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NSTC GREAT LAKES, IL
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ENVIRONMENTAL ISSUES ASSOCIATED WITH NAVY PROPERTY FORT SHERIDAN IL
2/16/1995
DEPARTMENT OF THE ARMY

FORT SHERIDAN, IL

Subject: ENVIRONMENTAL ISSUES ASSOCIATED WITH NAVY PROPERTY

Points of Contact:

Navy	Jenny Ross (EFA-MW)
Army BEC	Colleen Reilly (Fort Sheridan BRAC Office)
EPA Region V	Owen Thompson
IEPA	Paul Lake

Issue: Army is conducting environmental investigations and cleanups on the Navy property at Fort Sheridan.

Background:

- In 1994, the Navy bought approximately 200 acres of Fort Sheridan for use as Military Family Housing.
- In accordance with the transfer agreement, the Navy paid \$24M into the DOD BRAC account and the Army retained responsibility for all environmental cleanup except \$1M toward closure of Landfill 7.
- No Environmental Baseline Survey was prepared for the Navy property before it was transferred.

Status:

- Sampling and Analysis Plans are being prepared for investigation of 37 study areas on the DOD property at Fort Sheridan; 22 of the study areas are located on Navy property.
- Feasibility Study and Remedial Design are being prepared for an Interim Remedial Action at Landfills 6 and 7 located in the Navy housing area; construction is planned to start in 1997.
- A complete Underground Storage Tank (UST) assessment is planned for 11 industrial/commercial buildings on Navy property to remove and close out tank locations.
- The area around 28 USTs located at housing units built in 1957 will be investigated to determine if there has been a release from the tanks.
- Additional remediation is planned in June 1996 at the former site of Building 208, the old AAFES gas station.
- A preliminary ordnance archive search has been conducted by the Corps of Engineers, 14 areas where ordnance may have been used were identified on the Navy property.
- The Navy has conducted asbestos surveys of industrial buildings and asbestos abatement is complete in buildings planned for demolition.
- The Navy plans to conduct lead based paint and asbestos surveys in the housing buildings in 1996.

Issue: Potential future transfer of the Navy property to a developer.

Background:

- FY96 Defense Authorization allows the Secretary of the Navy to convey the Navy housing areas at Fort Sheridan to a private developer selected through a competitive process.
- As consideration for the conveyance of the Navy property at Fort Sheridan, the private transferee will provide another piece of property and construct replacement housing on it for the Navy.
- All environmental requirements for property transfer and remediation must be met before the conveyance can take place.

Status:

- Field work for the DOD Operable Unit Remedial Investigation (RI) is planned for summer 1996; the Draft RI will be complete in early 1997.
- Representatives of the developers interested in the Navy property routinely attend public meetings about the environmental activities and at least one developer has hired an environmental consultant to review all Army environmental documents.

Issue: Funding required to support execution of environmental projects.

Background:

- Surplus property transfer to the community is the Army's top priority.
- Limited Navy funds are available to address environmental problems at Fort Sheridan; since Installation Restoration (IR) sites are officially Army, no restoration funds are available to the Navy.

Status:

- The Interim Remedial Action at Landfills 6 and 7, remediation at the Building 208 site, and the DOD RI are fully funded.
- UST work on the surplus property was funded in FY 96 but UST work on the DOD property was not; funds remaining after the tanks on the surplus property are all removed and remediated will be used to perform work on the DOD property.
- Currently, the Army does not have a source of funds for work at Fort Sheridan in FY 97.
- In preparation for a potential transfer, the Navy must complete an EBS on the Navy property at Fort Sheridan. This effort (\$250K) is being incorporated into contractor responsibilities for land transfer.