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ENVIRONMENTAL CONDITIONS REPORT

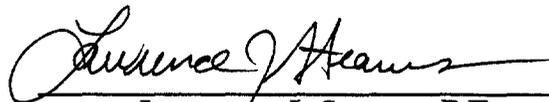
BUILDING 121 REMEDIATION
U.S. NAVAL STATION ROOSEVELT ROADS
PUERTO RICO

Prepared for:

Department of the Navy Atlantic Division
Naval Facilities Engineering Command
Norfolk, Virginia
LANTDIV RAC Contract No. N62470-93-D-3032

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OHM Project No. 15591

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1.0 PURPOSE AND WORK DESCRIPTION

1.1 PURPOSE

OHM Remediation Services Corp. (OHM), a subsidiary of OHM Corporation, is contracted by the U.S. Department of the Navy (LANTDIV) to provide remediation of Building 121 at U.S. Naval Station Roosevelt Roads, Cieba, Puerto Rico. The purpose of this Environmental Conditions Report (ECR) is to document existing pre-construction site conditions in and adjacent to the Building 121 site.

1.2 WORK DESCRIPTION

The scope of work generally includes: preparation of various pre-construction, construction, and post-construction plans and submittals; attendance and participation at pre-construction and various other meetings; mobilization and demobilization; site preparation; cleaning the interior surfaces of Building 121; various sampling and analyses for air, soil, water, and concrete media; removing a portion of the concrete from the surface of the building floor; excavating contaminated soil outside the building; transportation and disposal of generated hazardous and non-hazardous wastes; erosion and sediment control; health and safety control; quality control; site restoration; and incidental work. Further discussion of the work and its implementation can be found in the OHM Work Plan.

2.0 PRE-CONSTRUCTION SITE VISIT

2.1 SITE INSPECTION

On 11 January 1994, OHM met with the Navy Technical Representative (NTR) and others for a Pre-construction Conference and exterior inspection of the Building 121 site pursuant to the Basic Contract: Part 4.4.2 - Environmental Conditions Report, and NAVFAC Specification No. 05-93-3199 Section 01010 - Part 3.6.3. The list of attendees is provided in Appendix A. OHM inspected the access road to the Building 121 site and the general work area. OHM was not able to inspect the interior of Building 121 as the fence was locked and the building door was boarded closed. The weather was cloudy, humid, approximately 80 degrees Fahrenheit, and heavy intermittent rain. Appendix B contains photographs taken by OHM during the site inspection.

2.2 ACCESS ROAD

The approximately 300-foot-long, unpaved access road is about 8 feet wide and closely bordered with heavy vegetation 12 feet high on both sides for most of its distance. It is made of compact native soil, is level sideways but slightly rutted, and moderately sloped with a grade readily passable in a passenger car. The turning radius at bends is wide enough for trucks to negotiate. It is slippery underfoot when wet. The access road is shown in Pictures 1 through 9.

2.3 WORK AREA

The area around the building site is heavily vegetated with grasses and shrubbery up to 12 feet tall and approximately 2 inches trunk diameter. The contaminated soil area adjacent to the eastern side of Building 121 is relatively open with short grasses. To the north and immediately adjacent to Building 121 is a mound of soil approximately 10 feet high, also heavily vegetated. This soil mound appears to be from grading work during site preparation for the construction of Building 121 as it does not appear to be part of the local native topography.

The area to the south of Building 121 and west of the access road appears to be relatively level but is also heavily vegetated. No drums, debris, or other items were noticed in the general work area. An electric power pole is located about 140 feet south of the building near the bend in the access road (Photograph No. 6) and another power pole is located about 50 feet east of the building. Photographs 10 through 16 show the general work area.

2.4 FENCE

A standard cyclone fence was observed in good condition on the south, north, and east sides of Building 121. It is 6 feet high on the south and north sides with an 8-foot-high, 12-foot-wide double swing gate and triple-barbed wire on the east side. At

the time of the site inspection the gate was pad locked. The gate had a metal lacquered warning sign reading "UNAUTHORIZED PERSONNEL KEEP OUT." Photographs 10, and 16 through 19 show the existing fence and gate.

2.5 BUILDING 121

Due to the heavy vegetation and locked gate, much of Building 121 was not observable during the site inspection, including the interior. On the exterior, it is an unpainted, one-story-high, rectangular building of sound, relatively unspalled, pre-cast concrete walls with a flat concrete roof.

One 5-foot-wide doorway is located on the east side and has two opposing ½-inch-thick plywood doors each connected with two 3½-inch brass gate hinges to the south or north sides of the door frame. Other openings into the building were not readily apparent.

No aerial electric or other utility wires were observed connected to the building. The concrete walkway in front of the east door was not readily visible and its presence was not verified. The fence gate appears to be about 5 feet east of the door. Photographs 10, and 17 through 22 show the exterior of Building 121.

APPENDIX A
LIST OF ATTENDEES AT PRE-CONSTRUCTION MEETING
11 JANUARY 1994

APPENDIX B
PHOTOGRAPHS OF BUILDING 121 SITE INSPECTION
11 JANUARY 1994

**PHOTOGRAPH LOG
PRE-CONSTRUCTION SITE INSPECTION
11 JANUARY 1994**

**BUILDING 131 REMEDIATION PROJECT
U.S. NAVAL STATION ROOSEVELT ROADS
PUERTO RICO
LANTDIV RAC CONTRACT NO. N62470-93-D-3032
OHM PROJECT NO. 15591**

<u>Photograph No.</u>	<u>Description</u>
1	Entrance to site access road (SW)
2	Entrance to site access road (S)
3	Site access road (W)
4	Site access road (W)
5	Site access road (E)
6	Site access road (NW)
7	Site access road (closeup)
8	Site access road (N)
9	Site access road and soil excavation area (N)
10	Fence - Gate (W)
11	General area south of Building 121 (N)
12	General area south of Building 121 (N)
13	General area south of Building 121 (W)
14	General area north of Building 121 (W)
15	General area north of Building 121 (W)
16	Fence - North and east sides (W)
17	Fence - Gate (W)

**PHOTOGRAPH LOG
(CONTINUED)**

<u>Photograph No.</u>	<u>Description</u>
18	Fence - Gate (NW)
19	Fence - Gate (closeup)
20	Building 121 - Door on east side (W)
21	Building 121 - East side (SW)
22	Building 121 - Roof and north side (SW)



1. Entrance to site access road (SW)



2. Entrance to site access road (S)

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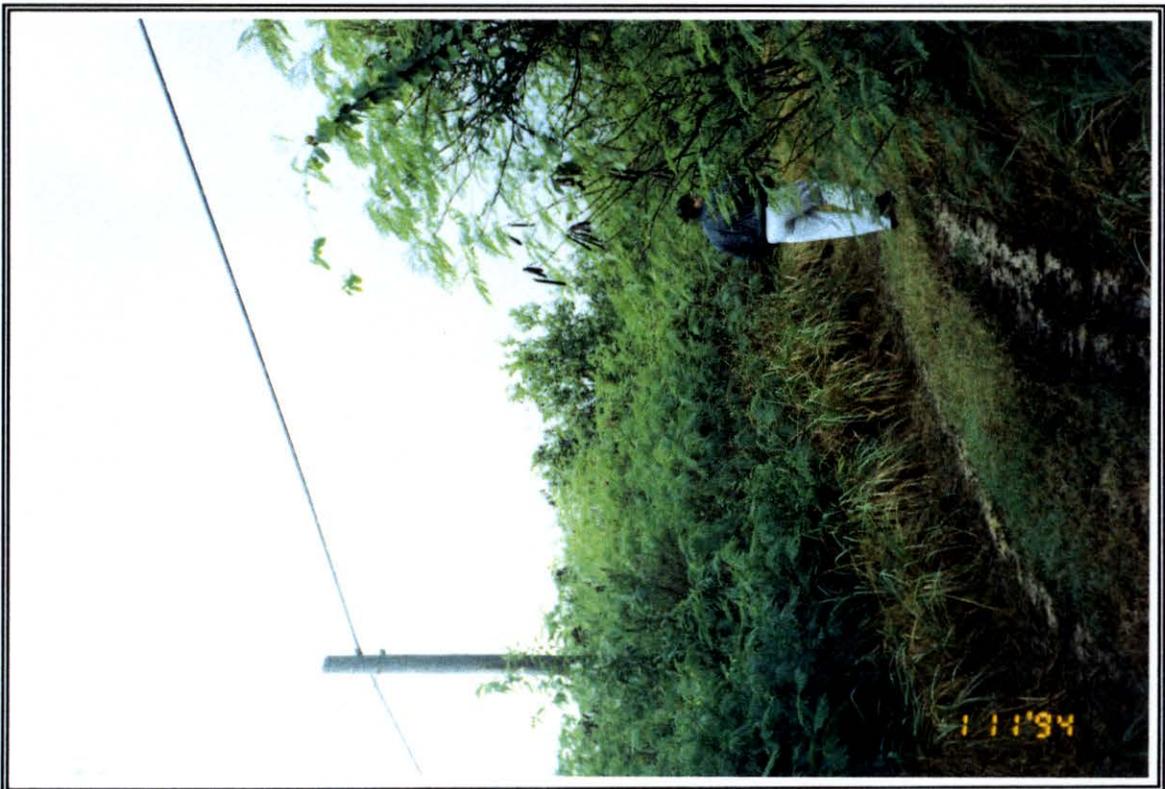
3. Site access road (W)



4. Site access road (W)



5. Site access road (E)



6. Site access road (NW)



7. Site access road (closeup)



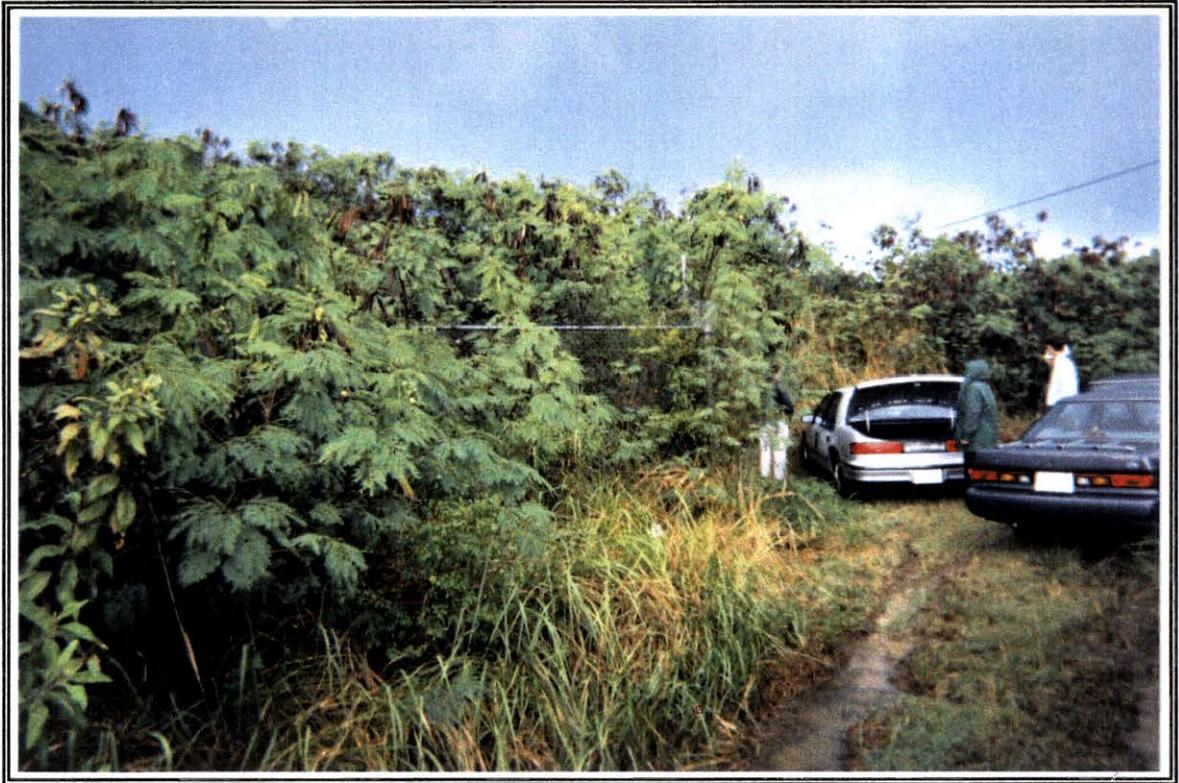
8. Site access road (N)



9. Site access road and soil excavation area (N)



10. Fence - Gate (W)



11. General area south of Building 121 (N)



12. General area south of Building 121 (N)



13. General area south of Building 121 (W)



14. General area north of Building 121 (W)



15. General area north of Building 121 (W)



16. Fence - North and east sides (W)



17. Fence - Gate (W)



18. Fence - Gate (NW)



19. Fence - Gate (closeup)



20. Building 121 - Door on east side (W)



21. Building 121 - East side (SW)



22. Building 121 - Roof and north side (SW)