



FINAL NAVAL AIR STATION ALAMEDA Restoration Advisory Board (RAB) Meeting Minutes

February 3, 2011

www.bracpmo.navy.mil

Building 1, Suite 140, Community Conference Center
Alameda Point
Alameda, California

The following participants attended the meeting:

Co-Chairs:

Derek Robinson	Base Realignment and Closure (BRAC) Program Management Office (PMO) West, BRAC Environmental Coordinator (BEC), Navy Co-chair
Dale Smith	Restoration Advisory Board (RAB) Community Co-chair

Attendees:

RAB Members

George Humphreys	Joan Konrad	James Leach
Kurt Peterson	Jean Sweeney	Jim Sweeney
Michael John Torrey		

Community Members/ Public Attendees

Steve Bachofer	Richard Bangert	Alex Boskovich
Susan Galleymore	Janet Gibson	Carol Gottstein, MD
Gretchen Lipow	David Walsh	Doug Biggs

Navy Members

Charles Perry
Bill McGinnis

Navy Environmental Business Line Team Lead (BLTL)
Navy Lead Remedial Project Manager (LRPM)

Regulatory Agencies

Dave Cooper
James Fyfe

U.S. Environmental Protection Agency (EPA)
California Environmental Protection Agency Department
of Toxic Substances Control (DTSC)

Xuan-Mai Tran
John West

EPA
San Francisco Bay Regional Water Quality Control Board
(Regional Water Board)

Contractors

David Cacciatore
Campbell Merrifield
Grace Dasinger

Shaw Environmental, Inc.
Trevet Environmental Consultants
Trevet Environmental Consultants

The meeting agenda is provided as Attachment A.

MEETING SUMMARY

Dale Smith (RAB Community Co-chair) called the February 2011 former Naval Air Station Alameda (Alameda Point) RAB meeting to order at 6:30 p.m. Derek Robinson (Navy Co-Chair) welcomed all to the meeting.

I. Approval of January 6, 2011 RAB Meeting Minutes

Ms. Smith asked for comments on the January 2011, RAB meeting minutes.

Michael John Torrey (RAB member) provided the following comments:

- The December 2010 minutes were revised to reflect “of 10 pages” which was not Mr. Torrey’s comment but Mr. Humphreys. Mr. Torrey said the January 2011 minutes should be corrected to show “of 8” instead of “of 9” as currently drafted.

Jean Sweeney (RAB member) provided the following comments:

- Page 5, sixth paragraph, first sentence: Request “under Building 400” added after “underground piping”. Sentence should read, “Jean Sweeney (RAB member) asked why the underground piping under Building 400 is included in the FS.”

- Page 7, fourth paragraph, fourth sentence: Sentence should read, “Mrs. Sweeney suggested that commercial and industry reuse needs be added to the ‘online’ workbook, as she had commented ‘online’.

George Humphreys (RAB member) provided the following comments:

- Page 3, Mr. Humphreys does not recall the comment regarding the hyphenation of the term ‘lead-based’ paint. The comment was made by Ms. Smith.
- Page 6, second paragraph, last sentence: change “alternative” to “alternatives”. The sentence should read, “Mr. Robinson said some of the alternatives do.”
- Page 7, third paragraph. The sentence, “During the review of slide 9, Ms. Hill clarified for the community, the North Housing Area will remain vacant until the Department of Housing and Urban Development (HUD) completes a review of the Reuse Plan Amendment” should read, “During the review of slide 9, Ms. Hill clarified for the community **that** the North Housing Area will remain vacant until the Department of Housing and Urban Development (HUD) completes a review of the Reuse Plan Amendment”
- Page 8, Action Items: The OU-2C FS presentation was deleted from action items list, please continue to track it as a presentation requested, also, please include a request for a presentation about the plume shape at IR Site 25.
- Page 8, Action Items: #2 *Initiated by* and *Responsible Person* should be reversed.
 - *Initiated by: Mr. Matarrese*
 - *Responsible Person: City of Alameda Public Works*

Ms. Smith provided the following comments after the meeting in an email sent February 10, 2011.

- Comments on page 3 Page 8 of 10 last line change "velocity of the exchange" to "velocity of the current"
- Mr. Humphrey's comment the word "through out" should be "throughout"

Jim Fyfe (DTSC) provided the following comment:

- Page 7, Section V, first sentence: Sentence should read: “Jim Fyfe (DTSC) stated that a new Public Participation Specialist, Wayne Hagen, has been assigned the Alameda Point RAB and should be at the February meeting.”

The January 2011 RAB meeting minutes were approved with the above requested modifications, pending Ms. Smith’s comments via email to Mr. Robinson.

II. Co-Chair Announcements

Ms. Smith stated she had received three RAB applications. The RAB community members will meet fifteen minutes prior to the regular March RAB meeting to discuss applicants. Doug Biggs (Alameda Point Collaborative) asked if the discussions will be held in an open meeting. Ms. Smith said it is not appropriate to discuss personnel issues in an open meeting. She said the RAB members will discuss prior to the meeting, and the vote will be recorded during the March RAB meeting.

Mr. Robinson reviewed the document tracking and field activities sheet (Attachment B—1). He said based on results from pre-remedial design samples collected at Installation Restoration (IR) Site 1, the area of concern at Area 1b is quite different than the site conceptual model. He said the area extends further than anticipated to the north and south, as well as vertically. He said changes to address the size, shape, and seismic requirements are needed for the selected remedy. Mr. Robinson said the BRAC Cleanup Team (BCT) has discussed the issue and decided that the Navy should prepare a Record of Decision (ROD) Amendment. He said the ROD Amendment will include a focused feasibility study (FS) and proposed plan that will delay the process by a year or more. Mr. Humphreys asked if the area of concern had changed to the east or west as well as north or south. Mr. Robinson said the area of concern did not extend as far to the east, but is increased by a small amount on the western side.

III. BRAC Environmental Program: Budget and Execution Process

Charles Perry (Navy BLTL) described the BRAC budget and execution processes (Attachment B-2). Mr. Perry stated that the budget process originates with BRAC, then it is reviewed and included in the Department of the Navy and the Department of Defense budgets, and finally incorporated into the President’s Budget. He noted it is generally a three year process. During the review of slide 5, Ms. Smith asked if budgets are planned for five years or three years. Mr. Perry said five years, but three years are in the development process at all times. Mr. Perry explained if a big budget project is delayed, funds in that fiscal year can be used to support other projects at the installation, or if there are no suitable projects, the funding will be directed to other installations. However, the delayed project may then need to be budgeted for again, potentially resulting in a 3-year delay.

Mrs. Sweeney asked if a remedy for Building 5 was selected at an estimated cost of \$50 million, but the remedy could be completed less expensively by demolishing Building 5, would that throw schedules off. Mr. Perry said as new information becomes available the site management plan is updated annually and those updates are then accounted for in the budgeting process. Mrs. Sweeney asked if the budgets are typically close to actual costs. Mr. Perry said the cost estimates are accurate, based on past experience and other installations. He said the budgets are reviewed and updated frequently. Ms. Smith asked how the budget is adjusted if the project scope changes significantly. Mr. Perry explained that if a project does not require all of its funding called for in the budget or is delayed for more than a year, the preference is to expedite projects at other sites within the installation with that funding. If no other projects are available, the funds would be released back to the BRAC program. Mr. Humphreys asked if a time critical removal action is the type of project which could be expedited. Mr. Perry said it would be an option if the funds were available.

On slide 6, Doug Biggs (Alameda Point Collaborative, community member) asked what percentage of the \$96 million estimated cost to complete will be paid to contractors. Mr. Perry said it would be 90% to 95%, and explained the \$96 million costs do not include salary for federal workers. Mr. Biggs asked if cleanup costs are still funded with the funds received from the sale of El Toro and other installations. Mr. Perry said not at this time, but all revenue from future land sales will fund environmental cleanup.

Richard Bangert (Community member) noted that the budget for 2011 is \$31 million, and asked what the budget would be for 2012. Mr. Perry said that number has not been finalized at this time. Mr. Humphreys asked if the total cost includes the \$450 million spent to date and the \$96.2 million shown as the cost to complete. Mr. Perry said that is correct. Susan Galleymore (Community member) asked what percent of the base has been cleaned up with the \$450 million. Mr. Robinson said it is difficult to assess exactly because funds have been committed but these projects have not yet been completed. For example, a \$50 million project may extend over a period of ten years; the \$50 million has been obligated but not yet expended. Joan Konrad (RAB member) asked what happens if a project gets bigger once it has begun, such as at Site 7. Mr. Robinson said it is often more cost effective to spend the money to address the concerns in the field, than to demobilized work crews and remobilize again at a later time. Mrs. Sweeney said she read that Alameda had done more work than any other site in the United States. Dave Cooper (EPA) said the Hanford site is the most expensive to date.

IV. Environmental Summary: 2010 Accomplishments and Plan for 2011

Mr. Robinson reviewed 2010 accomplishments and the plan for 2011 (Attachment B-3). Mr. Robinson said that over the last year, the RAB has improved communication and the meetings are more pleasant to attend. He said he hopes to start and end the meetings on time in the upcoming year to respect the valuable time committed by its members. Mr. Cooper said that he has participated on a number of different RABs at EPA, and the Alameda Point RAB is everything a RAB should be. The community members read and comment on documents provided to them, and they attend meetings prepared to ask questions. He said he has never seen

a RAB that does a better job. Mr. Robinson recognized the RAB members for their participation.

During the review of slide 3, Mrs. Sweeney asked if the dredging in the seaplane lagoon is planned to go through the night. Mr. Robinson said once the project has completed start up, the dredging will run twenty-four hours a day in order to finish prior to least tern foraging season.

Mr. Robinson said there would be twelve RAB meetings in 2011. Mr. Torrey said the July meeting will be difficult with the holiday. Mr. Robinson suggested a tour instead of a meeting in July.

Jim Sweeney (RAB member) asked what the next planned transfer of property will include. Mr. Robinson said the Department of Education transfer was scheduled to be the next parcel to transfer, but that has been delayed, so it will most likely depend on what the City of Alameda requests for transfer. The Veterans Administration (VA) transfer also is not expected to occur this year.

Ms. Galleymore asked what the basewide radiological survey included. Mr. Robinson said radiological scans are underway for soils and buildings in designated areas.

Ms. Smith said there are a number of documents she has not received in the last two months, and has not been able to comment on, or review prior to a presentation at a RAB meeting. Mr. Robinson stated that he would look into why Ms. Smith did not receive copies of recent reports.

Mr. Humphreys asked about the status of a presentation on the feasibility study at OU-2A and the Site Characterization and Analysis Penetrometer System (SCAPS) survey of the tarry refinery waste. Ms. Smith said since the feasibility study at OU2A is nearly complete a presentation is not necessary at this time. Mr. Robinson said he will provide a presentation on the SCAPS survey as requested by the RAB. Mrs. Sweeney asked if a presentation about the petroleum plume near OU-2A is planned. Mr. Robinson said not at this time.

V. BCT UPDATE

John West (Water Board) said the BCT has been busy reviewing documents for a number of active sites, and announced Xuan-Mai Tran will be taking over Anna-Marie Cook's role.

Mr. West provided an overview of the Petroleum Program Management Plan recently released. He said the Water Board oversees closure of petroleum program sites. He said there are a total of 251 open petroleum sites at Alameda Point, and 54 closed petroleum sites. He said the Petroleum Management Plan will provide guidance for reaching closure for the remaining sites, and the plan is to update the document annually. Mr. West said the Navy project manager, David Darrow, plans to request closure for five sites each month until complete. Bill McGinnis

(Navy) said the document identifies all petroleum program issues and is helpful in prioritizing the sites for closure.

Ms. Smith asked why the Petroleum Management Plan had not been submitted to the RAB. Mr. Robinson said it was not submitted because it is not considered part of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) process. Mr. Bangert asked why petroleum is not considered part of the CERCLA program. Mr. Robinson explained petroleum sites are well understood and more straightforward, he said it expedites the site closure process and saves money. Mr. Robinson said the information is available at the California Department of Toxic Substances Control's (DTSC) "Enviro-Stor" website. Mr. Bangert asked if the petroleum program sites were included in the \$450 million cost estimate for Alameda Point. Mr. Robinson confirmed that they are included in that budget.

Ms. Smith said petroleum piping had recently been removed and capped near the northwest corner near the East Gate.

Mr. Humphreys said the *Alameda Sun* newspaper presented a history of Bay Farm Island that referred to buried destroyers seen in a 1958 aerial photograph. He said there were later reports that after the Bay Farm School was constructed, a drilling project drilled into one of the destroyers and oil was released. He suspects there were 12 to 15 ships buried at NAS Alameda and doubts they were removed, so there could still be oil present in the hulls. Mr. Robinson said he is confident they have been removed from a combination of historical records and investigations in the area that have not located the ships.

VI. Community and RAB Comment Period

Mr. Biggs said the IR Site 35 remedial action is planned and Doug DeLong of the Navy's Caretakers Site Office has been keeping residents up-to-date on fencing and road closures and schedules. Mr. Biggs said there is concern that the initial staging plan for the decontamination area and soil storage area is in the resident's memorial garden, which might upset residents. He asked that the staging locations be reviewed and reconsidered. Mr. Biggs also announced EPA is funding trainings, such as 40 hour Hazardous Waste Operations and Emergency Response (HAZWOPER) training for residents at CERCLA sites. Mr. Biggs suggested contractors working at the site might be able to hire residents and get them trained through the EPA. He requested a list of regular contractors and site contacts.

Mrs. Sweeney asked about residual petroleum found in the rip-rap near the seaplane lagoon apron, and asked if fuel lines had leaked, and if there was any additional petroleum that should be removed. Mr. West said the Petroleum Management Plan includes fuel lines. Mr. West said he will review the document to see if there is information about a fuel line near the seaplane lagoon. Mr. Robinson said fuel lines on the figures are being investigated or have been investigated.

Ms. Konrad said she has numerous questions regarding the OU-2C FS Report she would like to have explained. She said she believes IR Site 5, within OU-2C, is very complex and important to redevelopment. She said she would like to be able to discuss OU-2C with regulatory agency representatives. Ms. Konrad said it is important that RAB members communicate information to the community. Mr. Robinson said he will review the questions received on the OU-2C FS Report and contact Ms. Konrad to discuss further.

Ms. Smith and Mr. Humphreys provided feedback on the OU-2C FS Report presentation given at the January 2011 RAB meeting. Mr. Humphreys said it was too short and incomplete. Mr. Robinson apologized and said such a complex topic should have been a one hour presentation.

Mr. Peterson said OU-2C FS Report did not include a discussion of an alternative that includes demolishing buildings within the site. Mr. Robinson said he will ask the contractor to review the OU2C FS remedial alternative cost estimates to include an alternative for demolition of Buildings 5 and 5A. He said it is difficult because CERCLA funds can only be spent on remediation and not on land improvements. Mr. Peterson said there might be concerns with the soil underneath Building 5, which the FS Report does not address because it does not discuss demolition of the building. Mr. Robinson said the contractor will review the comment.

Mrs. Sweeney asked if there is known contamination in drain lines within Building 5A. Mr. Robinson said yes the Navy believes there is contamination in the drain lines within Building 5A. Ms. Smith said the Navy considers the drain lines in Building 5A contaminated because the drain lines in Building 5 are known to be contaminated and the Navy does not distinguish between Buildings 5 and 5A.

Ms. Smith said she received the Draft Final Remedial Action Work Plan for the Radiological Environmental Multiple Award Contract (EMAC) and said the contract number on the document was incorrect. She also noted the comments on the draft final version were not included in the final version of the report. Mr. Robinson said comments on a draft final document are not included in a final document. Mr. Robinson said the comments will not be included in the "response to comments" document, but changes are incorporated into the final document.

Ms. Smith said a comment on the Remedial Design/Remedial Action Plan for Site 35 was misinterpreted by the contractor. Ms. Smith explained she had commented that she was disappointed that there was no set-aside in the plan for a local, low income contractor to help with landscaping, but the response to her comment discussed phytoremediation. She clarified she was only pointing out local, low income employees could plant the grass upon completion of the remediation during restoration of the site, she was not inquiring about phytoremediation. Mr. McGinnis said the use of the term "restoration" may have caused confusion since it has more than one connotation and can mean the entire cleanup or, as intended here, the landscaping phase.

Ms. Smith reviewed the number of documents she has not received for review and comment. Mr. Robinson said he will contact her directly to discuss.

Ms. Smith said she is concerned that the RAB is charged with addressing serious issues and may from time to time require extra time to discuss, which is why the RAB by-laws allow a meeting to continue three hours beyond the normal end time, as per EPA guidance. Mr. Robinson said it is in the RAB by-laws that if a topic is going to exceed allotted time, it can be carried to the next meeting. Ms. Smith stated that is unworkable if there is a deadline for comments before the next meeting. Mr. Robinson said it is also possible to have separate meetings to discuss issues.

Ms. Smith said the RAB reviewed the OU-2C FS Report and has provided a series of comment letters. The first letter from Ms. Konrad (Attachment B-4), a second letter dated February 3, 2011 signed by the RAB (Attachment B-5), and a third letter dated February 3, 2011 also signed by RAB members (Attachment B-6). She said there may be additional comments during the proposed plan public meeting. Ms. Smith noted that former Naval Station Treasure Island is successfully treating a plume similar to the plume at OU-2C with enhanced bacteria and suggested the Alameda team consider the success.

Mr. Robinson thanked the BCT, RAB members and community for their ongoing support on the project. The meeting was adjourned at 9:00pm. The next RAB meeting will be held at 6:30pm on Thursday, March 3, 2011, at 950 West Mall Square, Alameda.

Action Items

Action Items:	Previous Item #/ Action Item Status/ Action Item Due Date:	Initiated by:	Responsible Person:
1. Request for Presentations: <ul style="list-style-type: none"> a. Site 1 Radiological RD/RA work plan b. Injection-extraction field design c. Site 25 Plume Status Tracking d. Site Characterization and Analysis Penetrometer System (SCAPS) Survey of Tarry Refinery Waste 	a./ Pending / February 3, 2011 b./ Pending / February 3, 2011 c./ Pending / February 3, 2011	RAB	Mr. Robinson
2. Provide as-built specifications on the Sites 5 and 10 storm drain replacement to Mr. Matarrese.	Pending/ February 3, 2011	Mr. Matarrese	City of Alameda Public Works

Action Items:	Previous Item #/ Action Item Status/ Action Item Due Date:	Initiated by:	Responsible Person:
3. Hard Copies of Fed1A, 2B, 2C ATC letters-requested from RAB Members	Completed/ February 3, 2011	RAB	Mr. Robinson
4. Contact individual RAB Members that have not been present all of 2010 – Determine their status	Pending / February 3, 2011	Mr. Robinson	Mr. Robinson
5. Forward RAB application to Mr. Bangert. A copy of the completed application will be included in the February packet for the RAB members if it is received by Mr. Bangert in time for the mailing	Completed / February 3, 2011	Mr. Robinson	Mr. Robinson
6. Mr. Robinson will research why Ms. Smith is not receiving documents.	New / February 3, 2011	Ms. Smith	Mr. Robinson
7. Navy review and reconsider location of IR Site 35 soil staging area in residents memorial garden	New / February 3, 2011	Mr. Biggs	Mr. Robinson
8. Mr. Robinson will review comments on the OU2C FS Report and contact Ms. Konrad to discuss further.	New / February 3, 2011	Mr. Robinson	Mr. Robinson
9. Mr. Robinson will ask the contractor to review the OU2C FS remedial alternative cost estimates to include an alternative for demolition of Buildings 5 and 5A.	New / February 3, 2011	Mr. Robinson	Mr. Robinson
10. RAB requested a list of regular contractors and site contacts	New / February 3, 2011	Mr. Biggs	Mr. Robinson
11. Follow up on status of fuel lines along seaplane lagoon apron	New / February 3, 2011	Mrs. Sweeney	Mr. West.

Grayed out items have been completed.

ATTACHMENT A

NAVAL AIR STATION ALAMEDA

RESTORATION ADVISORY BOARD MEETING AGENDA

FEBRUARY 3, 2011,

(1 page)

RESTORATION ADVISORY BOARD

NAVAL AIR STATION, ALAMEDA

AGENDA

FEBRUARY 3, 2011, 6:30 PM

ALAMEDA POINT – BUILDING 1 – SUITE 140

COMMUNITY CONFERENCE ROOM

(FROM PARKING LOT ON W MIDWAY AVE, ENTER THROUGH MIDDLE WING)

<u>TIME</u>	<u>SUBJECT</u>	<u>PRESENTER</u>
6:30 – 6:45	Approval of Minutes	Dale Smith
6:45 – 7:00	Co-Chair Announcements	Co-Chairs
7:00 – 7:30	BRAC Environmental Program; Budget and Execution Process	Charles Perry
7:30 – 8:00	Environmental Summary; 2010 Accomplishments and Plan for 2011	Derek Robinson
8:00 – 8:10	BCT Update	John West
8:10 – 8:30	Community and RAB Comment Period	Community and RAB
8:30	RAB Meeting Adjournment	

ATTACHMENT B

NAVAL AIR STATION ALAMEDA RESTORATION ADVISORY BOARD MEETING ATTACHMENTS

- B-1 List Recent and Upcoming Deliverables, December 14, 2010 and Active and Upcoming Fieldwork, December 14, 2010. Distributed by Bill McGinnis, Navy Lead Remedial Project Manager (2 pages)
- B-2 Base Realignment and Closure Environmental Program Budget and Execution Process Distributed by Charles Perry, Environmental Business Line Team Leader (4 pages).
- B-3 Alameda Point Environmental Review, 2010 Accomplishments and Plan for 2011 Distributed by Derek Robinson, BRAC Environmental Coordinator, Navy (4 pages).
- B-4 OU-2C Feasibility Study Report Comment Letter from Ms. Joan Konrad, dated February 3, 2011 (2 pages).
- B-5 OU-2C Feasibility Study Report Comment Letter from RAB members, dated February 3, 2011 (3 pages).
- B-6 OU-2C Feasibility Study Report Comment Letter from RAB members, dated February 4, 2011 (4 pages)

ATTACHMENT B-1

LIST RECENT AND UPCOMING DELIVERABLES, DECEMBER 14, 2010 AND
ACTIVE AND UPCOMING FIELDWORK, DECEMBER 14, 2010.
DISTRIBUTED BY BILL MCGINNIS, NAVY LEAD REMEDIAL PROJECT MANAGER

(2 pages)

**Active and Upcoming Fieldwork, January 18, 2010
Alameda Point, Alameda, CA**

Sites	Start	End*	Description of Fieldwork
Site 26	1/4/2011	1/6/2011	Post-ISB Monitoring for GW Quality Parameters
Site 4	1/11/2011	1/14/2011	Plume 4-1 TS DNAPL/Hydrogeological assessment: Installing PITT in Plume & Source Wells and injection/extraction wells. 7-10 days before sample PITT, then dissolution test
Site 14	2/1/2011	2/10/2011	MNA Monitoring
Basewide	10/13/2010	2/16/2011	Radiological Final Status Surveys of Designated Buildings ongoing.
Site 1	9/30/2010	periodic sampling	Groundwater Pilot Test
Site 28 RA	2/18/2011	2/21/2011	Ongoing groundwater monitoring (2nd "quarterly" round)
OU-1 RA	11/15/2010	2/28/2011	Final excavation on western edge of Site 7 completed in January. Site 16, further sampling for pesticides to be performed inside of Building 608 in Jan/Feb.
Site 2 Pre-design Investigation	2/7/2011	2/28/2011	Pre-design investigation in support of RD (soil gas sampling, geophysical sampling, trenching, etc).
Site 35 RA	3/1/2011	3/11/2011	Pre-excavation sampling
Site 24	3/8/2011	4/8/2011	Pre-design sampling
Site 32	3/1/2011	5/31/2011	Radiological Characterization Survey and Sampling
Basewide	10/1/2010	6/14/2011	Five-year Review of Post-ROD sites (10). Initial interviews complete.
OU-5/FISCA IR02 Remediation	10/6/2008	10/6/2011	Biosparge / vapor extraction system Eastern Biosparge Area construction completed May 2009; Marina Village Western Biosparge Area biosparge area construction completed 10/6/2009. Treatment system running well. Calculated mass reduction of 2,822 pounds of benzene and 69,961 pounds of naphthalene after ~1 year of operation for the Eastern Biosparge Area. Variable frequency drives contributing to efficiency. End date based on running the system for two years; the FS Report and ROD specify 8 years (total) for the remediation, so the biosparging operation may be extended.
Site 17 Remediation	9/13/2010	12/31/2011	Land support facilities construction began October 18, 2010. Mobilization for IR Site 17 source control remedial activities began the week of November 29, 2010. Dredging to start on January 20, 2011. Dredging to be completed by March 15, 2011.
Site 21 (OU-2B)	1/1/2011	2/1/2012	BLDG 162 Thermal Treatment: Begin Pre-Construction Tasks (i.e., geophys., power distribution, demo inside Bldg 162)

* Ordered by End Date

**Recent and Upcoming Deliverables, January 18, 2010
Alameda Point, Alameda, CA**

Recent		
Site	Document	Transmittal Date
Site 17	Final Remedial Action Work Plan	12/15/2010
Site 24	Draft Pre-Design Work Plan	11/4/2010
OU2B	Draft Work Plan Treatability Study of In Situ Thermal Treatment on Chlorinated Solvents in Groundwater OU-2B	11/19/2010
OU2-C	Revised Draft FS	11/8/2010

Upcoming		
Site	Document	Transmittal Date
Site 32	Final Radiological Characterization Work Plan	1/20/2011
FED Parcel	Final SI	1/28/2011
Site 2	Final Work Plan and SAP for Data Gaps in support of RD	2/1/2011
Site 24	Final Pre-Design Work Plan	3/4/2011
Site 35	Draft Final RD/RA WP and SAP	1/27/2011
EDC-17	Draft Final Addendum to Final Site Inspection Report	2/4/2011
EDC-12	Draft Final Addendum to Final Site Inspection Report	2/4/2011
OU-2B	Draft Final FS	2/26/2011
Sites 5&10	Draft TCRA Completion Report	4/12/2011
Site 1	Draft Remedial Design/Remedial Action Work Plan	5/25/2011

ATTACHMENT B-2

**BASE REALIGNMENT AND CLOSURE ENVIRONMENTAL PROGRAM BUDGET AND
EXECUTION PROCESS**

**DISTRIBUTED BY CHARLES PERRY, ENVIRONMENTAL BUSINESS LINE TEAM
LEADER**

(4 pages).



Base Realignment and Closure Environmental Program Budget and Execution Processes

3 February 2011

Charles L. Perry, PE
Environmental Business Line Team Leader



Outline

- I. Identifying Installation Needs
- II. Establishing Budgets
- III. Budget Process
- IV. Alameda Program
- V. Conclusions





Identifying Installation Needs



- Identify installation needs
 - Program requirements are agreed upon with the regulatory agencies
 - Work with the BRAC Cleanup Team (BCT) to develop a schedule annually
 - E.g., Alameda Site Management Plan (SMP) - schedule and milestones based on funding availability
 - Individual projects are identified based on the schedule
 - E.g., Site 2 Phase I Remedial Action (RA) Fiscal Year (FY)11, Site 2 Phase II RA FY12
- Identify regulatory support needs
 - Cost Reimbursement
 - Includes state and federal agencies



3



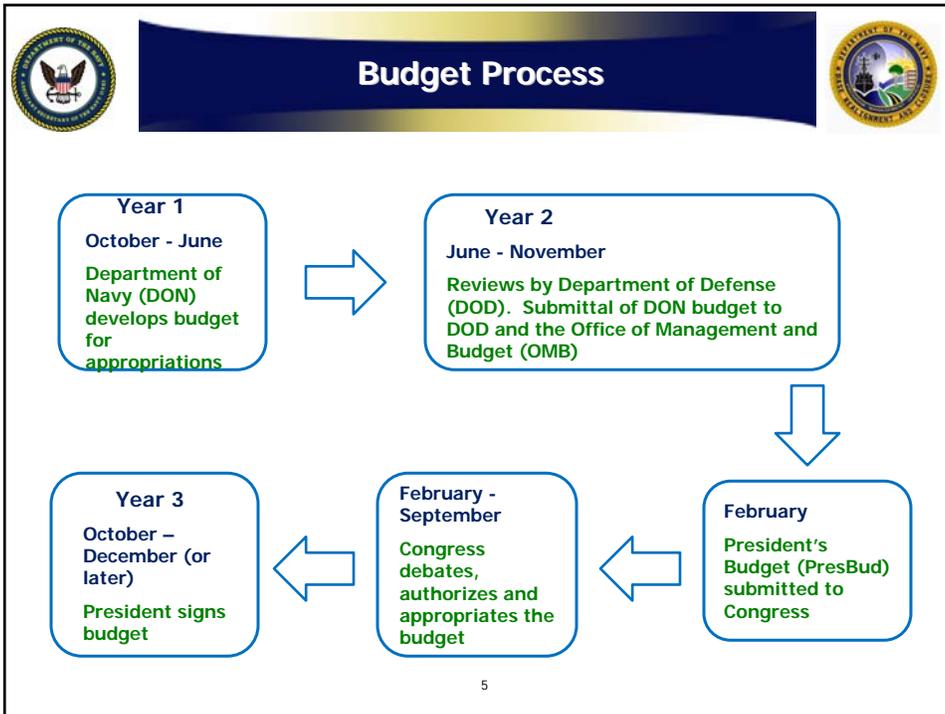
Establishing Budgets



- Projects by site
- Cost to completion
- Schedule to completion
- Budgets
 - Planned years in advance
- Source of funding
 - Appropriations



4



Alameda Program FY11

- Alameda: \$31M in FY11
- Alameda cost to complete FY11+: \$96.2 million
- All SMP requirements at Alameda are currently being funded
- Anticipate Program to be fully funded in FY12
- Important to stay on track to meet project SMP schedules and execution goals
- Very important for us to work together

6



Conclusions



- Projects and funding requirements are jointly identified
- Budgets based on identified requirements
- Long planning process
- We cannot get everything accomplished if we don't work together
- Alameda Program is currently fully funded



7



Questions?



8

ATTACHMNET B-3

ALAMEDA POINT ENVIRONMENTAL REVIEW, 2010 ACCOMPLISHMENTS AND
PLAN FOR 2011

DISTRIBUTED BY DEREK ROBINSON, BRAC ENVIRONMENTAL COORIDINATOR,
NAVY

(4 pages).



Welcome

Alameda Point ENVIRONMENTAL REVIEW 2010 Accomplishments and Plan for 2011

Restoration Advisory Board Meeting

Derek J. Robinson
BRAC Environmental Coordinator – Navy RAB Co-Chair
February 3, 2011



Presentation Outline

Purpose
2010 Accomplishments
Program Wide
RAB
Plan for 2011





2010 Program Accomplishments



Protection of Human Health & Environment

Property Transfer – None scheduled for 2010

CERCLA Progress – Significant Progress!!!

**Community Outreach – RAB Meetings, Site Tour,
Proposed Plan, Fact Sheets, Improved Communication**



3



2010 RAB Accomplishments



Community Involvement
11 RAB Meetings
Site Tour
Proposed Plan Meeting
City of Alameda Input

Document Review
Emailed Comments
Official Comments
Comment Letters



4



Plan for 2011



RAB and Community Involvement

- Proposed Plan Meetings
- RAB Meetings
- Tour in 2011?

IR Sites: OU-2A, OU-2B,
OU-2C, Site 32

FY 11 Navy Goals/Milestones



5



FY11 Team Goals/Milestones



Basewide RAD Survey – Began in September 2010, due to be completed in March 2011

OU-2C Feasibility Study – Rev. Draft FS in Nov 2010 – Addendum to follow

Proposed Plans (PP) –

OU-2A: PP due in July 2011

OU-2B: PP due in August 2011

RODs –

Site 34: On track to finalize in April 2011

Site 1 – ROD Amendment

6



QUESTIONS??



ATTACHMENT B-4

OU-2C FEASIBILITY STUDY REPORT COMMENT LETTER FROM MS. JOAN KONRAD,

DATED FEBRUARY 3, 2011

(2 pages).

Joan Konrad

42 Invincible Court
Alameda, California 94501
510-522-3789
joankonrad@comcast.net

Mr. Derek Robinson
BRAC Environmental Coordinator
BRAC PMO West
1455 Frazee Road, Suite 900
San Diego, CA 92108-4310

February 3, 2011

Re: RAB comments of February 11, 2011 on OU-2C Feasibility Study

Dear Mr. Robinson:

I can not confirm or deny the facts stated in the February 10 letter addressed to you and signed by members of the Naval Air Station Alameda Reuse Advisory Board and have been omitted from the signatures for that reason. However, these are serious accusation that need to be addressed.

OU-2C is a critically important location for development of Alameda Point. In order for the City of Alameda to develop it to its highest potential the toxic conditions of the site and their constraints on development must be understood.

Therefore, I request that the Navy, the EPA, the DTSC and the Water Board address the following questions at a RAB meeting to assure the conditions of the site and their potential impacts can be presented and discussed.

Paragraph 2 - Soils

1. Of 6 historic USTs only 1 has been removed, of 12 ASTs only 1 has been removed (I don't know what these ^{programs} ~~anagrams~~ stand for) and of 16 transformers only 6 have been removed without evidence of investigation for contaminant release. What is the status of these issues?
2. What are the lead levels used as the clean-up standard?
3. Why is the presence of children assumed?

Paragraph 3 - Groundwater

4. It is assumed that remaining naphthalene will be the responsibility of any developer. Is this true?
5. Because of the presence of tetrachloroethene, how can this area be considered safe for residential use?

Paragraph 4 - Building 5

6. Please define the boundary between buildings 5 and 5a.
7. Is there an option of removing building 5 and cleaning the ground underneath it?
8. What is the responsibility of the Navy for final remediation?
9. What is the danger of contaminants being released if piles are driven for buildings?

Paragraph 5 - Remediation Levels for

10. Will the Exposure Unit 1 western portion be remediated to residential levels?
11. To what level of use is the Navy required to remediate?

Paragraph 6 - Pathways for Contaminants

12. Is there a pathway for contaminants between the water bearing zones?

As it is stated in the RAB Mission Statement, it is one of the objectives for the RAB *"to serve as a forum for effective communication and consensus building among the community, the Navy, and the environmental agencies on cleanup issues"*, I hope time during an upcoming RAB meeting can be allotted to address these issues.

Sincerely,



Joan Konrad
RAB Member

cc: Jennifer Ott, Deputy City Manager
Xuan-Mai Tran, U.S. EPA
Jim Fyfe, DTSC
John West, Water Board
Peter Russel, Russell Resources, Inc.
Restoration Advisory Board

ATTACHMENT B-5

OU-2C FEASIBILITY STUDY REPORT COMMENT LETTER FROM RAB MEMBERS,

DATED FEBRUARY 3, 2011

(3 pages).

Naval Air Station Alameda
Restoration Advisory Board
February 3, 2011

Mr. Derek Robinson, P. E.
Department of the Navy
Base Realignment and Closure
Program Management Office West
1455 Frazee Road
San Diego, CA 92108

Subject: Restoration Advisory Board (RAB) Comments on OU-2C Revised Draft
Feasibility Study (FS)

Dear Mr. Robinson:

This letter presents the Restoration Advisory Board's evaluation of the remedial alternatives for Operable Unit-5 (OU-5) soil and groundwater. In our evaluations, the "No Action" alternatives are not discussed, as they are not protective of human health and the environment.

Soil Cleanup (Table ES-1)

Alternative S2 is rejected because it relies on engineering controls and institutional controls (ICs). The engineering controls rely on maintaining the building slabs as a protective barrier. Concrete slabs have expansion joints and cracks that could allow contaminant vapors to escape. Also, paving tends to deteriorate with time. A severe earthquake on the Hayward Fault could damage the integrity of the concrete and cause soil liquefaction. Another deficiency in relying on long-term maintenance is the relatively long half-life (1620 years) of Radium-226. This means that ICs would have to be maintained for thousands of years. Institutional controls have diminishing effectiveness with time, as personnel and organizations change, memories fade and records are lost or become irretrievable. While ICs are usually imposed as a burden on the landowners, the most likely violators of ICs are government entities, contractors, utilities and others operating under "color of authority".

Alternative S3 is rejected. This alternative relies on excavation and offsite disposal of contaminated soil from Local Area 2, grouting of the drain lines containing Ra-226 and long-term institutional controls. The soil surrounding the drain lines would still contain potential radium contaminants that could be released by a severe seismic event. We have the same reservations concerning ICs as stated above.

Alternatives S4 and S5 are very similar. Alternative S4 would excavate all contaminated soil and dispose of it offsite; whereas, S5 would treat the soil contaminated with volatile organic compounds (VOC's) by the soil vapor extraction process. Alternative S4 has the

advantage of permanently cleaning up and removing the contaminated soil from the area excavated. A comparison of Alternatives S4 and S4R shows an incremental cost of approximately \$8 million to clean up soil for residential usage. This cost increment could only be achieved if the entire cleanup were done at the same time, not sequentially, first by Navy followed later by the City, a long-term lessee or a developer. The Navy may wish to clean up the site for residential use to realize a higher sales price for the land. Alternatively, negotiations between Navy and the City (or lessee/developer) could lead to much greater flexibility in future land use at an acceptable incremental cost. Accordingly, the RAB recommends Alternative S4R.

At the January 6, 2011 RAB meeting, it was suggested by RAB members that there might be savings in soil excavation and disposal costs if Building 5 were demolished. This would make it easier to access areas where soil is to be excavated. The RAB suggests that the FS should look at two additional alternatives. These are: (1) complete demolition of Building 5/5A and (2) demolition of only the northern portion of the building. Demolishing Building 5A (and perhaps the breezeway) will expose most of the radium and lead contaminated soil and may significantly reduce the costs of excavation.

Shallow Groundwater (Table ES-2)

Alternatives GS2, GS3, GS4, and GS5 all use a proprietary ORC[®] substrate as representative of enhanced bioremediation for the three more-dilute plume areas that primarily contain vinyl chloride. For the four higher-concentration areas, either in-situ chemical oxidation (ISCO), in-situ chemical reduction (ISCR), air-sparged soil vapor extraction (AS-SVE), or electrical resistive heating (ERH) plus one of the above three processes would be used (see Figure 6-6). The four higher-concentration areas are located east of Building 5, as well as in the middle of Building 5 in the areas immediately north and east of what was historically identified as Plume 5-1.

Alternative GS3 is rejected because it would use ISCR with Zero-Valent Iron (ZVI). The ZVI proved ineffective at plume 4-1 in OU-2B. Also, Alternative GS 3 is the most costly of the alternatives.

Alternative GS5 uses ERH that would be more effective in removing dense non-aqueous phase liquids (DNAPL's) thought to remain in areas where total chlorinated VOC concentrations exceed 10,000 µg/L (see page 6-43). For shallow groundwater, comparing Alternatives GS2 and GS2R shows a cost increase of approximately \$3 million to achieve residential cleanup levels. The RAB prefers GS5, but expanded to achieve residential occupancy standards, i.e. a new Alternative GS5R.

Deep Groundwater (Table ES-3)

This region includes the deeper groundwater of the first water-bearing zone (FWBZ), plus the second water-bearing zone (SWBZ).

Alternative GD2 is rejected because it involves only institutional controls and monitoring. The IC's are likely to become less effective with time. Alternatives GD3 and GD4 respectively use ISCO and ISCR to treat the DNAPL's. These two treatments are probably less effective than ERH in treating DNAPL's. In addition, the ZVI (used for ISCR) proved ineffective in treating Plume 4-1 in OU-2B.

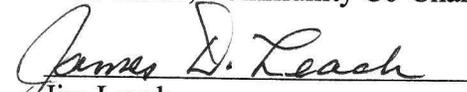
The RAB likes Alternative GD5 because it includes electrical resistive heating that is more likely to be effective for DNAPL's that are suspected in the two regions shown in Figure 6-8. However, the RAB prefers that Alternative GD5 be expanded to achieve residential occupancy standards, i.e. a new Alternative GD5R.

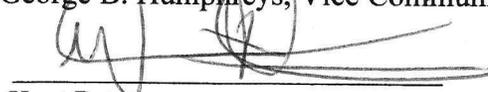
The RAB sincerely appreciates the opportunity to comment on this important FS.

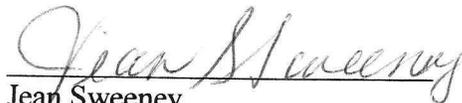
Very truly yours,

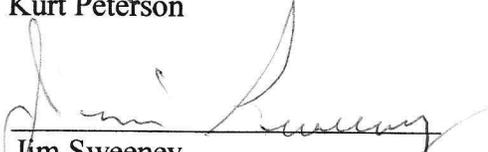

Dale Smith, Community Co-Chair


George B. Humphreys, Vice Community Co-Chair


Jim Leach


Kurt Peterson


Jean Sweeney


Jim Sweeney


Michael John Torrey

Copies: Council member deHaan
Peter Russell, Russell + Associates
Xuan Mai Tran, U. S. EPA
James Fyfe, Cal EPA DTSC
Charles Ridenour, Cal EPA DTSC
Jim Polisini, Cal EPA DTSC
John West, SF RWQCB

ATTACHMENT B-6

OU-2C FEASIBILITY STUDY REPORT COMMENT LETTER FROM RAB MEMBERS,

DATED FEBRUARY 4, 2011

(4 pages)

NAVAL AIR STATION ALAMEDA RESTORATION ADVISORY BOARD

Mr. Derek Robinson
Department of the Navy
Base Realignment and Closure, Program Management Office West
1455 Frazee Road
San Diego 92108

February 4, 2011

Re: OU-2C Revised Draft Feasibility Study

Dear Mr. Robinson,

Thank you for the opportunity to comment on the above document.

We find the possibility of determining an effective and permanent remediation of this large and significant site to be problematic. It has been our experience in the past that due to a lack of thorough site characterization, contaminants frequently are not detected until clean-up is underway. It has been difficult resolving some of our questions prior to submitting this letter due to time constraints at the RAB meetings.

Soils

The feasibility study acknowledges that at Building 5 (it is unclear if this is Building 5 or 5A) battery fluids were discharged into sinks, corroding drains and piping and leading to soil contamination (2-3); that prior to the construction of Building 400 that site was used for airplane storage (2-4); that of 6 historic USTs only 1 has been removed, of 12 ASTs only 1 has been removed and of 16 transformers only 6 have been removed (of these we have had no indication that the remaining transformers have been investigated for contaminant release) (2-5) and that the Marsh Crust has been observed south and north of Building 5 (2-13), although monitoring well locations are difficult to determine on the maps. The document recognizes that there are new lead levels (3-16), but the lead levels used as the clean-up standard are 800 µg/kg, (3-10) or 197µg/kg (2-27), not 80. These levels are described as meeting residential standards; residents typically include children in planning land use and the presence of children should be presumed, requiring the new lower lead level of 80 µg/kg as at the Fed parcel.

Groundwater

The document states that because VOC plumes in the shallow First Water-Bearing Zone (FWBZ) have been reduced to below the threshold of 10,000kg/L, no further remediation will take place (2-33). It is assumed that remaining naphthalene will be the responsibility of any developer of the site, not the Navy (2-38). The site boundary extends north into the Bachelor Enlisted Mens Quarters (BEQ). Although a dry cleaning operation has been historically associated with Building 3, vinyl chloride has been found in OU 2C in the south portion of Building 2 where OU 2C extends north into the parade ground. This area is not recommended for further investigation based on limited sampling. Why was this portion of the BEQ included in OU 2C in the first place unless it was thought to be the laundry?

The lack of distinction between building 5 and 5A makes a determination by the city and its consultants for the best remediation approach difficult. Although Building 5A is a significant contributor to the appearance of the historic district, it may be more reasonable to remove that building to facilitate a more complete clean-up, as mentioned by Kurt Peterson (RAB meeting, January 6, 2011). As part of the western portion of the site is designated for housing, it

NAVAL AIR STATION ALAMEDA RAB

is important to limit contaminated soils to residential levels, not commercial as the FS assumes. DTSC proposed a vapor intrusion mitigation system for the entire site (Lofstrom, Response to Comments 77). This would not be necessary unless contamination is left in place. This also reflects the assumption that the entire site will be demolished and final remediation will not be the responsibility of the Navy. If that is to be the case then driving piles for a tall building would create a pathway between the Second Water-Bearing Zone (SWBZ) and the FWBZ. An examination of costs to remediate to residential levels should include removal of 5A to facilitate clean up. The proposed soil remediation could leave a false sense of security, as stated by US EPA (Cooke, Response to Comments). 2

The feasibility study alternatives are based on the assumption that cleanup will be to commercial standards, except for the western portion of Exposure Unit 1 (EU1). The study also assumes residential cleanup standards for that area because there was an insignificant difference in the cleanup costs and effort between commercial and residential use (6-3). While it is technically correct to say that the 2006 Alameda Point Preliminary Development Concept calls for commercial use in OU 2C the Planned Land Use figure shows a recreational park where Building 400 is located and commercial mixed use in the areas on either side of that building. Mixed use includes residential use combined with shops and offices. Construction of a park would require the demolition of Building 400, its concrete floor slabs and paving to install landscaping. If clean up to residential standards are insignificant for the western portion of EU1, then it should be calculated for Building 400 as well.

The study assumes that there is no complete pathway between the FWBZ and the SWBZ and only down-gradient migration is considered for the DWBZ in the FWBZ. The RAB noted at the January meeting the sinking of deep pilings could open a pathway between the First and the Second water-bearing zones. The fact that contamination is present in both zones indicates that either the aquitard is discontinuous or was previously breached.

Some of the stratigraphy shown on figures 2-12 and 2-13 seems confused. In Figure 5-12 cross-section F-F¹ the tan-coloured DWBZ is labeled Bay Sediment Unit. In cross-section 1-1¹, the tan-coloured strata are identified as the Bay Sediment Unit. Should they not be the DWBZ (sand) also?

The range of alternatives should have some intermediate remedial measure between an all or nothing strategy, i.e., ICs and remove everything and haul it away. Institutional controls for VOCs using the slab as a barrier is adequate in the open air, but in a confined space does not adequately protect human health. The cracks in the concrete create preferential pathways. The already deteriorated concrete will decay further over time, increasing gaps in the floor. Institutional controls are weak, as have been demonstrated at Treasure Island as well as Alameda, and enforcement will fade as those with institutional memories leave.

ISCO mobilizes metals and these have not been adequately addressed to date; this suggests that ISCR would be a preferable alternative technology. Nano Zero Valent Iron (nZVI), in particular, is an inappropriate technology for Alameda. There are unresolved issues of harm to ecological receptors, problems with soil heterogeneity that cause program failure (as it Plume 4) and the fact that in dredge materials the expansion of nZVI into the surrounding soils is greatly limited, in some cases as little as 10 cm, indicating less penetration than zero valent iron (not iron filings as presented by DTSC at a previous meeting). An additional problem with this approach is that nZVI is not as effective at breaking down vinyl chloride. In the fall of 2009 the Obama administration released principles for a green chemistry policy that requires chemicals to meet a health-based safety standard based on the European Union policy¹. Keeping this as an alternative is not reasonable and possibly removes a more effective proven technology, such as the use of *Dehalococcoides* sp., especially enhanced *Dehalococcoides*, that has been very successful at Treasure Island, in favor of a "breakthrough" technology that has not proven to be reliable and fails to meet federal policy goals.

NAVAL AIR STATION ALAMEDA RAB

The RAB has expressed an interest in having the ventilation ducts investigated and remediated. That has been excluded from the follow-on radiation supplemental report and the base-wide radiation survey. There is no mention of such an investigation in this study (Lofstrom, Response to Comments 79). Under what program will this take place and when? When will the FS addendum be released and will its contents have a bearing on the suitability of the proposed plan?

The estimated costs are presented to an excessive degree of accuracy, in some cases to four significant figures. The cost estimates in the appendix use a contingency of 20%. The costs are much more uncertain than implied by the tables. One of the uncertainties includes the extent of structural bracing needed next to excavations for the drain lines. Another unknown is the extent of groundwater contamination exceeding preliminary remediation goals. Much of the data are based on hydropunch data collected more than ten years ago (6-31). The fraction of radium-contaminated soil that will have to be disposed of at a certified waste site is unknown, as is the distance from Alameda. Major changes in fuel costs will affect clean up costs. Given that the Navy heavily weights preferred alternatives on the basis of costs, these uncertainties skew the final choice.

If soil that has been removed to a classified landfill for storage is subjected to further cleaning there, as mentioned by Andrew Bullard, would it not be more environmentally responsible and cheaper, to set up some sort of soil washing facility on the base to reduce soil and metal contamination at all or most sites? If accurate financials were possible (see cost comment above) this might result in a higher land use value for the Navy and offset some of the cost of operation.

Soil remedy 4 has been analyzed for residential use and in places in the document is referred to as S4R. Groundwater remedy GS2, has also been analyzed for residential use and referred to as GS2R. Both soil and groundwater clean up to residential standards should be carried through as the cost differential does not appear to be significantly higher. A shallow groundwater alternative should include the use of *Dehalococcoides* not nZVI.

We also note that the response to comments is not included on the CD. Is this intentional?

Please put the title block in the conventional lower right corner of the figures so pages do not have to be opened to identify them.

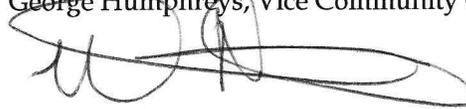
Again, thank you for the opportunity to comment on this document.

Yours


Dale Smith, Community Co-chair


George Humphreys, Vice Community Co-chair

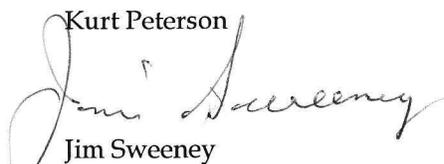

Jim Leach



Kurt Peterson

Jean Sweeney




Jim Sweeney

Michael John Torrey

 14701(S)₃

NAVAL AIR STATION ALAMEDA RAB

Copies: Councilmembers Johnson and deHaan
Peter Russell, Russell + Associates
Bob Carr, US EPA
James Fyfe, Cal EPA DTSC
Michelle Dalrymple, Cal EPA DTSC
Jim Polisini, Cal EPA DTSC
Larry Morgan, Cal EPA, Public Health
John West, SF RWQCB

Endnote:

¹ EPA, *Essential Principles for Reform of Chemicals Management Legislation*, EPA, Washington DC, 2009