

MARE ISLAND NAVAL SHIPYARD

PUBLIC HEARING

BUILDING 742 FORMER DEGREASING PLANT)
ENGINEERING EVALUATION COST ANALYSIS/)
INTERIM REMOVAL ACTION WORK PLAN)
(BECA/IRAW))
_____)

ORIGINAL

TRANSCRIPT OF PROCEEDINGS

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MARE ISLAND CONFERENCE CENTER

375 G STREET

VALLEJO, CALIFORNIA

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THURSDAY, SEPTEMBER 24, 2009

6:03 P.M.

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REPORTED BY:

DORIS M. BAILEY, CSR #8751, RPR, CRR

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A P P E A R A N C E S

HEARING OFFICER:

MICHAEL BLOOM

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HAMLET HAMPARSUMIAN

Tetra Tech EC, Incorporated

NEAL SILER, Lennar Mare Island

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1 SEPTEMBER 24, 2009

6:03 P.M.

2 P R O C E E D I N G S

3 --oOo--

4 CO-CHAIR BLOOM: Welcome, everyone. Thank you
5 for coming. I am Michael Bloom with the Navy, and I am
6 the BRAC environmental coordinator for Mare Island out
7 of San Diego.

8 Tonight this particular meeting is a public
9 meeting for our Building 742, former degreasing plant
10 project. It's on the engineering evaluation cost
11 analysis and interim removal action work plan, or an
12 EE/CA IRAW.

13 And we will go through a technical presentation
14 of the project, and then at the end of the technical
15 presentation we will open it up for public comment. And
16 we will obviously attempt and try to answer questions.
17 But in addition to that -- and Heather will talk about
18 that -- there will be a responsiveness summary created
19 for any and all questions or comments submitted, and
20 that will be included in the next document to be
21 produced.

22 The public comment period began yesterday, I
23 believe, and goes through October 21st. So -- and we
24 will accept comments up till that time and include them
25 in the responsiveness summary.

1 I'd like to introduce Heather Wochnik with the
2 Navy who will be making the technical presentation, and
3 Hamlet Hamparsumian -- hope I didn't mess the last name
4 up, Hamlet -- and he is our consultant working on this
5 project with a company called Tetra Tech ECI.

6 So I would ask if you do have questions during
7 the presentation, if you can hold them until the public
8 comment period. One reason is maybe your question may
9 be answered as we go through the presentation. And the
10 other reason is we have that opportunity at the end of
11 the presentation particularly for public comments during
12 this type of a meeting.

13 So with that, I'm going to turn it over to
14 Heather.

15 MS. WOCHNIK: Thank you. So, I initially just
16 wanted to go over why we're here, what we want to
17 accomplish, and with that give you a little bit of site
18 background for Building 742 and what we're trying to
19 accomplish. Talk a little bit about the previous
20 investigations. I will be referring to the analysis
21 that we performed in the engineering evaluation cost
22 analysis and our removal action work plan which I will
23 commonly refer to as just the EE/CA IRAW or just the
24 EE/CA from now on. And then I will speak a little bit
25 to the schedule of activities that we have planned after

1 we get going.

2 So, of course, your favorite site, Mare Island,
3 since you all are here. Building 742 is located in the
4 industrial section of Mare Island. The former
5 degreasing plant is located within investigation area
6 C-2, that's an investigation area that Lennar operates
7 and the Navy is doing their portion within investigation
8 area C-2.

9 So this is just a photo overlay to give you an
10 idea of what sort of environment we're working with.
11 Building 742. You can see industrial area. The Mare
12 Island Strait is over this way.

13 We are going to be talking about a few
14 different features, a grinder sump pump which is located
15 within this metallic Bay Area.

16 The former degreasing plant used to be in this
17 particular area just right outside of Building 742.

18 And there is a manhole, D1-C85, that's located
19 right here, you can see a better picture later.

20 We'll also be talking about a storm drain that
21 runs about right here.

22 We may make mention to a fuel oil pipeline
23 which Lennar has already been doing work on, and that's
24 just to the south of our storm drain.

25 So why are we here? Building 742 is a historic

1 industrial area. There was a former degreasing plant
2 where they did operations. There was a storm drain that
3 serviced both Building 742 and that degreasing plant.
4 And historically they used chemicals, volatile organic
5 carbon -- or chemicals and metals within this area.

6 So what does the Navy want to accomplish? Of
7 course, we want to be protective of human health and the
8 environment.

9 We want to eliminate vapor intrusion risk for
10 future workers within Building 742.

11 And with this removal action we want to perform
12 a non-time critical removal action.

13 So a little bit about the site. Building 742
14 was used as an ordnance maintenance shop from 1941 to
15 1972. The former degreasing plant just to the south of
16 Building 742 operated from the early 1940's to the
17 1970's, and was used to clean metal parts generated from
18 ordnance at the ordnance machine shop.

19 Consisted of two degreasing pits -- tank pits
20 and two lye tanks.

21 Wastewater generated from these activities
22 discharged to floor drains which connected to the storm
23 drain pipes or areas, the grease trap sump and a grinder
24 foundation sump.

25 And the historical plans indicate that the

1 tanks were -- have already been removed, and the tank
2 pits were filled in 1971.

3 So based on historical operations at the site,
4 it was industrial. So this particular area was keyed
5 for a site inspection, part of the CERCLA process. So
6 between the years 2002 and 2005 a series of site
7 inspections were conducted.

8 The purpose of the investigations was to
9 evaluate potential sources of those volatile organic
10 compounds.

11 We wanted to also assess the storm drain
12 situation as a potential source or as a preferential
13 migratory pathway of chemicals.

14 We wanted to also confirm the presence of any
15 of the chemicals in the area.

16 So after the investigations we concluded that
17 volatile organic compounds were, in fact, in the area,
18 primarily vinyl chloride. They were present within the
19 former degreasing plant area. So if you see this FDP,
20 that's former degreasing plant. They were also present
21 within the storm water system.

22 The former degreasing plant was concluded as a
23 potential source for the VOCs, also based on its
24 degreasing operations.

25 And then they found that the storm drain that

1 ran along the south side of the building to 742 was
2 crushed, so that could become a potential problem.

3 And they found sources within manhole D1-C85,
4 which I'll point out in a later slide, which is right
5 here.

6 So former degreasing plant is up here, this is
7 Building 742. The black lines indicate the storm water
8 pipelines. And this is the manhole where they found
9 soil samples that had exceedences of where action levels
10 would be. So the crushed storm drain is down this way.

11 So during the evaluation, compounds of concern
12 ended up being volatile organic compounds, mainly vinyl
13 chloride, the polychlorinated biphenyls, PCBs, and total
14 petroleum hydrocarbons or TPH.

15 The location of the volatile organic compounds,
16 we found some in the soil along the crushed storm drain.

17 We found -- we also analyzed the soil vapor
18 below Building 742. The samples did not indicate that
19 we had a problem in the soil vapor, they weren't -- the
20 samples were not above any sort of action level. So
21 you'll see that that particular item is gray to indicate
22 that we are not providing any treatment for the direct
23 soil vapor below Building 742 based on the
24 concentrations that we currently have.

25 For the former degreasing plant, we had high

1 concentrations in soil vapor, ground water, and soil, so
2 we are planning on doing treatment for all three of
3 those media.

4 For the PCB's we found them in the soil in the
5 former degreasing plant, and within the soil near that
6 manhole of D1-C85. So again, we're planning on
7 providing treatment for those areas.

8 For the TPH, there were soil samples and
9 groundwater samples adjacent to our storm drain which
10 also indicated the presence of TPH above the action
11 levels.

12 So based on the contaminants that we found
13 during the site inspection and our investigations at the
14 site, we did a screening level human health risk
15 assessment, which I'll just refer to as the risk
16 assessment. This was conducted as part of the expanded
17 site inspection report. And it evaluated the potential
18 risk of our detected compounds versus an industrial
19 worker, and how it would affect the current or future
20 potential receptors at the site. In this case we
21 evaluated based on industrial.

22 The risk assessment concluded that vinyl
23 chloride was the primary contributor to the soil gas and
24 groundwater vapor intrusion-related cancer and
25 non-cancer risks.

1 So vinyl chloride was really the compound that
2 we're trying to target; however, with the slides you'll
3 also see that we are going to target the total petroleum
4 hydrocarbons and the PCBs.

5 So just for those of you who don't know too
6 much about vapor intrusion, just ran this slide.

7 Basically you would have an underground source,
8 in this case it's going to be our VOCs in and around the
9 storm drain in the soil and the groundwater.

10 Those VOCs will volatilize and migrate into the
11 pore spaces between the soil particles. So they get in
12 between the spaces, and then eventually they move up
13 through those spaces and can enter buildings. So, you
14 know, this is just a cartoon scenario of, you know, a
15 building with a basement. So the basement would be the
16 location of VOCs, if you had one. Or if you had a dirt
17 floor you could easily get VOCs in there. Or just in a
18 normal slab on grade, foundation cracks is going to be
19 how volatile organic carbons -- or compounds are going
20 to transfer into the building.

21 And so, you know, our scenario is more like the
22 slab on grade. Our target area is Building 742. So we
23 just want to make sure that the future industrial
24 workers at Building 742 don't have any vapor intrusion
25 issues. So that's why we're doing this removal action.

1 So we developed remedial action objectives
2 based on this process, and our goal is to minimize the
3 risk to human health. So the two objectives that we
4 have are really just based on that vapor intrusion
5 scenario that we just gave.

6 We're worried about the VOCs released from
7 groundwater, and VOCs released from the subsurface, soil
8 gas. Both of those would migrate into the indoor air
9 of, in this case, Building 742.

10 So we came up with the analysis scenario for
11 the EE/CA. It's a step by step process where you
12 identify the response actions and then compare those
13 against a screening process. A general EE/CA usually
14 compares it to effectiveness, feasibility, and cost.

15 In this case we just did overall effectiveness,
16 general technical feasibility, administrative
17 feasibility, and cost.

18 The alternatives that we identified and
19 analyzed are alternative one, which is no action. This
20 just is the baseline at which everything is compared
21 to. If you're doing a feasibility study it would be the
22 same sort of analysis.

23 Alternative two is excavation of soils in
24 certain target areas, and we would then treat the
25 groundwater with an in situ bioremediation product.

1 Alternative three is pretty much the same
2 scenario, excavate soil in certain source areas, and
3 then treat the groundwater with in situ chemical
4 oxidation.

5 So in doing the evaluation, the -- it kind of
6 turned out like this. The no action we didn't deem
7 would be effective to meet our goals of being protective
8 of human health for the industrial worker. So overall
9 it gets a red.

10 Alternative two, excavation -- and alternative
11 three would include excavating soil in that source area,
12 which in this case is the footprint of the former
13 degreasing plant. We'd be excavating soils in the
14 vicinity of manhole D1-C85, and we will be excavating
15 soils and the crushed storm drain pipe along the south
16 side of that building.

17 After the excavation we would treat the
18 groundwater with either the in situ bioremediation or
19 the in situ Chem Ox chemical and proceed forward.

20 So alternatives two and three were all found to
21 be effective, feasible, cost effective. So overall they
22 got the big green circle of happiness.

23 However, the Navy has chosen alternative two
24 because we believe, based on the chemicals of concern
25 that we have at our site, it's the most efficient and

1 feasible and easily implementable, and it's just a
2 little bit cheaper than alternative three. So that's
3 the one we are recommending.

4 So I went over a little bit as to what our
5 response actions are going to be, including excavation.
6 I'll go over some figures in, I think, the next slide to
7 show you exactly which areas I'm talking about. But
8 basically we're going to be doing a three step process.

9 Excavate soils, do the in situ bioremediation
10 of the groundwater, and then we'll go ahead and monitor
11 the progress, see how we did.

12 So for the excavation of soils we're going to
13 be conducting that under the former degreasing plant
14 footprint, within the crushed storm drain pipeline area,
15 and in an area around manhole D1-C85.

16 The in situ bioremediation will be applying a
17 oxygen releasing compound in the sediment and
18 groundwater of the excavated area, and that should
19 provide the proper treatment for the groundwater. The
20 groundwater treatment is what is going to treat the
21 groundwater and the soil vapor issues at the site. So
22 that's going to be a two-fold treatment.

23 Then we will proceed with collecting post
24 excavation soils -- soil samples in the soil. We have
25 different areas of how we're going to collect the soil

1 samples.

2 Within the footprint up here we're planning on
3 collecting four bottom samples and four sidewall samples
4 for the post excavation samples.

5 Within manhole D1-C85 it's a little bit smaller
6 excavation so we're planning on collecting two bottom
7 samples, and then the four sidewall samples to make sure
8 we got everything.

9 Within the crushed storm drain pipeline we'll
10 be collecting soil samples every 25 feet along the
11 pipeline. Again, make sure we got everything.

12 And then there's actually another area that I
13 forgot to include on here, it's the grinder sump area.
14 We're excavating a very small little portion, and I'll
15 show you the area in one second. And we'll be
16 collecting one bottom sample there.

17 All these samples for the excavation samples
18 will be compared to the industrial screening levels
19 provided by EPA.

20 So this is a plan view figure to show you a
21 little bit about the location. You saw the aerial photo
22 from the south side which shows Building 742.

23 This was that metallic garage bay that I was
24 indicating.

25 This is the grinder sump foundation that I

1 forgot on the previous slide. So we're going to be
2 doing a little bit of excavation here.

3 This is the foundation footprint of the former
4 degreasing plant, so we'll be excavating all the soils
5 within here.

6 Here is manhole D1-C85. Again, this is going
7 to provide a soil excavation.

8 And then where we go along the storm drain,
9 that's where we're going to be excavating the storm
10 drain and the soils associated with that.

11 So the reason why we picked these particular
12 footprints are the red dots indicate areas where we were
13 above a certain -- the action level that was chosen for
14 this particular site.

15 Blue dots actually indicate samples were below
16 that criteria.

17 What I did forget to add was during the in situ
18 bioremediation treatment, we're going to be placing the
19 oxygen releasing compound within all of the areas of the
20 excavation to treat the groundwater, which will also
21 alleviate our soil gas issue.

22 This is a brief cross-section of the excavation
23 area. It's a little hard to read. This red dotted line
24 down here is the approximate depth of the storm drain
25 that we will be excavating.

1 These step-back portions indicate the areas of
2 the former degreasing plant that we are going to be
3 excavating. As you can see, this is one sidewall of the
4 degreasing plant, and then we're coming to the, I
5 believe eight feet down from the ground surface, and
6 then stepping out. You might notice that they obviously
7 don't make it to the wall over here.

8 This is an existing building, and due to the
9 structural integrity of the building we are actually
10 taking an engineering step back. So what we're going to
11 be doing in this area is we're going to be applying
12 additional oxygen releasing compound in this area to
13 treat soil and groundwater in this area so that we don't
14 have a problem. We will be installing monitor wells
15 which I've taken off this map because it's a little too
16 complicated.

17 This indicates the location of the manhole. We
18 are going to be excavating soils around this manhole
19 primarily because of the PCB impacts to this area. They
20 were low level PCB impacts, but they were above our
21 removal criteria, so we are excavating those.

22 We're just speeding through this presentation.
23 But here's our general schedule. So right now we are in
24 the thirty day public comment period. We're here
25 because of a draft final EE/CA IRAW that came out in

1 September.

2 Our public comment period, as Michael
3 indicated, ends October 21, so we'd appreciate any
4 comments, even if you have after this meeting, prior to
5 October 21.

6 We will be issuing the final EE/CA in November.

7 And then we'll be proceeding with the next set
8 of documents which is the action memo. There's a couple
9 in between here, but we just listed the final action
10 memo as a target spot for when -- that's February.

11 And we plan on being in the field for this in
12 March, and that should continue through June, 2010.

13 So if you don't want to provide comments this
14 evening or don't want to get up, please feel free to
15 send your written comments to us at the BRAC office.
16 This is Michael, he'd be more than willing to take all
17 of your comments. We'll include that in the
18 responsiveness summary, as Michael indicated, and the
19 next document.

20 So I guess now is the time that we open it up.

21 CO-CHAIR BLOOM: Yeah. Thank you, Heather. We
22 will open up now for public comment on the -- on what
23 you just heard. I would ask if you do want to make a
24 comment, can you please, for the reporter, say your name
25 and whatever else you need for the record. I'm sure

1 she'll tell you.

2 So we'll open it up for any public comment.

3 MR. RASMUSSEN: I have a few questions. My
4 name is Cris Rasmussen, I'm a Mare Island resident and
5 also a member of the Mare Island Restoration Advisory
6 Board.

7 What is non-time critical and why was this
8 project given that designation? And how is that
9 designation determined for any given project?

10 MS. WOCHNIK: Do you want to?

11 CO-CHAIR BLOOM: I'll let you.

12 MS. WOCHNIK: Okay. Time critical is normally
13 designated if there is an immediate public health
14 endangerment. This didn't really qualify for that
15 because the health threat is not immediate. The
16 concentrations are not screaming hot, there's no one
17 running from the building. This particular exposure
18 scenario is a little bit longer term exposure scenario.
19 The Navy does absolutely want to go ahead and clean it
20 up.

21 The non-time critical removal action is the
22 best venue at this point to make it through the CERCLA
23 process in a timely fashion, so this was the venue that
24 we chose.

25 CO-CHAIR BLOOM: Also in a non-time critical

1 removal action you have a document, which is what we
2 talked about, which is the EE/CA or engineering
3 evaluation and cost analysis. And it's, again I'll say,
4 kind of similar to a feasibility study where you look at
5 alternatives and you can -- you weigh them, as Heather
6 talked about, where you look at implementability, cost,
7 etcetera. So it's a little more -- it takes a little
8 bit more time, but that's also the purpose of what the
9 EE/CA represents. Whereas in a time critical removal
10 action you're just going to pick something right away
11 and go with it.

12 MR. RASMUSSEN: I see. Is there anything going
13 on actively around Building 742 right now? Is there any
14 human activity going on down there right now on a
15 regular basis?

16 MS. WOCHNIK: Building 742 is not active.

17 MR. SILER: No, it's a vacant building.

18 MS. WOCHNIK: Okay. Do you mean other field
19 work also or just the activity within Building 742?

20 MR. RASMUSSEN: Yeah, is there any active use
21 of that building or in the immediate vicinity?

22 MS. WOCHNIK: I guess not.

23 MR. RASMUSSEN: Has it been determined that
24 there is no contamination underneath Building 742 or is
25 that a different study?

1 MS. WOCHNIK: It has been determined that there
2 is no soil vapor issues directly beneath 742 that would
3 indicate immediate -- or actually, all the soil vapor
4 concentrations were below an action level; however, we
5 are satisfying -- we believe we're going in here to
6 satisfy the requirement to be protective of future
7 workers for vapor intrusion issues within that building.

8 There are, Lennar is conducting their own
9 evaluation of additional soil and groundwater conditions
10 beneath 742 and also in the surrounding area.

11 MR. RASMUSSEN: I see. You mentioned that as
12 part of the work plan for this under the recommended
13 alternative that the crushed pipeline that you referred
14 to was going to be removed. Is it going to be
15 replaced? Is this -- the little storm water system
16 going to be restored in any way?

17 MS. WOCHNIK: The Navy is not planning on
18 restoring that storm drain in this removal action.

19 MR. RASMUSSEN: Okay.

20 MS. WOCHNIK: I guess that would be up to
21 Lennar whether we are going to in the future, but I
22 don't believe the plan is to restore that storm drain at
23 this point in time. We're capping it where we're
24 starting the removal, and it's going to remain that way
25 until future development.

1 MR. RASMUSSEN: I had a question but I think I
2 answered it myself.

3 Oh, you mentioned there's a sort of a footprint
4 of the former degreasing plant. Are all vestiges of it
5 going to be totally removed by this excavation, or is
6 there really --

7 MS. WOCHNIK: Yes, we're excavating down to
8 fourteen feet.

9 MR. RASMUSSEN: So everything is --

10 MS. WOCHNIK: Except in that area -- okay. So
11 this is the footprint of that degreasing plant. We're
12 stepping back just a hair to be engineeringly stable
13 with this existing garage bay. We're doing one slope
14 down to our excavation. This portion will be excavated
15 to fourteen feet based on the existing soil impacts to
16 this area. There will be this small portion where the
17 edge of the former degreasing plant used to be that will
18 still remain intact, and that was based on a engineering
19 decision.

20 (Thereupon there was a discussion off the
21 record.)

22 MR. RASMUSSEN: The limits of the proposed
23 excavation, the sides of the excavation are sloped
24 inward toward the bottom?

25 MS. WOCHNIK: Yeah, as -- where we are outside

1 of an existing building footprint, we are absolutely
2 going to the edge of the former degreasing plant
3 footprint, and then starting our slope out. But where
4 we abut up to an existing building --

5 MR. RASMUSSEN: Right.

6 MS. WOCHNIK: -- we're planning on doing an
7 engineered slope set-back.

8 MR. RASMUSSEN: Gotcha.

9 MS. WOCHNIK: Okay.

10 MR. RASMUSSEN: And the soil that's going to be
11 removed, what's going to become of that soil?

12 MS. WOCHNIK: It is going to an approved
13 landfill off of Mare Island.

14 MR. RASMUSSEN: That's it for me.

15 MS. WOCHNIK: Okay. Thank you, Cris.

16 CO-CHAIR BLOOM: Any other public comments?

17 MS. D'ALMEIDA: I just had one.

18 CO-CHAIR BLOOM: It's not working, Carolyn.

19 MS. WOCHNIK: We shut them off temporarily.

20 CO-CHAIR BLOOM: They're not working tonight.

21 MS. WOCHNIK: Sorry.

22 MS. D'ALMEIDA: What were the final risk
23 assessment numbers on this? I did not see it in the
24 presentation.

25 MS. WOCHNIK: I did not provide it, that's why

1 you didn't see it. I will default to Hamlet for the
2 actual numbers of the risk assessment.

3 MR. HAMPARSUMIAN: The risk assessment was
4 based on ten to the minus six for residential. It was a
5 little bit below that, but it was considered for risk
6 management range for industrial use. Generally the risk
7 was from vinyl chloride and a few other chlorinated
8 compounds. There were some metals, but the metals --
9 the only thing was arsenic. There were no risks
10 associated with PCBs for this site. It's all included
11 in the EE/CA, and if you want to review it it's all
12 detailed in there.

13 MS. D'ALMEIDA: That's your cleanup? What
14 you're cleaning up to is ten to the minus six?

15 MR. HAMPARSUMIAN: Well, we developed risk
16 based concentrations, what we're calling risk monitoring
17 levels, and those are for the chemicals of concern.

18 We have a list of chemicals of concern. There
19 are twelve of them for vapors, and about eight of them
20 for the groundwater. Those amounts were developed for
21 future groundwater monitoring and soil vapor
22 monitoring.

23 MS. D'ALMEIDA: Okay.

24 CO-CHAIR BLOOM: Okay. Any other public
25 comment? No. Okay.

1 Well, like we mentioned before, we're in the
2 public comment period. If you do have any, please get
3 them to me many different ways, e-mail, fax, mail,
4 regular mail. Public comment period is until October
5 21st. And again, at that time we will prepare the
6 responsiveness summary and issue it within the next
7 document.

8 If there's no other comments, I will officially
9 close the public meeting and invite everybody to stay
10 for our RAB meeting which begins at 7:00 o'clock.

11 All right. Thank you, everybody, for coming.
12 (Thereupon the foregoing was concluded
13 at 6:37 p.m.)

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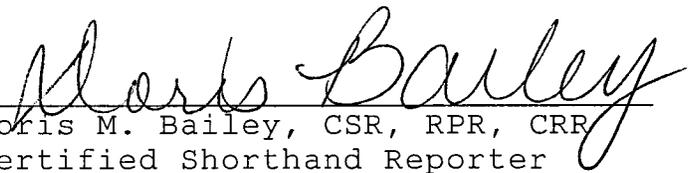
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CERTIFICATE OF CERTIFIED SHORTHAND REPORTER

I, DORIS M. BAILEY, a Certified Shorthand Reporter and Registered Professional Reporter, in and for the State of California, do hereby certify that I am a disinterested person herein; that I reported the foregoing proceedings in shorthand writing; and thereafter caused my shorthand writing to be transcribed by computer.

I further certify that I am not of counsel or attorney for any of the parties to said proceedings, nor in any way interested in the outcome of said proceedings.

IN WITNESS WHEREOF, I have hereunto set my hand as a Certified Shorthand Reporter and Registered Professional Reporter on the 29th day of September, 2009.


Doris M. Bailey, CSR, RPR, CRR
Certified Shorthand Reporter
License Number 8751



TETRA TECH EC, INC.

TRANSMITTAL/DELIVERABLE RECEIPT

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Naval Facilities Engineering Command SW
Ms. Beatrice Appling, AQE.BA
Building 127, Room 108
1220 Pacific Highway
San Diego, CA 92132-5190

DATE: 11/04/09
CTO: 0004
LOCATION: Vallejo, CA

FROM: [Signature]
A. N. Bolt, Program Manager

DESCRIPTION: Transcript of Proceedings, Public Meeting held on September 24, 2009
for the Building 742 Former Degreasing Plant Engineering Evaluation/Cost Analysis/Interim
Removal Action Work Plan (EE/CA/IRAW)

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