts the foregoing statement of environmental conditions and the land use controls (if any) that will be required for this real estate outgrant:

Signature

Public Works Officer NSASP — Title

Doug King — Print Name

3.24.2011 — Date

List of Appendices

Appendix A: FIGURES
Appendix B: BUILDING LIST, CURRENT AND HISTORICAL USE OF PROPERTY
Appendix C: CONTAMINANTS
Appendix D: POLYCHLORINATED BIPHENYLS
Appendix E: LEAD-CONTAINING PAINT AND ASBESTOS-CONTAINING MATERIALS
Appendix F: REFERENCES
Appendix G: ENVIRONMENTAL CONDITIONS, RESTRICTIONS AND LAND USE CONTROLS

Appendix A
FIGURES

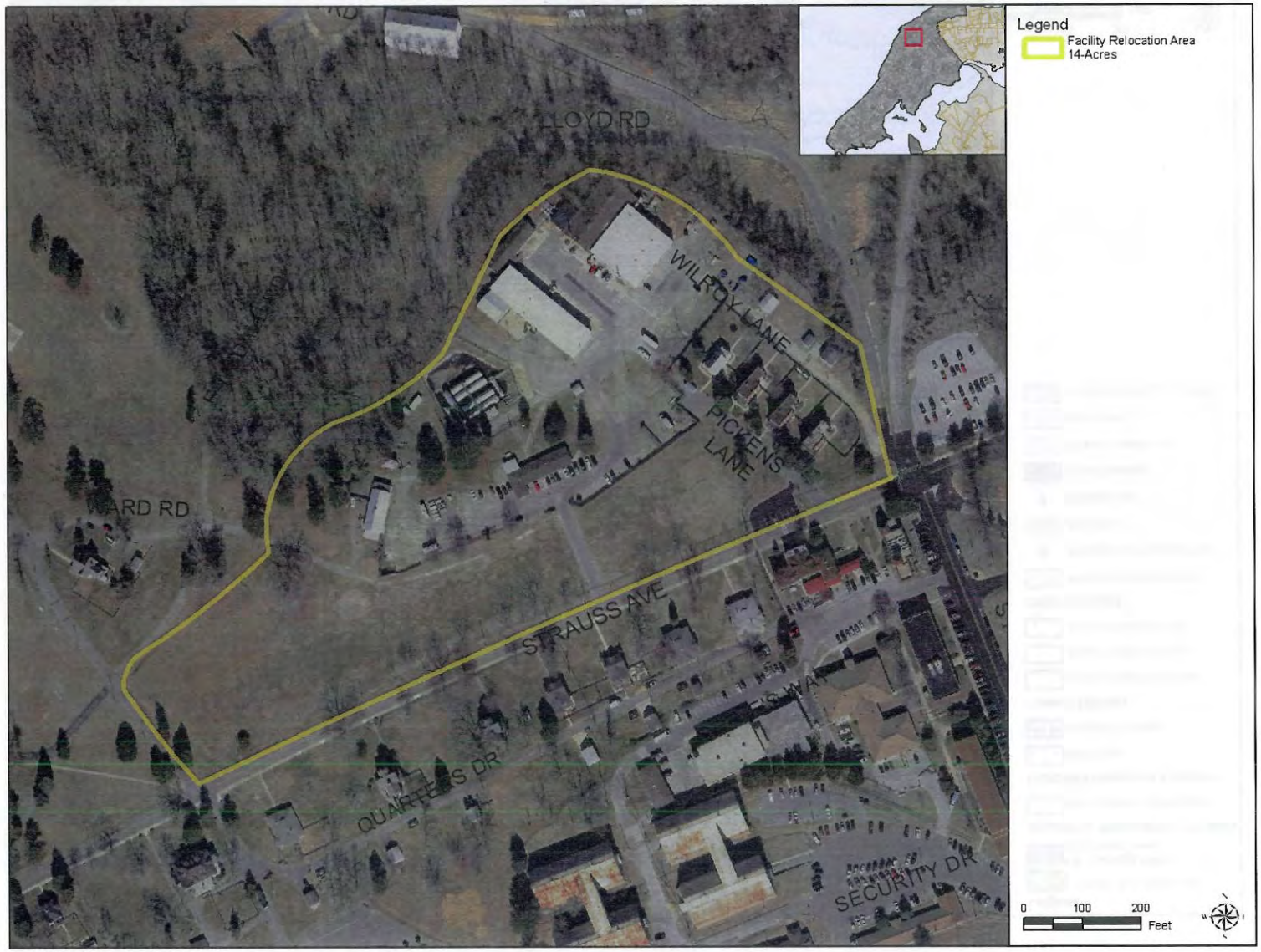


Figure 1: Aerial Map of Public Works Relocation Area

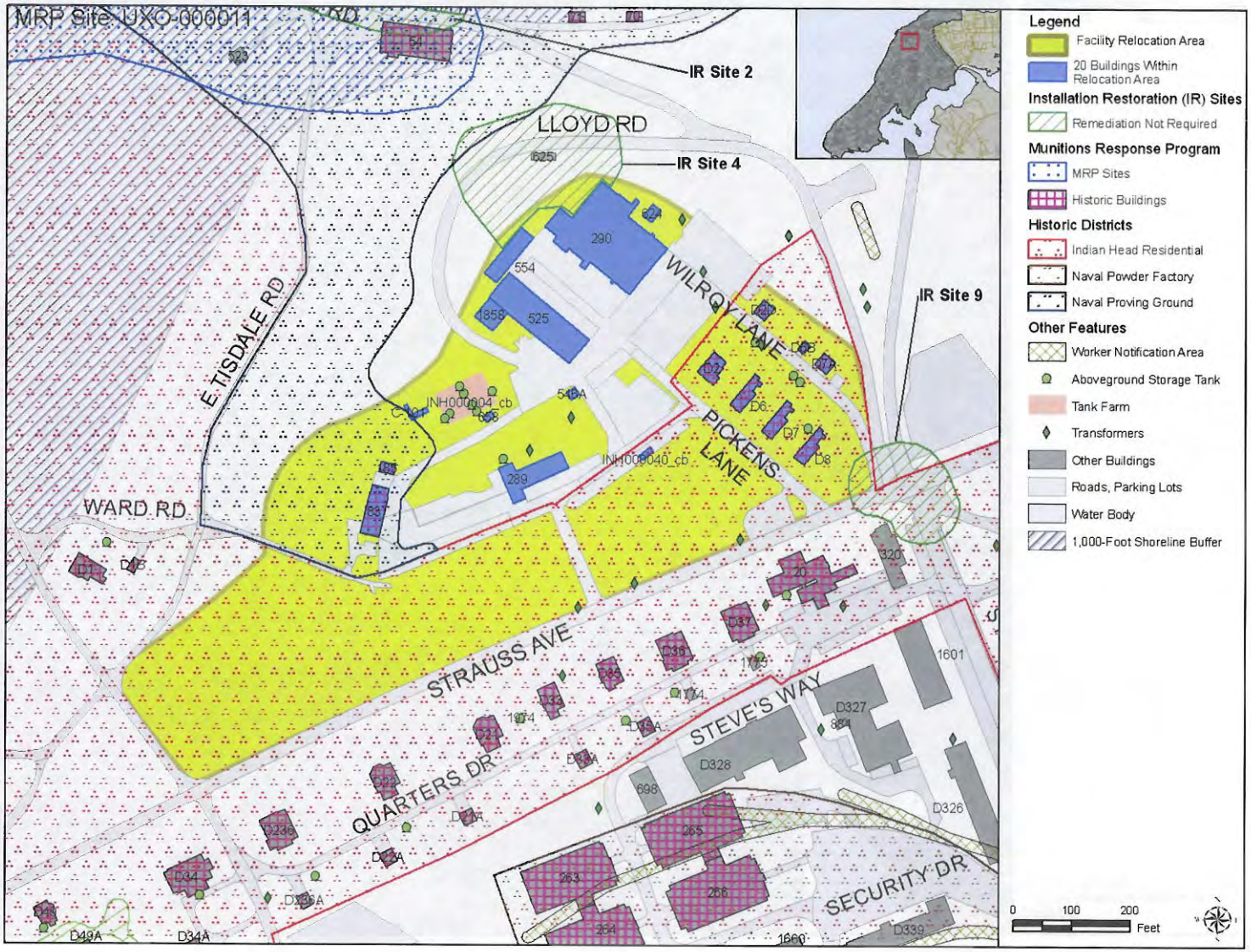


Figure 2: Environmental Constraints in Vicinity of Public Works Relocation Area

Appendix B

BUILDING LIST, CURRENT AND HISTORICAL USE OF PROPERTY

The land addressed in this survey is currently occupied by NAVFAC Washington Public Works Department office space, storage, maintenance, and transportation facilities; CBIRF warehouse facilities; Navy housing; an NMCI server facility; the former golf course; and associated parking areas.

Nearly all of the buildings within this site were constructed prior to 1950, the exceptions being the cargo boxes and the vehicle wash rack facility (Building 1858). While the specific operations taking place within these facilities have evolved over the years, as indicated in Table B-1 below, the general use of the survey area has remained essentially unchanged for several decades.

The NSF Indian Head golf course is primarily located to the west of the survey area, but does extend into the southern and western portions of the site. The golf course was first developed by officers in 1919 as a makeshift three-hole course. It was expanded to six holes in 1927, and again to its current nine-hole configuration in 1928. Routine golf activities at the course were suspended in 2008, and the Navy is currently in the process of converting the course to a disc golf configuration.

Buildings 624 and 658 are planned for demolition under the Navy's Infrastructure Reduction Program, and will no longer exist at the time of execution of the public works relocation.

The Navy is currently in negotiations with the Maryland Historical Trust (MHT) regarding potential relocation options for Building 185. This building is likely to be relocated prior to execution of the EUL. The Navy is also in negotiations with MHT regarding potential adaptive reuse of Buildings D6, D7, and D8. Associated garages (Buildings D6B and D7A) are not likely to be retained and may no longer exist at the time of execution of the public works relocation.

Buildings D2 and D2D are likely to be demolished in the foreseeable future by Lincoln Properties, LLC, per an existing programmatic agreement with MHT. These buildings may no longer exist at the time of execution of the public works relocation.

Table B-1 lists the building number, name, prior use, and current use for the 20 buildings addressed in this survey.

Adjacent Property

The property along the southern perimeter of the land addressed in this survey (Strauss Avenue) is primarily occupied by historic buildings that are part of the Indian Head Residential Historic District. This includes single-family homes for married officers; the NSWC IHD Headquarters (Building 20); and the chapel (Building 320). Most of these buildings were constructed prior to the start of World War II. Use of the property has not changed significantly since that time.

The property to the north and west of the land addressed in this survey is largely undeveloped and is the site of the former golf course. Within the golf course there are several historic officer houses (Buildings D1, D3, D4, and D5). There is a helipad off N. Dashiell Rd. near Building 1602. The area along Torrense Road leading to the marina includes the former Naval Proving Grounds. This area was used from 1891 through 1921 for experimental research, development and testing of Navy ordnance, including gun proving and testing of projectiles, armor plates, and mines. As a result of these operations, much of the area is considered a Munitions Response Program (MRP) site with potential for buried unexploded ordnance (UXO).

The property to the north and east of the land addressed in this survey is primarily occupied by a sewage treatment plant and associated facilities, a permanent stream channel, and a non-tidal forested wetland that becomes seasonally flooded and saturated.

Please refer to Appendix C (Contaminants) for a discussion of contamination concerns resulting from current and historical use of the property adjacent to the site.

Table B-1. Building Use

Building Number	Building Name	Area (SF)	Occupant[1]	Current Use	Prior Use
83	STOREHOUSE-GROUNDS	2,880	NSASP	Storehouse-Grounds	Barn (1912-1927); Storehouse (1927-current)
185[2]	STOREHOUSE	290	NAVFAC	Storehouse	Foremans House (1912-1916); Telephone Central (1916-1932); Same as current (1932-current)
289	OFFICE BUILDING - ENVIRONMENTAL	3,400	NAVFAC	Office Building-Environmental	Garage and Grounds Office (1927-1950; 1955-1957); Transportation and Labors Office (1950-1955; 1957-1999); Facility and Contracts Office (1999-unknown); Same as current (unknown-present)
290	CBIRF MAINTENANCE GARAGE/ NMCI SHOP	17,887	CBIRF	CBIRF NBC Storage/ Garage/ NMCI Shop	Garage and Auxiliary Stores (1927-present)
525	MAINTENANCE SHOP/ HEAVY EQUIPMENT	9,288	NSASP	Maintenance Shop- Heavy Equipment	Garage (1947-1957); Auto and Equipment Maintenance Shop (1957-2006); Fire Truck Garage (2006-2008); Same as current (2008-present)
546A	STORAGE SHED	208	NAVFAC	Storage Shed	Foamite Shed (1943-1976); Storage Shed (1976-present)
554	NATURAL RESOURCES	2,715	NSASP	Natural Resources	Change House, Driver Training and Dispatcher (1947-2009); Same as current (2009-present)
624[2]	STOREHOUSE-MAINTENANCE	425	NAVFAC	Storehouse-Maintenance	Oil Storehouse (1947-1967); General Maintenance Storehouse (1967-present)
658[2]	PUMP HOUSE-LIQUID FUEL	153	NSASP	Pump House-Liquid Fuel	Same as current (1949-present)
1858	WASH RACK-VEHICLES	1,476	NSASP	Wash rack-vehicles	Same as current (1999-present)
C-101	C101	Unknown	Unknown	Unknown	Unknown
D2[2]	MOQ S – 7 Pickens Lane	3,645	PPV	Vacant	Married officers quarters
D2D[2]	Garage- 7 Pickens Lane	550	PPV	Vacant	Garage for married officers quarters
D6[2]	MOQ R- 5 Pickens Lane	2,347	PPV	Vacant	Married officers quarters
D6B[2]	Garage- 5 Pickens Lane	230	PPV	Vacant	Garage for married officers quarters
D7[2]	MOQ Q- 3 Pickens Lane	2,347	PPV	Vacant	Married officers quarters
D7A[2]	Garage- 3 Pickens Lane	540	PPV	Vacant	Garage for married officers quarters

Table B-1. Building Use

Building Number	Building Name	Area (SF)	Occupant[1]	Current Use	Prior Use
D8[2]	MOQ P- 1 Pickens Lane	2,347	PPV	Vacant	Married officers quarters
INH000004_cb	C981	Unknown	Unknown	Unknown	Unknown
INH000040_cb	C981	Unknown	Unknown	Unknown	Unknown

Notes:

[1] Organizations:
NSASP = Naval Support Activity South Potomac
NAVFAC = Naval Facilities Engineering Command Washington
CBIRF = Chemical/Biological Incident Response Force
PPV = Public-Private Venture

[2] Building may be demolished or relocated under the Navy's Infrastructure Reduction Program or by Lincoln Properties prior to execution of the public works relocation.

Appendix C

CONTAMINANTS

Contamination concerns within the PWD Relocation Area were assessed by performing site visits, interviews with building managers, and GIS research. Results from historical sampling and surveying have been noted in this checklist. However, no sampling or surveying directly associated with this project have been performed.

There are two Installation Restoration (IR) sites within the parcel that designate areas with known or potential contamination concerns. Other contamination may be present within the parcel including, but not limited to, petroleum contamination resulting from spills and leaking equipment.

In accordance with DoD policy regarding the classification of properties that may exhibit hazardous substance or petroleum contamination, the PWD Relocation Area has been classified as **Category 7**. This category applies to properties that have not been evaluated or require additional evaluation. While the two IR sites present within the parcel have been remediated, as described below, there is reason to suspect other cases of possible petroleum or chemical releases within this area. Further evaluation of these contamination concerns should be performed prior to execution of any property transfer involving the PWD Relocation Area.

Below is a description of the suspected contamination concerns within the parcel.

Installation Restoration Sites

There are two (2) Installation Restoration (IR) sites within the 14-acre area. IR Site 4 (Lloyd Road Oil Spill), which encompasses the northern corner of the 14-acre area and is adjacent to Buildings 290 and 554, was the site of an oil spill that occurred prior to 1981 when approximately 50-100 gallons of waste oil spilled from a dumpster on Lloyd Road. In 2006, a Decision Document was signed by the Navy and EPA recommending no further remediation activities for IR Site 4.

IR Site 9 (Patterson Avenue Oil Spill), which encompasses the southeastern corner of the 14-acre area, was the site of a 1959 oil spill when approximately 10,000 gallons of fuel oil were spilled from a tanker truck on Patterson Avenue. In 2004, a Decision Document was signed by the Navy and EPA recommending no further remediation activities for IR Site 9.

Other Areas of Concern

A site visit was performed in December 2010 and revealed the following potential contamination concerns:

- Building 290 contains a large pit filled with what appears to be oil and sludge in the front bay. Building occupants were not aware of the source of this spill. In the back bay, the concrete floor has extensive staining, indicating petroleum spills associated with the building's historical use as a motor pool. At the time of the site visit, there was also a small oil leak from a space heater.

- Building 525 is expected to have petroleum contamination due to historical use as a garage (Davidson, 2010; Klimoski, 2010).

- Building 546A has four floor drain lines indicating potential for contamination depending on historical use. It is unknown where the drain lines discharge to or whether they may have been used for hazardous materials or wastes.

- Building 658 contains evidence of liquid fuel spills (odor and floor staining) from fuel pumping equipment. There is potential soil contamination outside of the building resulting from poor alignment between an overflow barrel and the receiving trench that carries the fuel back into the tank containment area.

- The tank farm behind Building 658 has potential diesel, gasoline, and #2 fuel oil contamination beneath the lined basin.

This study did not identify any contamination concerns presented by the current or historical use of properties adjacent to the PWD Relocation Area. Several of the historic officer houses along Strauss Avenue have aboveground fuel oil storage tanks, which are located approximately 100 to 200 feet from the southern perimeter of the PWD Relocation Area. There is no record of spill or release directly from these fuel tanks into the environment. The Naval Proving Grounds MRP site, which comes to within approximately 200 feet of the northern perimeter of the relocation area, is not expected to present any UXO or other contamination concerns within the relocation area.

Appendix D

POLYCHLORINATED BIPHENYLS

Polychlorinated biphenyls (PCBs) were commonly used in transformers and some equipment throughout the installation. According to GIS data, 9 sets of transformers are installed within the 14-acre area. PCBs were banned from use by the Environmental Protection Agency (EPA) in 1979 and any transformer installed after that date is assumed to be free of PCBs. Of the 9 sets of transformers, all known installation dates were prior to 1979 and may contain PCBs. Table D-1 provides information for the 9 sets of transformers that could contain PCBs. Each transformer set may include multiple transformers; these 9 transformer sets comprise a total of 19 transformers that may contain PCBs.

Table D-1. Transformers Potentially Installed Prior to 1979

Transformer Set ID	Number of Transformers in Set	Pole or Pad Mounted	Nearest Building(s)	Year Installed
1972	1	Pole	NA	1969
1973	3	Pole	NA	1969
1975	3	Pole	NA	1969
1920b	3	Pole	289	1970
INH000009	3	Pole	546A	Unknown
1898	1	Pole	D-2; D-2D; D-6; D-6B	1960
INH000008	1	Pole	D-2; D-2D	Unknown
94a	1	Pole	290	Unknown
95a	3	Pole	290; 624	1970

This study also included the review of a list of PCB-containing equipment that was compiled in 1995. This list, provided by the Environmental Office Hazardous Waste Program Manager (Mark Yeaton), lists mostly transformers but includes some additional types of equipment such as electrical switches and breakers. This list includes a total of 3 pieces of equipment that, based on the building number, appear to be associated with one of the 20 buildings addressed in this study. This information is provided in Table D-2.

Table D-2. 1995 Records of PCB-Containing Equipment

Building Number	PCB Information
289	Possibly in pole-mounted transformer set (1920b) within 25 feet of Building 289.
290	Possibly in pole-mounted transformer set (94a or 95a) located approximately 50 feet from the building.
525	Possibly in pole-mounted transformer set (INH000009) near Building 546A

One of these three items appears to closely match a transformer set listed in Table D-1. There is a transformer within 25 feet of Building 289 which matches up with the transformer set listed in Table D-2. Therefore, it is highly likely that the transformer at this building historically contained PCBs.

PCB sources are believed to no longer be present at the installation. In the1990s, the Navy performed a PCB survey at NSF Indian Head where any visible PCB sources were removed. By the early 2000s, the last known PCB-containing transformer was removed from the base. While PCB-containing equipment is no longer believed to be present, contamination from historical

leaks may be a concern. While PCB contamination should be minimal, transformer locations should be inspected prior to demolition (Carros, 2010, and Klimoski, 2011).

Appendix E

LEAD CONTAINING PAINT AND ASBESTOS-CONTAINING MATERIALS

Lead-containing paint and asbestos-containing materials may be present at many of the buildings. Lead paint and non-destructive asbestos surveys have been performed on two (2) of the 20 buildings addressed in this study. The survey results are summarized in Table E-1.

Table E-1. Lead and Asbestos Survey Data

Building Number	Building Name	Year Constructed	Lead Paint Details	Asbestos Details	Source of Information
624	Storehouse-Maintenance	1942	Lead paint was found on the rakeboard and the rail.	No suspected asbestos containing materials found.	December 2009 survey by Applied Environmental
658	Pump House-Liquid Fuel	1941	Lead paint was found on the wall, window, pipe, and filter.	Asbestos containing materials were found in interior walls and ceiling and presumed asbestos containing materials were found in exterior windows and exterior HVAC duct.	November 2009 survey by Applied Environmental

Asbestos surveys did not involve destructive methods such as removal of flooring or wall panels to access any hidden asbestos-containing materials. Accordingly, additional surveys may be necessary prior to demolition to fully characterize the presence of asbestos-containing materials.

Lead-based paint was phased out of use by the EPA starting in 1978. However, lead-containing paint (i.e., paint that contains lead at a content below the threshold for lead-based paint) may still be present in paint used after 1978 and on buildings that have not been remediated for lead paint. Certain asbestos-containing materials began to be phased out of use by the EPA starting in 1973. Asbestos is still permitted in the manufacture of materials such as pipeline wrap, roofing felt, and roof coatings. Table E-2 summarizes the buildings that have not yet had a lead paint or asbestos survey with the year of construction. A lead paint and asbestos survey of all buildings is required prior to demolition. If lead-containing paint or asbestos is found, any remediation and/or demolition will require adherence to MDE and federal lead paint and asbestos management regulations.

Table E-2. Buildings without Lead Paint and Asbestos Surveys

Building Number	Building Name	Year Constructed
83	Storehouse- Grounds	1892
185	Storehouse- Riggers	1901
289	Facility Contracts Office	1918
290	Maintenance Garage	1927
525	Maintenance Shop/ Heavy Equipment	1943
546A	Storage Shed	1943
554	Driver Training/ Dispatcher	1941
1858	Wash Rack- Vehicles	1999
C-101	C101	Unknown
INH000004_cb	C981	Unknown
INH000040_cb	C981	Unknown
D2	MOQ S-7 Pickens Lane	1999
D2D	Garage- 7 Pickens Lane	1941
D6	MOQ R- 5 Pickens Lane	1899
D6B	Garage- 5 Pickens Lane	1930
D7	MOQ Q- 3 Pickens Lane	1899
D7A	Garage- 3 Pickens Lane	1920
D8	MOQ P- 1 Pickens Lane	1943

Appendix F.
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Appendix G

ENVIRONMENTAL CONDITIONS, RESTRICTIONS AND LAND USE CONTROLS

14-Acre Area

ASTs: There are 12 aboveground storage tanks (ASTs) within the 14-acre area. The tanks are checked on a regular basis and have not shown evidence of leaks. Disposal of ASTs must be coordinated with the Spill Prevention Control and Countermeasures Manager. Removed tanks must have the associated lines cleaned of any residual fuel and removed along with the tank itself.

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination at the 16 transformer locations across the site. An inspection must be performed and testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Cultural Resources: Construction within and actions potentially affecting the historic district require consultation with the Maryland Historical Trust (MHT) to determine potential for adverse effect. Actions potentially affecting Buildings 83, 185, D2, D2D, D6, D6B, D7, D7A, and D8 also require consultation with the MHT to determine whether these actions constitute an adverse effect. Any adverse effects to these buildings, the Indian Head Residential Historic District, or the Naval Proving Ground Historic District require development of a Memorandum of Agreement (MOA) with MHT to identify appropriate mitigation measures.

Natural Resources: Tree clearing may necessitate replanting. For every 1 urban landscaping tree removed, 2 similar trees are to be planted.

Building 83: Storehouse- Grounds

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Cultural Resources: Any actions affecting this building, including renovation or demolition, require consultation with the Maryland Historical Trust (MHT) to determine whether these actions constitute an adverse effect. Any adverse effects require development of a Memorandum of Agreement (MOA) with MHT to identify appropriate mitigation measures.

Building 185: Storehouse

[The Navy is currently in negotiations with the Maryland Historical Trust regarding potential relocation options for Building 185. This building is likely to be relocated prior to execution of the EUL.]

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Cultural Resources: Any actions affecting this building, including renovation or demolition, require consultation with the Maryland Historical Trust (MHT) to determine whether these actions constitute an adverse effect. Any adverse effects require development of a Memorandum of Agreement (MOA) with MHT to identify appropriate mitigation measures.

Building 289: Office Building - Environmental

Hazardous Materials: There are ozone-depleting substances (ODS) within a Split System Compressor. FAR Clause (23.804 a and b) regarding ODS must be included in any contract scope regarding removal of this equipment. Service records, disposal records, and new installation records must be forwarded to the NAVFAC Refrigeration Management Office (POC Bill Summers, william.m.summers@navy.mil).

ASTs: Disposal of aboveground storage tanks (ASTs) must be coordinated with the Spill Prevention Control and Countermeasures Manager. Removed tanks must have the associated lines cleaned of any residual fuel and removed along with the tank itself.

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination around this building. Transformers must be inspected prior to demolition. Testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 290: CBIRF Maintenance Garage/ NMCI Shop

Contaminants/Munitions or Explosives of Concern: Prior to demolition, the building must be inspected by NSWC IHD personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC IHD decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

Hazardous Materials: Any hazardous materials stored in this building will be removed or recovered by the Navy or CBIRF prior to demolition. An inspection will be performed after equipment is removed to identify any residual contamination. If residual contamination is found, any remediation and/or demolition will require adherence to MDE and federal hazardous material management regulations.

The oily fluid and sludge within the pit must be characterized and disposed of properly prior to building demolition. Workers handling this material must wear proper personal protective equipment (PPE).

Hazardous Wastes: Prior to demolition, building must be visually inspected to determine presence of hazardous wastes. If previously stored wastes are still present, the activity responsible for management of the building should remove and properly dispose of materials prior to demolition. All equipment should also be removed prior to demolition. If residual contamination is expected, ensure proper PPE is utilized.

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination around this building. Transformers must be inspected prior to demolition. Testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 525: Maintenance Shop- Heavy Equipment

Hazardous Materials: Any hazardous materials stored in this building will be removed or recovered by the Navy prior to demolition. An inspection will be performed after equipment is removed to identify any residual contamination. If residual contamination is found, any remediation and/or demolition will require adherence to MDE and federal hazardous material management regulations.

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination around this building. Transformers must be inspected prior to demolition. Testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 546A: Storage Shed

Contaminants: Prior to demolition, the drain lines associated with this building must be inspected to determine whether any hazardous materials or wastes are present. Any such contaminants must be handled and disposed of properly while avoiding spills or leaks to the surrounding environment.

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination around this building. Transformers must be inspected prior to demolition. Testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 554: Natural Resources

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 624: Storehouse- Maintenance

[This building will be demolished under a separate effort and will no longer be present at the site when this project is executed]

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination around this building. Transformers must be inspected prior to demolition. Testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Asbestos: A survey of the building and associated infrastructure has been conducted and did not identify any asbestos-containing materials (ACM). However, further surveys using destructive methods may be necessary to identify any ACM present in hidden areas (e.g., underneath floors or behind wall panels). Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure has been conducted and lead-containing paint was found. Any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 658: Pump House- Liquid Fuel

[This building will be demolished under a separate effort and will no longer be present at the site when this project is executed]

Contaminants/Munitions or Explosives of Concern: Prior to demolition, the building must be inspected by NSWC IHD personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC IHD decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

Soil sampling near the overflow trench will be required prior to demolition to test for fuel contamination.

ASTs: Disposal of aboveground storage tanks (ASTs) must be coordinated with the Spill Prevention Control and Countermeasures Manager. Removed tanks must have the associated lines cleaned of any residual fuel and removed along with the tank itself. The lined basin underneath the tank farm should be inspected for contamination prior to demolition. Demolition must be performed in a manner that will prevent release of any contamination to the surrounding environment.

Asbestos: A survey of the building and associated infrastructure has been conducted and asbestos-containing materials (ACM) were found. Further surveys using destructive methods may be necessary to identify any ACM present in hidden areas (e.g., underneath floors or behind wall panels). Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure has been conducted and lead-containing paint was found. Any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building 1858: Wash Rack- Vehicles

Contaminants/Munitions or Explosives of Concern: Prior to demolition, the building must be inspected by NSWC IHD personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC IHD decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building C-101: Cargo Box No. 101

Contaminants/Munitions or Explosives of Concern: Prior to demolition, the building must be inspected by NSWC IHD personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC IHD decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building INH000004 cb: C981

Contaminants/Munitions or Explosives of Concern: Prior to demolition, the building must be inspected by NSWC IHD personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC IHD decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Building INH000040_cb: C981

Contaminants/Munitions or Explosives of Concern: Prior to demolition, the building must be inspected by NSWC IHD personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC IHD decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Buildings D2, D2D, D6, D6B, D7, D7A, and D8: Pickens Lane MOQs and Associated Garages

[Buildings D2, D2D, D6B, and D7A will likely be demolished under a separate effort and may no longer exist when this project is executed. The Navy is in negotiations with the Maryland Historical Trust regarding potential adaptive reuse of Buildings D6, D7, and D8. These negotiations and further engineering and economic analyses will determine whether these buildings will be demolished or considered for beneficial re-use by the developer.]

Contaminants/Munitions or Explosives of Concern: Prior to demolition, the building must be inspected by NSWC IHD personnel to determine if explosives contamination is present. If suspected within the building, the building must be decontaminated by NSWC IHD decontamination personnel. Any equipment required to be relocated or removed will need to be inspected for explosives contamination and receive certification tag. If contamination is suspected outside the building, the area will be sampled to identify the type and degree of contamination present and determine the appropriate mitigation measures.

ASTs: Disposal of aboveground storage tanks (ASTs) must be coordinated with the Spill Prevention Control and Countermeasures Manager. Removed tanks must have the associated lines cleaned of any residual fuel and removed along with the tank itself.

PCBs: There is potential for polychlorinated biphenyls (PCBs) contamination around this building. Transformers must be inspected prior to demolition. Testing may be required if there is evidence of a release. PCBs must be disposed of properly and in coordination with the Indian Head Environmental Office Hazardous Waste Program Manager (Stacey Davidson, X2257).

Asbestos: A survey of the building and associated infrastructure for asbestos-containing material (ACM) is required prior to actions affecting this building. If ACM is found, Federal and State requirements for proper management of asbestos (included in 40 CFR 61, Subpart M, as well as COMAR 26.11.21) must be followed. Requirements include the following: completion of proper surveys prior to work, development of proper work plans, notifications to regulators, implementation of proper controls and worker protection, proper supervisor and worker licensing, waste disposal, and record keeping.

Lead Paint: A survey of the building and its associated infrastructure for lead-containing paint is required to be performed by a certified inspector prior to remediation and/or demolition. If lead-containing paint is found, any remediation and/or demolition will require compliance with the Unified Facilities Guide Specification, Section 13283N, "Removal/Control and Disposal of Paint with Lead". Worker safety plans for lead abatement must be submitted to Jim Sagerholm (NAVFAC Lead Manager) prior to project execution.

Cultural Resources: Any actions affecting this building, including renovation or demolition, require consultation with the Maryland Historical Trust (MHT) to determine whether these actions constitute an adverse effect. Any adverse effects require development of a Memorandum of Agreement (MOA) with MHT to identify appropriate mitigation measures.

Final

Environmental Condition of Property Report
CBIRF Warehouse Relocation Area

Naval Support Facility, Indian Head
Indian Head, Maryland

Prepared for:



Naval Facilities Engineering Command Washington
Public Works Department
NSF Indian Head
3972 Ward Road, Suite 101
Indian Head, MD 20640-5157

Prepared by:



Eastern Research Group, Inc.
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Chantilly, VA 20151-1102

January 25, 2011

NAVFACWASH Contract No. N40080-08-D-0307
Delivery Order No. 0037, Modification No. 02

FOR OFFICIAL USE ONLY

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

Installation: Naval Support Facility, Indian Head

Parcel/Site Location and Description: The parcel consists of approximately three (3) acres within the central portion of the non-restricted area on Cornwallis Neck, just east of the intersection of Strauss Avenue and N. Bronson Road and to the north of the golf club house. This parcel represents the potential location for the CBIRF warehouse relocation.
Refer to Appendix A for figures.

Proposed Real Estate Action Description: This property would be used for relocation of a CBIRF warehouse facility currently occupying land in the proposed public works relocation area.

SITE SUMMARY INFORMATION

1. Information regarding site uses and any hazardous materials, contamination, or conditions. All available and pertinent files, records, reports and aerial photographs were reviewed and, where necessary, a site inspection and/or personal interviews were conducted to document the environmental conditions of the property to support the proposed real estate action. A summary of the conditions, sources of information (including location), and any required use restrictions are provided for each environmental condition.

A. Parcel/Site Uses:

Prior Uses: Golf course established between 1919 and 1928. Routine golf activities at the course were suspended in 2008.

Current Uses: Currently not in use, but in the process of being converted to a disc golf configuration.

Future Uses: Relocation site for CBIRF warehouse.

B. Contaminants: ☐ Yes ☒ No ☐ Unknown

If yes, identify contaminant and media: There are no installation restoration areas or worker notification areas within the site. Fertilizer and herbicides have historically been applied throughout the golf course. However, this application is minimized in accordance with the installation's Integrated Natural Resources Management Plan (INRMP) and does not present any residual contamination concerns.

In accordance with DoD policy regarding the classification of properties that may exhibit hazardous substance or petroleum contamination, the CBIRF Warehouse Relocation Area has been classified as **Category 1**. This category applies to properties where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas). No releases, disposals, or mitigation of hazardous substances have been documented within or adjacent to the CBIRF Warehouse Relocation Area; therefore there is no reason to suspect contamination.

Source of information: Current Geographic Information System (GIS) Database, NSF Indian Head INRMP

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

C. Hazardous Materials Use: ☐ Yes ☒ No ☐ Unknown

Hazardous Materials Storage: ☐ Yes ☒ No ☐ Unknown

Type of HM: N/A

Type of Use and/or Storage: N/A

Source of information: Jeff Keys, MWR

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

D. Treatment, Storage, Disposal of Hazardous Waste: ☐ Yes ☒ No ☐ Unknown

Source of information: Jeff Keys, MWR

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

E. Underground Storage Tanks: ☐ Yes ☒ No ☐ Unknown

UST No._____ Gals. _____

Source of information: No USTs are currently within 100 feet of the site.

Current GIS Data

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

F. Above-Ground Storage Tanks: ☐ Yes ☒ No

AST No._____ Gals. _____

Source of information: No ASTs are currently within 100 feet of the site.

Current GIS Data

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

G. Presence of Polychlorinated Biphenyls (PCBs): ☐ Yes ☐ No ☒ Unknown

Source of information: There is a single pad mounted transformer (D-61) just outside the south central border of the site. This transformer may have been installed prior to the 1979 ban on use of PCBs. There is a pole mounted transformer set (2589) with three (3) transformers within 25 feet of the northern border of the site. This transformer set was installed in 1989 and is assumed to be free of PCBs. In the 1990s, the Navy performed a PCB survey at NSF Indian Head where any known PCB-containing equipment was removed. While this site has the potential to contain PCB contamination from historical leakage, it is unlikely. Refer to Appendix A for figure.

Current GIS Data

Restrictions or Land Use Controls: ☒ Yes ☐ No

If yes, please identify and explain in detail in Section 2 below.

H. Asbestos: ☐ Yes ☒ No ☐ Unknown

If yes: ☐ Friable ☐ Non-friable ☐ Unknown

Source of information: No buildings or other potential sources of asbestos currently exist, or existed previously, within the site.

Current GIS Data, 1952 Map of NSF Indian Head.

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

I. Lead Paint: ☐ Yes ☒ No ☐ Unknown

Source of information: No buildings or other potential sources of lead currently exist, or existed previously, within the site.

Current GIS Data, 1952 Map of NSF Indian Head.

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

J. Radon: ☐ Yes ☒ No ☐ Unknown

Source of information: Radon survey performed in the 1980s identified no radon levels of concern.

Mark Yeaton, Environmental Program Office

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

K. Radiological Materials: ☐ Yes ☒ No ☐ Unknown

Source of information: Mark Yeaton, Environmental Program Office

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

L. Solid/Bio-Hazardous Waste: ☐ Yes ☒ No ☐ Unknown

Source of information: Land is currently vacant and has not been used for the storage or disposal of solid or bio-hazardous waste.

Jeff Keys, MWR

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

M. Munitions and Explosives of Concern: ☐ Yes ☒ No ☐ Unknown

Source of information: The area is not located within a Munitions Response Program (MRP) Site based on current GIS data.

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

N. Threatened or Endangered Species: ☐ Yes ☒ No ☐ Unknown

Source of information: The 3-acre site does not include any species protection areas. Therefore, actions within the parcel are not expected to impact any threatened or endangered species.

Current GIS Data

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

O. Natural or Cultural Resources: ☒ Yes ☐ No ☐ Unknown

Source of information: The 3-acre site is located within the NSF Indian Head golf course, which is a contributing element to the Indian Head Residential Historic District. There are several historic buildings in the vicinity of the site. The site is partially covered by hardwood forest. There is a small man-made pond in the northeastern portion of the site.

The site is located within the 1,000-foot shoreline buffer defined by the Potomac River shoreline.

Refer to Appendix A for figure.

Current GIS Data

Restrictions or Land Use Controls: ☒ Yes ☐ No

If yes, please identify and explain in detail in Section 2 below.

P. Use of Adjacent Property:

Current Use: The area bordering the south is the abandoned golf course and associated club house. There are four (4) buildings within 200 feet to the east of the site including a pumping station, two (2) married officer's quarters (MOQs) and a garage. There is a stand of deciduous hardwood forest between the proposed warehouse site and the adjacent buildings. Strauss Avenue borders the north side of the site. North Bronson Road borders the west side of the site.

Past Use: Same as current, except the golf course was operational until 2008.

Source of information: Current GIS data

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

Q. Has the site had any Notices of Violation? ☐ Yes ☒ No.

If yes, please explain:

Source of information: Mark Yeaton, Environmental Program Office

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

R. Additional information or comments regarding questions shown above (*attach sheet(s) if additional room is needed*):

For additional information regarding the existing hydrogeology, geology, and climate of the CBIRF Warehouse Relocation Area, refer to Media Area #5 (Water Requirements and Sources), Media Area #15 (Geology and Soils), and Media Area #17 (Climate) of the Enhanced Use Lease for Power Plant and Light Industrial Facility Constraints Summary, respectively.

Source of information:

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

2. List of Land Use Controls required for Real Estate Action:

PCBs: There is potential for polychlorinated biphenyl (PCB) contamination at the transformer by Building D-61, which is adjacent to the site. While all known PCB-containing equipment was removed from the installation in the 1990s, an inspection must be performed and testing may be required if there is evidence of a historical release. The contractor performing the work will dispose of any PCBs properly and will contact the Indian Head Environmental Office Hazardous Waste Program Manger (Stacey Davidson, X2257) for direction.

Cultural Resources: Construction within and actions potentially affecting the historic district would require consultation with the Maryland Historical Trust (MHT) to determine potential for adverse effect. Any adverse effects to the Indian Head Residential Historic District would require development of a Memorandum of Agreement (MOA) with MHT to identify appropriate mitigation measures.

Natural Resources: Prior to work within the CBIRF Warehouse Relocation Area, submission of a Coastal Zone Consistency Determination to MDE is required. This is to demonstrate that the project is consistent to the maximum extent practicable with the enforceable policies of Maryland's Coastal Zone Management Program. Tree clearing within the 1,000-foot shoreline buffer will require mitigation by replanting elsewhere within the shoreline buffer. The project may be subject to development restrictions and/or vegetation mitigation requirements, either on or off base. In addition, the NSF Indian Head INRMP requires that for every 1 urban landscaping tree removed, 2 similar trees are to be replanted.

3. Signature:

Based on records reviews, site inspections, and interviews, the environmental professional(s) certify that the environmental conditions of the property are as stated in this document and this property is suitable for outgrant.

Environmental Professional:

Jeffrey C Bossart	NSASP EV Program Director
Signature	Title
Jeffrey C Bossart	23 March 2011
Print Name	Date

The real estate professional(s) acknowledge these restrictions and/or LUCs identified above and will ensure they are made a part of the outgrant document.

Real Estate Professional:

Deborah A Moomey	Real Estate Contracting Officer
Signature	Title
Deborah A Moomey	29 March 2011
Print Name	Date

Property Owner (Activity or Region) acknowledges and accepts the foregoing statement of environmental conditions and the land use controls (if any) that will be required for this real estate outgrant:

	Public Works Officer NSASP
Signature	Title
Doug King	3-24-2011
Print Name	Date

Appendix A

FIGURES

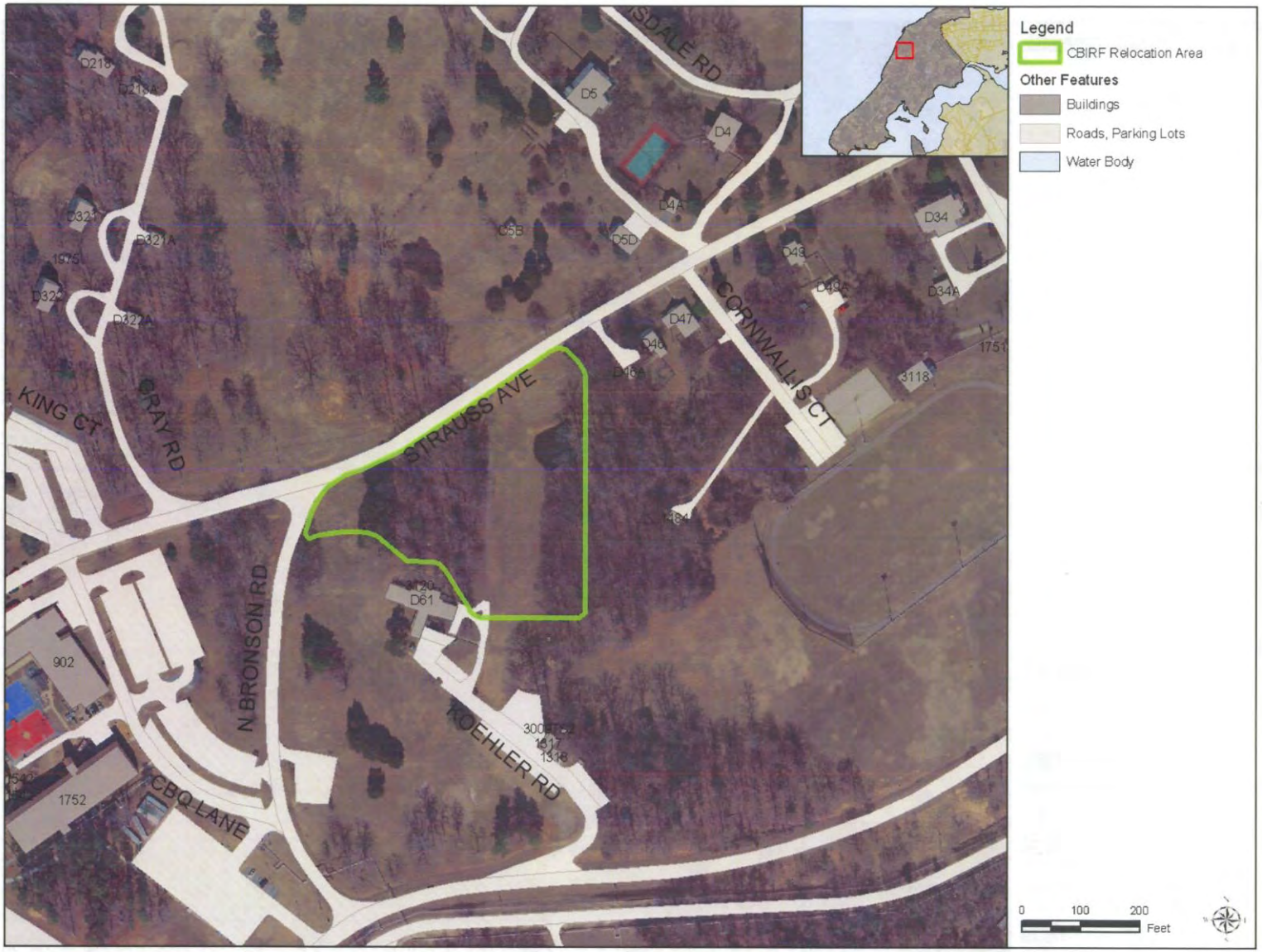


Figure 1: Aerial Map of CBIRF Warehouse Relocation Area

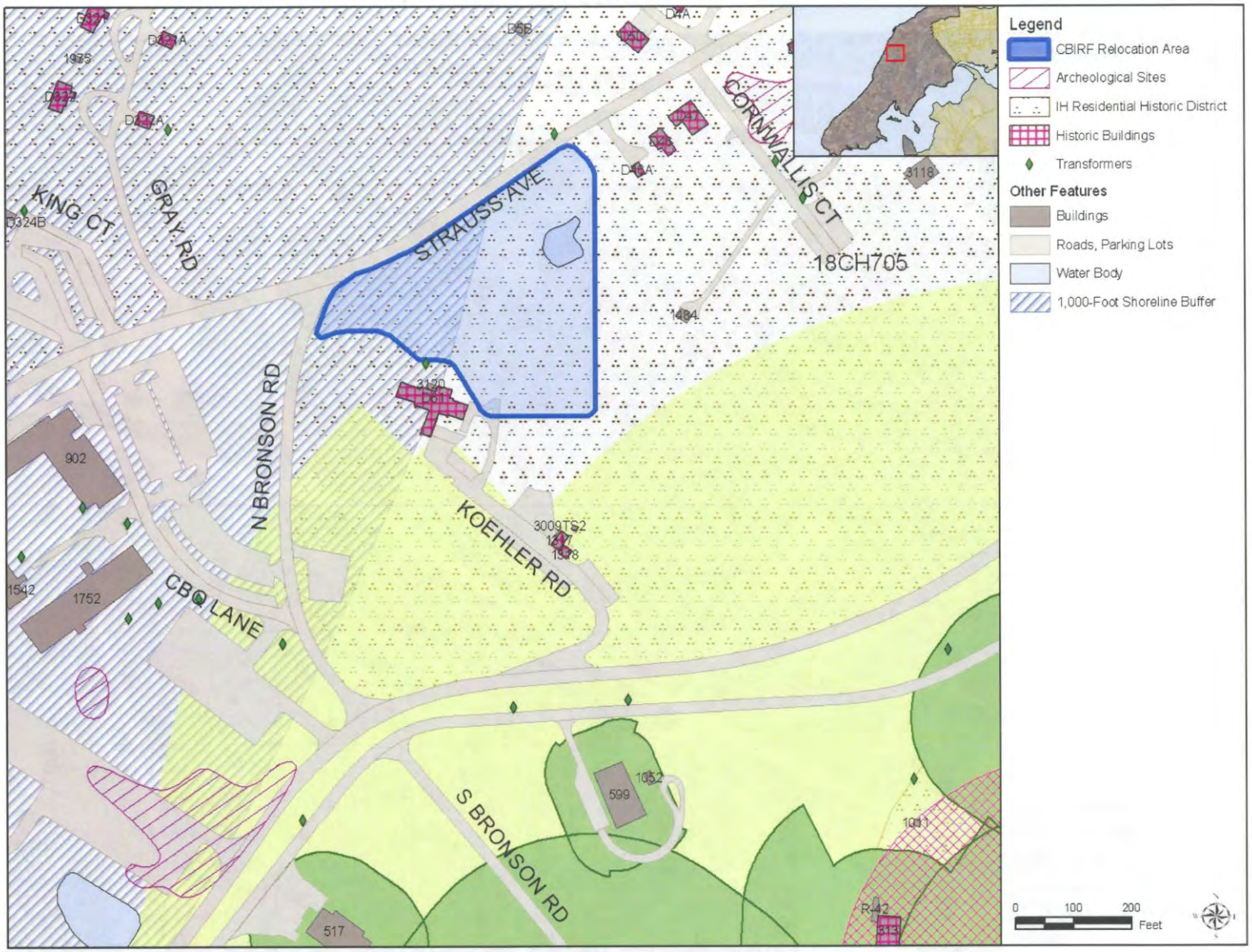


Figure 2: Environmental Constraints in Vicinity of CBIRF Warehouse Relocation Area

Final

Environmental Condition of Property Report CBIRF Vehicle Maintenance Relocation Area

Naval Support Facility, Indian Head Indian Head, Maryland

Prepared for:



Naval Facilities Engineering Command Washington
Public Works Department
NSF Indian Head
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Prepared by:



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January 25, 2011

NAVFACWASH Contract No. N40080-08-D-0307
Delivery Order No. 0037, Modification No. 02

FOR OFFICIAL USE ONLY

Installation: Naval Support Facility, Indian Head

Parcel/Site Location and Description: The parcel consists of approximately one (1) acre along the northern perimeter of the restricted area near the Potomac River shoreline on Cornwallis Neck. It is located within the area bordered by Strauss Avenue, Swann Court, West Farnum Road, and Water Works Way. This parcel represents the potential location for the proposed CBIRF Vehicle Maintenance Relocation Area.
Refer to Appendix A for figures.

Proposed Real Estate Action Description: This property would be used by the Marines for relocation of a vehicle maintenance facility currently occupying land in the proposed natural gas power plant Enhanced Use Lease (EUL) parcel.

SITE SUMMARY INFORMATION

1. Information regarding site uses and any hazardous materials, contamination, or conditions. All available and pertinent files, records, reports and aerial photographs were reviewed and, where necessary, a site inspection and/or personal interviews were conducted to document the environmental conditions of the property to support the proposed real estate action. A summary of the conditions, sources of information (including location), and any required use restrictions are provided for each environmental condition.

A. Parcel/Site Uses:

Prior Uses: Undeveloped

Current Uses: This area is vacant land that currently is occupied by hardwood deciduous forest. It is within the "14-Acre Training Area" used by CBIRF for various outdoor training exercises, such as infantry training and helicopter loading/unloading exercises.

Future Uses: Relocation site for CBIRF vehicle maintenance facility.

B. Contaminants: ☐ Yes ☒ No ☐ Unknown

If yes, identify contaminant and media: There are no installation restoration areas or worker notification areas within the site. However, there is a fence line approximately twenty-five (25) feet from the northeastern border of the site that, due to past treatments, has the potential for soil contamination from arsenic-containing herbicides leaching into the soil. There is potential of contaminant migration, however significant contamination is not expected within the subject area.

In accordance with DoD policy regarding the classification of properties that may exhibit hazardous substance or petroleum contamination, the CBIRF Vehicle Maintenance Facility Relocation Area has been classified as **Category 7**. This category applies to properties that have not been evaluated or require additional evaluation. While no releases, disposals, or mitigation of hazardous substances have been documented within the CBIRF Vehicle Maintenance Facility Relocation Area, there is reason to suspect the possible presence of unexploded ordnance (UXO), which is discussed further in Section M, Munitions and Explosives of Concern. Further evaluation of these contamination concerns should be performed prior to execution of any property transfer involving the CBIRF Vehicle Maintenance Relocation Area.

Source of information: Current Geographic Information System (GIS) Database

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

C. Hazardous Materials Use: ☐ Yes ☒ No ☐ Unknown

Hazardous Materials Storage: ☐ Yes ☒ No ☐ Unknown

Type of HM: N/A

Type of Use and/or Storage: N/A

Source of information: Mark Yeaton, Environmental Program Office

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

D. Treatment, Storage, Disposal of Hazardous Waste: ☐ Yes ☒ No ☐ Unknown

Source of information: Mark Yeaton, Environmental Program Office

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

E. Underground Storage Tanks: ☐ Yes ☒ No ☐ Unknown

UST No._____ Gals. _____

Source of information: No USTs are currently within 100 feet of the site.

Current GIS Data

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

F. Above-Ground Storage Tanks: ☐ Yes ☒ No

AST No._____ Gals. _____

Source of information: No ASTs are currently within 100 feet of the site.

Current GIS Data

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

G. Presence of Polychlorinated Biphenyls (PCBs): ☐ Yes ☒ No ☐ Unknown

Source of information: There are no records of transformers or other potential sources of PCBs within 25 feet of this site presently or in the past. Additionally, in the 1990s, the Navy performed a PCB survey at NSF Indian Head where any known PCB-containing equipment was removed. While there is a potential for PCB contamination to exist from unknown sources, it is unlikely.

Current GIS Data; Nick Carros, Environmental Program Office

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

H. Asbestos: ☐ Yes ☒ No ☐ Unknown

If yes: ☐ Friable ☐ Non-friable ☐ Unknown

Source of information: No buildings or other potential sources of asbestos currently exist, or existed previously, within the site.

Current GIS Data, 1952 Map of NSF Indian Head.

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

I. Lead Paint: ☐ Yes ☒ No ☐ Unknown

Source of information: No buildings or other potential sources of lead currently exist, or existed previously, within the site.

Current GIS Data, 1952 Map of NSF Indian Head.

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

J. Radon: ☐ Yes ☒ No ☐ Unknown

Source of information: Radon survey performed in the 1980s identified no radon levels of concern.

Mark Yeaton, Environmental Program Office

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

K. Radiological Materials: ☐ Yes ☒ No ☐ Unknown

Source of information: Mark Yeaton, Environmental Program Office

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

L. Solid/Bio-Hazardous Waste: ☐ Yes ☒ No ☐ Unknown

Source of information: Land is currently vacant and has not been used for the storage or disposal of solid or bio-hazardous waste.

CAPT James Atchison, CBIRF

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

M. Munitions and Explosives of Concern: ☐ Yes ☐ No ☒ Unknown

Source of information: The area is not located within a Munitions Response Program (MRP) Site, based on current GIS data. However, per discussions with the NSF Indian Head Environmental Office, the area north of the site may have historically been used by Naval Explosive Ordnance Disposal (EOD) School personnel for UXO investigation exercises, leading to some concern that UXO could be present in that soil. During construction of Water Works Way and the parking lot at Building 1662 in the early 2000's, excavated soil from this area of concern is believed to have been dispersed throughout the 14-acre training area, including the CBIRF Vehicle Maintenance Relocation Area being evaluated under this effort. Accordingly, there is some potential that UXO could be present within this site.

Restrictions or Land Use Controls: ☒ Yes ☐ No

If yes, please identify and explain in detail in Section 2 below.

N. Threatened or Endangered Species: ☐ Yes ☒ No ☐ Unknown

Source of information: The site does not include any species protection areas. Therefore, actions within the parcel are not expected to impact any threatened or endangered species.

Current GIS Data

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

O. Natural or Cultural Resources: ☒ Yes ☐ No ☐ Unknown

Source of information: The majority of the site is within archeological site 18CH673. This site was identified during a Phase I archeological investigation in 2000 as being potentially eligible for listing on the National Register of Historic Places, pending the results of further Phase II surveys. A Phase II survey was performed in 2000 for the portion of the site identified as "18CH673 North" on the figure in Appendix A. The survey determined that portion of the archeological site to be ineligible for the Register. However, Phase II surveys have not been performed for the portion identified as "18CH673 South."

The site is located within the 1,000-foot shoreline buffer defined by the Potomac River shoreline. This portion of the shoreline has historically experienced significant erosion. The majority of the site is occupied by mature hardwood forest.

Current GIS Data

Restrictions or Land Use Controls: ☒ Yes ☐ No

If yes, please identify and explain in detail in Section 2 below.

P. Use of Adjacent Property:

Current Use: The Joint Interoperability Test Command (JITC) Electronic Operations Building (Building 1662) is located to the northeast of the site. There is a fence line between the site and this building. The area located to the southeast of the site is occupied by hardwood deciduous forest and the area located to the southwest of the site is occupied by undeveloped open space. These are part of CBIRF's 14-Acre Training Area, which is used for outdoor training exercises such as infantry training and helicopter loading/unloading exercises.

Past Use: The area to the south of the site, in the vicinity of Swann's Court Road, was used from 1890 through the first half of the twentieth century as a segregated African-American "model community." The area, which currently has a high probability of containing historic archeological resources, formerly included a housing area and a one-room elementary school. To the northeast of the site, Building 1662 was historically used as an EOD schoolhouse. Approximately 220 feet northwest of the site, the Potomac River has been designated as the "Water Impact Area" under the Navy's Munitions Response Program. The Water Impact Area was reportedly used for battleship gun testing in the late 1800s, rocket firing from a dock firing station at the Valley until approximately 1947, and intentional underwater detonation in 1961.

Source of information: Current GIS data; 2000 Phase I Archeological Survey for the Proposed Parking Lot off of Strauss Road

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

Q. Has the site had any Notices of Violation? ☐ Yes ☒ No.

If yes, please explain:

Source of information: Mark Yeaton, Environmental Program Office

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

R. Additional information or comments regarding questions shown above (*attach sheet(s) if additional room is needed*):

For additional information regarding the existing hydrogeology, geology, and climate of the CBIRF Vehicle Maintenance Relocation Area, refer to Media Area #5 (Water Requirements and Sources), Media Area #15 (Geology and Soils), and Media Area #17 (Climate) of the Enhanced Use Lease for Power Plant and Light Industrial Facility Constraints Summary, respectively.

Source of information:

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

2. List of Land Use Controls required for Real Estate Action:

Cultural Resources: Construction within and actions potentially affecting archeological site 18CH673 would require Phase II surveys. If the Phase II survey reveals that this site is eligible for listing on the National Register of Historic Places, a Phase III (data recovery and treatment) archeological survey would need to be performed before any construction could take place. The proposed action would represent an adverse effect to an archeological site and would require a Memorandum of Agreement with the State Historic Preservation Office (SHPO).

Natural Resources: Prior to work within the CBIRF Vehicle Maintenance Relocation Area, submission of a Coastal Zone Consistency Determination to MDE is required. This is to demonstrate that the project is consistent to the maximum extent practicable with the enforceable policies of Maryland's Coastal Zone Management Program. Tree clearing within the 1,000-foot shoreline buffer will require mitigation by replanting elsewhere within the shoreline buffer. The project may be subject to development restrictions and/or vegetation mitigation requirements, either on or off base.

Munitions and Explosives of Concern: A UXO Technician must perform a scan of the site to assess the presence of buried UXO prior to any earthwork within the relocation area. Any earthwork in areas where UXO is believed to be present, based on the results of this scan, would require review and approval by the Naval Ordnance Safety and Security Activity (NOSSA) via an Explosives Safety Submission (ESS) Determination Request.

3. Signature:

Based on records reviews, site inspections, and interviews, the environmental professional(s) certify that the environmental conditions of the property are as stated in this document and this property is suitable for outgrant.

Environmental Professional:

Jeffrey C Bossait — Signature

NSASP EV Program Director — Title

Jeffrey C Bossait — Print Name

23 March 2011 — Date

The real estate professional(s) acknowledge these restrictions and/or LUCs identified above and will ensure they are made a part of the outgrant document.

Real Estate Professional:

Deborah A Moomey — Signature

Real Estate Contracting Officer — Title

Deborah A Moomey — Print Name

29 March 2011 — Date

Property Owner (Activity or Region) acknowledges and accepts the foregoing statement of environmental conditions and the land use controls (if any) that will be required for this real estate outgrant:

Signature

Public Works Officer NSASP — Title

Doug King — Print Name

3.24.2011 — Date

Appendix A

FIGURES



Figure 1: Aerial Map of CBIRF Vehicle Maintenance Relocation Area

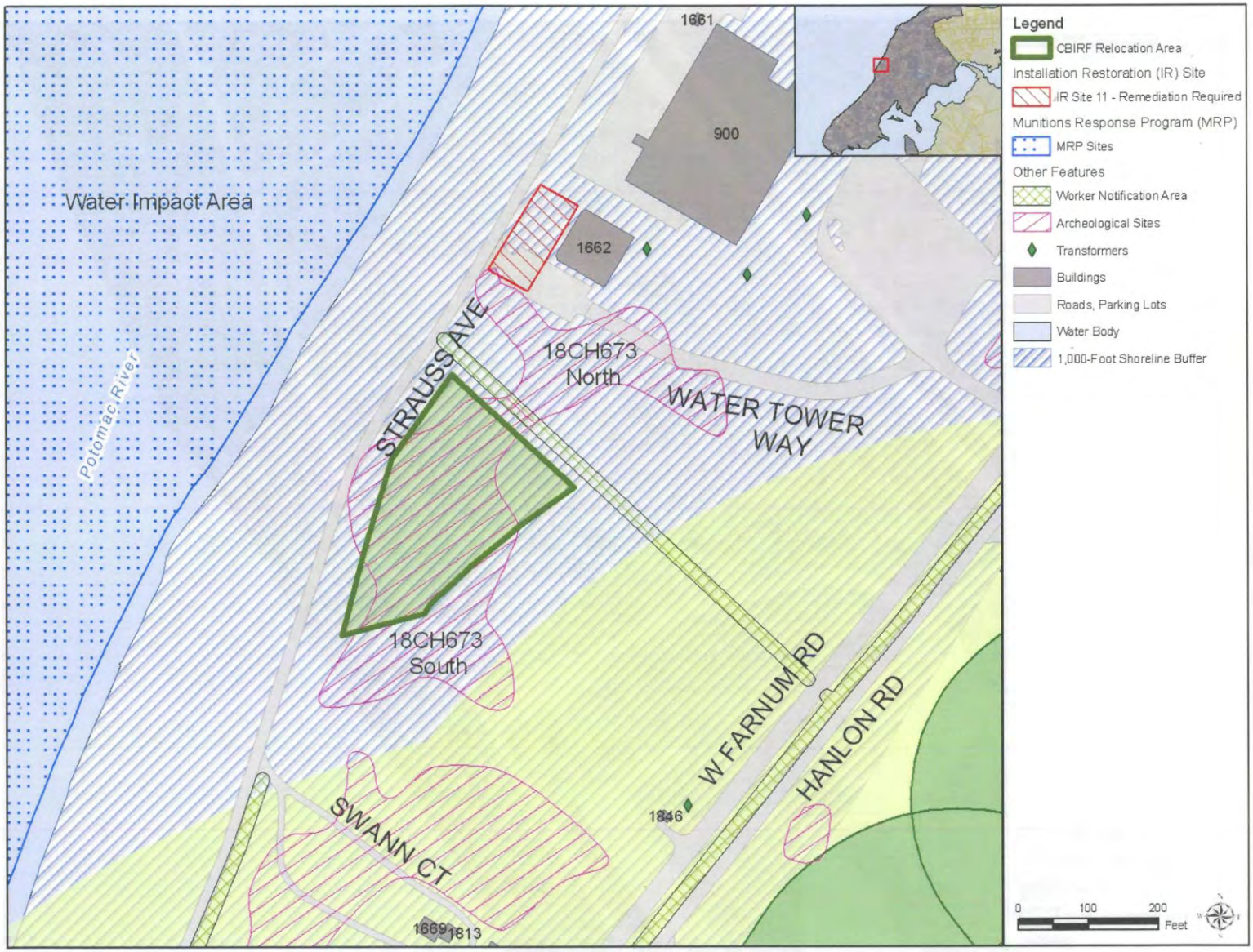


Figure 2: Environmental Constraints in Vicinity of CBIRF Vehicle Maintenance Relocation Area