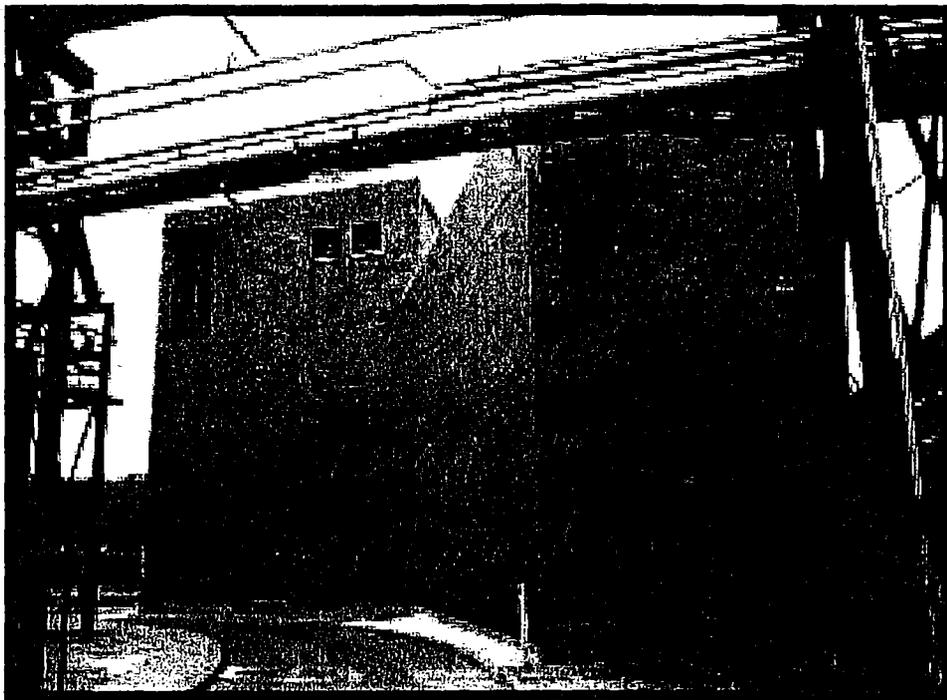


Main Hill Project

# CLOSE OUT REPORT

Transition of Building 40

Sale/Lease, Commercial/Industrial Use



**MOUND PLANT**

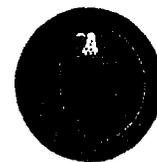
**Miamisburg, Ohio**

**Final**

**November 1999**



Babcock & Wilcox of Ohio, Inc.



Department of Energy

CLOSE OUT REPORT FOR BUILDING 40  
OF  
DOE MOUND PLANT  
MIAMISBURG, OHIO 45343-3020

Prepared for:

United States Department of Energy  
Miamisburg Environmental Management Project  
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Prepared by:

Babcock & Wilcox of Ohio

November 1999

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## PREFACE/PURPOSE

The purpose of this Close Out Report is to document the environmental and operational status of Building 40 and the research and transition activities accomplished by Babcock and Wilcox of Ohio, Inc. (BWO) to achieve this status. The Close Out Report is the contract deliverable that acknowledges and declares BWO completion of specified and appropriate contract requirements applicable to achieving this transition status, and acceptance by the United States Department of Energy (USDOE) of this status as successfully meeting the intent of the requirements.

The environmental and operational status achieved is that Building 40 is protective of human health and the environment for the purpose of leasing for commercial/industrial use. Remaining BWO contractual functions associated with Building 40, therefore, are limited strictly to funded Surveillance and Maintenance (S&M) activities to continue until contract termination or adjustment, or until the defined final and unrestricted transfer of the building by USDOE to the Miamisburg Mound Community Improvement Corporation (MMCIC), whichever occurs first.

## EXECUTIVE SUMMARY

In preparation for Mound Plant site property transfer from the USDOE to the Miamisburg Mound Community Improvement Corporation (MMCIC), the DOE Mound Plant Building 40 has been thoroughly investigated, characterized, and as appropriate, decontaminated by BWO employing the concepts and requirements of the Mound 2000 Potential Release Site (PRS)/Building Data Package (BDP) process per the *Federal Facilities Agreement (FFA) and Work Plan For Environmental Restoration Of The DOE Mound Site, The Mound 2000 Approach*. The BWO investigation included an on-site inspection of land and building, personal interviews, an examination of historical aerial photographs and maps, a review of federal and state regulatory agency records, a review of USDOE environmental reports and building prints, and a detailed study of Mound Plant documentation to especially include the BDP and applicable PRS information. Property inspections and site visits took place between March 3, 1999 and July 28, 1999.

A core team consisting of representatives from the USDOE/Mound Environmental Management Project (MEMP), the United States Environmental Protection Agency (USEPA), and the Ohio Environmental Protection Agency (OEPA) reviewed the Building 40 Data Package and applicable PRS information. The core team has declared that "...all existing environmental issues associated with Building 40 have been resolved." and, "recommends that the U.S. Department of Energy submit a letter to the Administrator of the U.S. EPA for final approval of the lease or sale of this property, as required by Section 120(h) of CERCLA."

Details of the BWO investigation may be found in the Building 40 Data Package and referenced sources. Core team findings and recommendations are found in Appendix A of this report. Appendix B is a synopsis/summary of the investigation.

In light of the effective accomplishment of required transition activities and the noted core team recommendation, BWO has successfully achieved transition status for Building 40. BWO's remaining contractual obligations are now limited to defined and funded S&M activities.

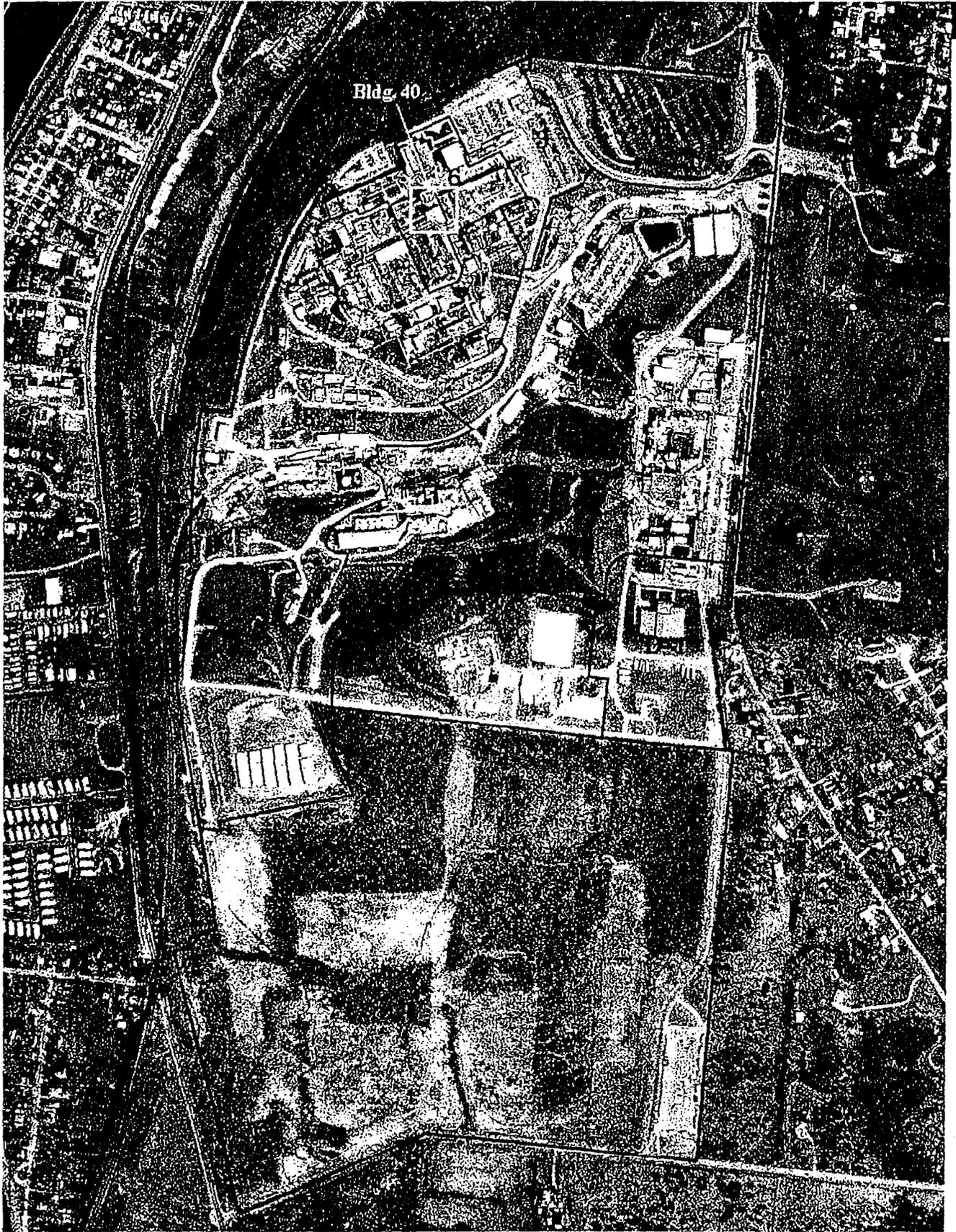


Figure 1. Mound Plant Site Depiction

# Mound Plant

## Building 40

### Print Shop

On the map below:

- Other building numbers and locations shown in tan
- PRS numbers and locations shown in blue
- Fencing shown in red
- Elevation contours shown in brown

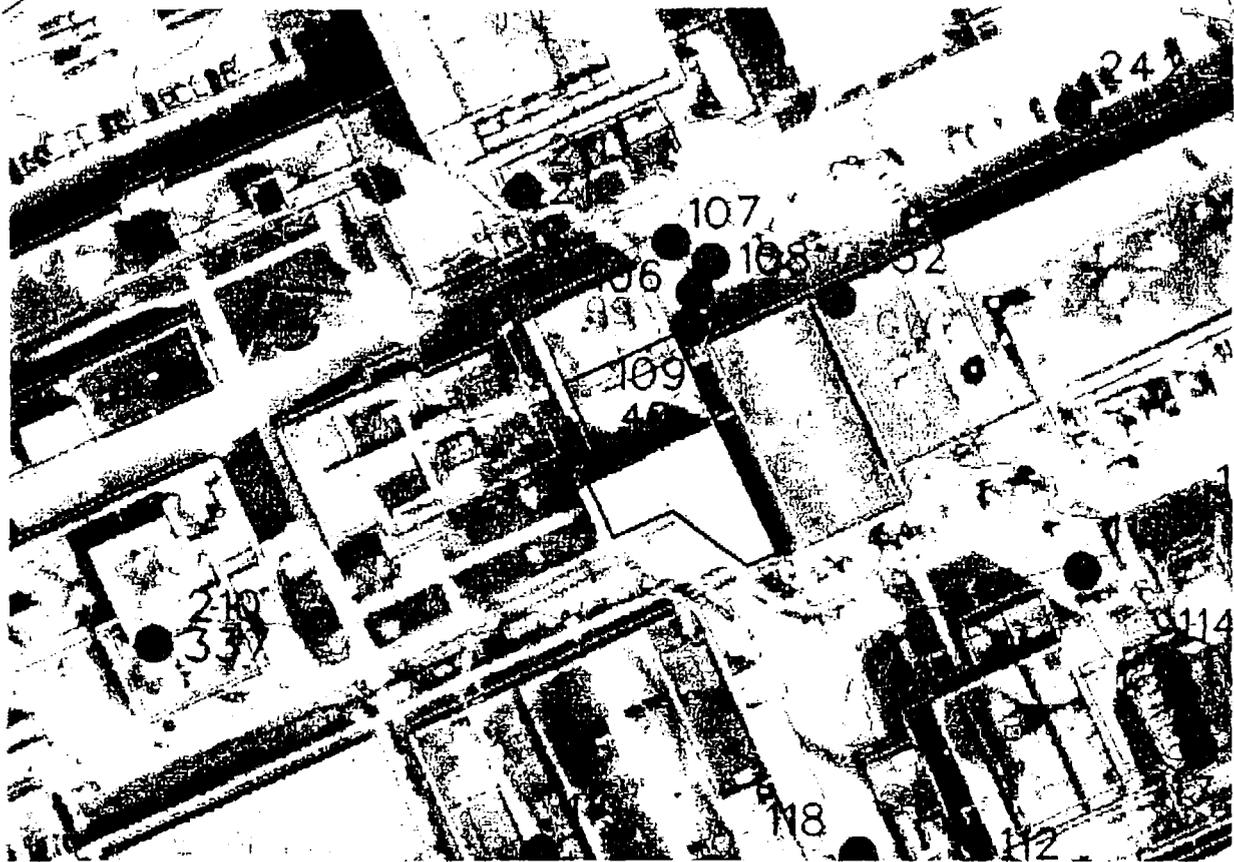
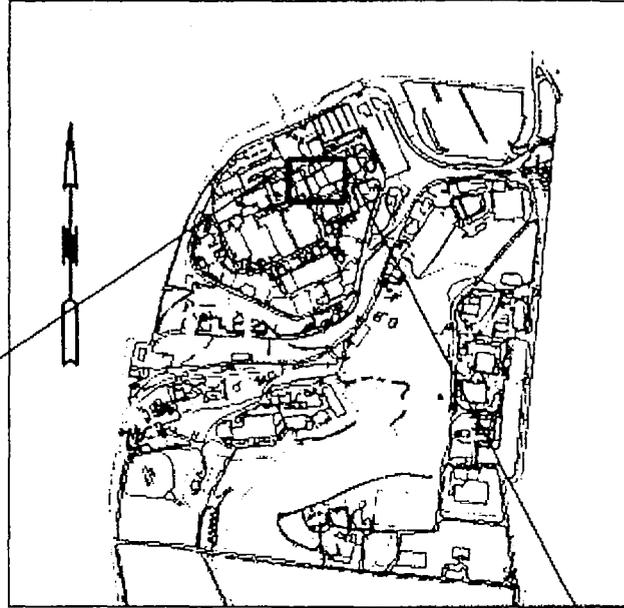


Figure 2. Building 40 Location at the Mound Plant

## 1.0 SUMMARY OF EVENTS

### 1.1 Transition Defined

Transition encompasses specified and appropriate contractual functions as defined in the Work Breakdown Structure (WBS), Number 01.2.3.11.04.003 Decontamination and Transition Template. Transition functions are intended to establish an environmental and operational status allowing designated buildings to be legally transferred by the USDOE, at a time determined by the USDOE, from their possession to the possession of the MMCIC. Transition functions can also serve to define and designate the environmental and operational status of a building for interim use prior to ultimate transfer disposition, as specified and directed by the USDOE. A successful transition is marked by a core team declaration that all existing environmental issues have been resolved, thus allowing the building to be transferred or placed in interim use. A successful transition is further marked by the limiting of future BWO contractual obligations to those of defined and funded surveillance and maintenance activities.

### 1.2 Objectives of the Transition: Building 40

Decontamination and transition of Building 40 was accomplished in support of the Mound Plant Exit Project. The immediate objective successfully accomplished was the establishment of an environmental and operational status protective of human health and the environment such as to allow sale or lease of the building for commercial/industrial use.

### 1.3 Personnel Organization For The Transition - See Table 1

Table 1. Personnel Organization for the Transition

Agencies or Parties Involved	Contact	Description of Participation
US EPA HSRM-6J 77 W. Jackson Chicago, IL 60604 312-886-5787	Tim Fischer	Federal agency responsible for Mound Plant oversight.
Ohio EPA 410 E. Fifth Street Dayton, OH 45402 937-285-6468	Brian Nickel	State agency responsible for Mound Plant oversight.
DOE/MEMP 1 Mound Road P.O. Box 66 Miamisburg, OH 45343 937-865-4020	Frank Schmaltz	DOE/MEMP Project Manager responsible for project oversight and success.
B&W of Ohio Main Hill Non-Rad 1 Mound Road P.O. Box 3030 Miamisburg, OH 45343 937-865-4020	Budd Thompson	Provided the DOE/MEMP Project Manager with technical assistance, administrative support, sampling, photo and site documentation, site safety, and report preparation.
B&W of Ohio General Superintendent and Equipment Manager 1 Mound Road P.O. Box 3030 Miamisburg, OH 45343 937-865-4020	Dave Armstrong	Provided personnel and equipment necessary for the transition.

1.4 Listing of Key Transition Activities With Dates

- Perform building characterization - 2/1/98 to 5/25/99.
- Perform/insure building surveillance - 10/1/98 to 9/20/99.
- Accomplish safe shutdown - 3/1/99 to 5/25/99.
- Accomplish decontamination/clean-up operations - 6/7/99 to 6/21/99.
- Prepare and deliver Building Data Package to core team for review - 6/21/99.

- Accomplish core team building disposition meeting (binning) and write recommendation - 7/28/99.

## 1.5 Listing of Resources Committed

Table 2 highlights the total cost summary of the transition activities.

Table 2. Transition Total Cost Summary

Activity	Cost (\$)
Labor	13,563
Materials & Supplies	681
Purchased Services	19,089
<b>Total Cost &amp; Ceiling</b>	<b>Cost (\$)</b>
Total Project Cost	33,333
Project Ceiling	102,274

## 2.0 EFFECTIVENESS OF THE TRANSITION

The objectives of the transition were successfully accomplished. The DOE Mound Plant Building 40 was thoroughly investigated, characterized, and as appropriate, decontaminated by BWO employing the concepts and requirements of the Mound 2000 Potential Release Site (PRS)/Building Data Package (BDP) process per the *Federal Facilities Agreement (FFA)* and the *Work Plan For Environmental Restoration Of The DOE Mound Site, The Mound 2000 Approach*. Additionally, the core team consisting of representatives from the USDOE/Mound Environmental Management Project (MEMP), the United States Environmental Protection Agency (USEPA), and the Ohio Environmental Protection Agency (OEPA) reviewed the Building 40 Data Package and applicable PRS information. The core team has declared that "...all existing environmental issues associated with Building 40 have been resolved." and, "recommends that the U.S. Department of Energy submit a letter to the Administrator of the U.S. EPA for final approval of the lease or sale of this property, as required by Section 120(h) of CERCLA."

### 3.0 RECOMMENDATION

It is recommended to the Department of Energy that the scope of work relating to Building 40 transition be considered complete. Remaining BWO contractual functions associated with Building 40 are limited strictly to funded Surveillance and Maintenance activities. These S&M activities will continue until contract termination or adjustment, or until the defined final and unrestricted transfer of Building 40 by the USDOE to the Miamisburg Mound Community Improvement Corporation, whichever occurs first.

### 4.0 ADDITIONAL INFORMATION

Contact Mark Becker, Babcock and Wilcox of Ohio, Public Relations Department, at 937-865-4450 to request additional information or for access to documents concerning the Building 40 transition.

## Appendix A

### Core Team Findings And Recommendation

# MOUND PLANT RECOMMENDATION

## BUILDING 40

### Background:

Building 40 is a three-story, 12,200 square-foot concrete block slab-on-grade structure with brick facing. The roof is asphalt and metal built-up membrane. The building was constructed in 1968 and the annex was added in 1985. On the first floor of the structure (approximately 6,150 square feet) are printing and microfilming shops and a vault for document storage. Offices are located on the second floor (approximately 3,880 square feet). The third floor (approximately 2,170 square feet) houses utility services with interstitial space between the ceiling and roof for duct work. The building has been used for the same purpose since construction. No research, development, or production activities using radioactive or energetic materials have occurred in the building.

### Recommendation:

After thorough review of the environmental data and the Building Data Package, the Core Team agrees that all existing environmental issues associated with Building 40 have been resolved. Future use of Building 40 will be restricted to commercial/industrial use. The Core Team hereby recommends that the U.S. Department of Energy submit a letter to the Administrator of the U.S. EPA for final approval of the lease or sale of this property, as required by Section 120(h) of CERCLA.

### Concurrence:

DOE/MEMP:	<u>Art Kleinrath</u>	<u>7/28/99</u>
	Art Kleinrath, Remedial Project Manager	(date)
USEPA:	<u>Timothy J. Fischer</u>	<u>7/28/99</u>
	Timothy J. Fischer, Remedial Project Manager	(date)
OEPA:	<u>Brian K. Nickel</u>	<u>7/30/99</u>
	Brian K. Nickel, Project Manager	(date)

## Appendix B

### Synopsis/Summary of BWO Investigations

## General Overview

### Scope

The scope of the investigation included the building, the soils beneath the building, and a 15-foot wide perimeter border around the building. This perimeter includes roadways, sidewalks, pavement, and grass covered areas. The investigation of Building 40 included the following:

- building and perimeter inspection,
- examination of historical aerial photographs and maps,
- review of federal and state regulatory agency records,
- personnel interviews,
- review of Mound Plant records,
  - ◆ history of spills and releases,
  - ◆ past sampling data,
    - radiological survey,
    - soil sampling,
    - chemical history,
    - lead paint,
    - asbestos, and
    - radon.

Building investigations were conducted by BWO personnel from March 3, 1999 through May 26, 1999.

### Use of Previous/Other Assessments

This report used a variety of previous assessments accomplished by BWO or previous site contractors and/or their subcontractors. The reports used were as follows:

- Characterization of Mound's Hazardous, Radioactive, and Mixed Wastes, August 1990,
- OU-9 Site Scoping Report, Volumes 1-12,
- Mound Facility Physical characterization, December 1992,
- Active Underground Storage Tank Plan, November 1994,
- OU-9 Hydrological Investigation Bedrock Report, January 1994,
- OU-9 Hydrological Investigation, Buried Valley Aquifer Report, March 1994,
- Environmental Appraisal of the Mound Plant, March 1996,
- Phase 1 Environmental Site Assessment of DOE Mound Building 40,

- Title Search,
- Lease information,
- EDR report,
- Weston - Building 40 - Drains Report, May 1999
- Mound Asbestos Survey - Building Summary, October 3, 1999
- Building prints, and
- PRS Information

### Building Specific Overview

Mound Plant is located in the southern portion of the corporation limits of Miamisburg, Ohio. The Mound Plant facility is situated on approximately 300 acres of land and contains approximately 130 buildings. The subject property consists of Mound Plant Building 40 footprint and an arbitrary 15-foot wide perimeter around the building. Building 40 contains 12,227 square feet. It was originally constructed in 1968 with an addition in 1985. No waste was stored in Building 40.

### Current Uses Of Building 40

The first floor of the structure houses the Mound Plant's Printing Services facility as it has done since the construction of the building. The second floor is utilized for offices only. The third floor penthouse contains the building's HVAC and electrical equipment.

### Associated PRS Overview

As a result of the investigations conducted and documentation to comply with the CERCLA clean-up process via the FFA/DOE ER (Environmental Restoration) program, DOE and BWO have tabulated all the Potential Release Sites (PRSs) identified under the various regulatory programs in effect at the site. A total of 420 PRSs have been identified. None of these 420 has been attributed to Building 40.

### Summary of Environmental Concerns and Findings

See Table B-1. All concerns were evaluated and satisfactorily resolved. The core team has declared that "...all existing environmental issues associated with Building 40 have been resolved." and, "recommends that the U.S. Department of Energy submit a letter to the Administrator of the U.S. EPA for final approval of the lease or sale of this property, as required by Section 120(h) of CERCLA."

Table B-1. Summary of Environmental Concerns and Findings

DESCRIPTION	COMMENT	RESOLUTION
Lead Paint	Due to the age of the building, it is assumed lead paint is present.	All paint is in good repair.
Asbestos	Asbestos debris above Room 2 ceiling tile.	Has been removed.
Radiological	Manhole covers (2) - Fixed contamination	Covers replaced.
Oil under operating printing equipment	Normal for operating equipment	Oil noted, no action.
Contaminated/slow drain	Only janitorial/non process drain slow. Other drain contamination de minimus.	Drain survey accomplished.

**For BWO internal use only.**

Hierarchy For: Close Out Report for Building 40.

Document that directed this document be produced: *Work Plan For Environmental Restoration Of the DOE Mound Site, The Mound 2000 Approach*, February 1999, Final (Revision 0)

LEVEL 1  
LAWS/REGULATIONS  
(Imposed by Outside Authority)

LEVEL 2  
AGREEMENTS

LEVEL 3  
MOUND SITE-WIDE DOCUMENTS  
(Policy & Guidance From BWO)

LEVEL 4  
ORGANIZATIONAL/OPERATIONS  
DOCUMENTS

LEVEL 5  
PROCEDURAL/INSTRUCTIONAL  
DOCUMENTS

LEVEL 6  
REPORTS AND PERFORMANCE  
INDICATORS

Close Out Report