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ESC-110/99  
June 9, 1999

99-TC/06-09

Mr. Richard B. Provencher, Director  
Miamisburg Environmental Management Project  
U.S. Department of Energy  
P.O. Box 66  
Miamisburg, OH 45343-0066

ATTENTION: Dewain Eckman

SUBJECT: Contract No. DE-AC24-97OH20044  
**FINAL CLOSE OUT REPORTS FOR BUILDINGS GH AND GP-1**

REFERENCE: Statement of Work Requirement C.7.1e -- Regulator Reports

Dear Mr. Provencher:

Attached are the Final Close Out Reports for Buildings GH and GP-1. These reports provide summary information on the successful completion of this effort.

The release of these documents to USEPA, OEPA, ODH, and the public reading room has been authorized by Paul Lucas of MEMP.

**Page 2 FINAL CLOSE OUT REPORTS FOR BUILDINGS GH AND GP-1**

Please advise if additional copies are required. If you require further information, please contact Dave Rakel at extension 4203.

Sincerely,



Linda R. Bauer, Ph.D.  
Manager, Environmental Safeguards & Compliance

LRB/nmg

Enclosures as stated

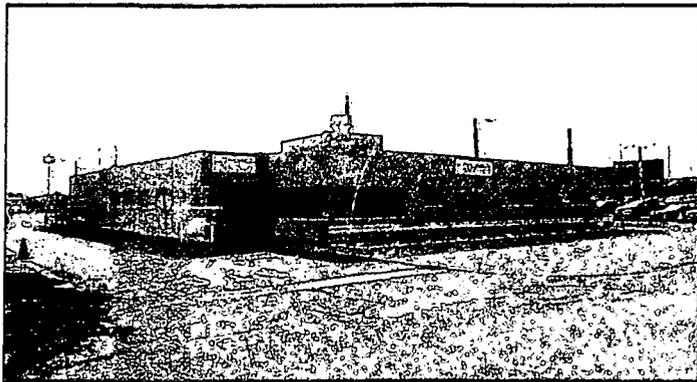
cc: Tim Fischer, USEPA, (1) w/attachment  
Dave Meredith, TechLaw, (1) w/attachment  
Brian Nickel, OEPA, (1) w/attachment  
Kathy Lee Fox, OEPA, (1) w/attachment  
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Denny Gault, B&W, (1) w/attachment of GP-1  
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Public Reading Room, (5) w/attachment  
DCC, w/o attachment

Main Hill Non-Rad Project

# CLOSE OUT REPORT

Transition of GH Building

Sale/Lease, Commercial/Industrial Use



**MOUND PLANT**

**Miamisburg, Ohio**

**Final**

**June 1999**



**Babcock & Wilcox of Ohio, Inc.**



**Department of Energy**

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

Prepared for:

United States Department of Energy  
Miamisburg Environmental Management Project  
P.O. Box 3020  
Miamisburg, Ohio 45343-3020

Prepared by:

Babcock & Wilcox of Ohio

June 1999

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## PREFACE/PURPOSE

The purpose of this Close Out Report is to document the environmental and operational status of Building GH 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 GH is protective of human health and the environment for the purpose of leasing for commercial/industrial use. Remaining BWO contractual functions associated with Building GP-1, 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 GH Building 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 from October 1, 1998 through January 14, 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 GH Building Data Package and applicable PRS information. The core team has declared that "...all existing environmental issues associated with GH Building 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 GH Building 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 GH. BWO's remaining contractual obligations are now limited to defined and funded S&M activities.



Figure 1. Mound Plant Site Location

# Mound Plant GH Building

Old Visitor Control

Release Block H

On the map below:

- Building number and location shown in black
- PRS locations and numbers shown in blue
- Surrounding buildings shown in green
- Fencing shown in red
- Elevation contours shown in brown

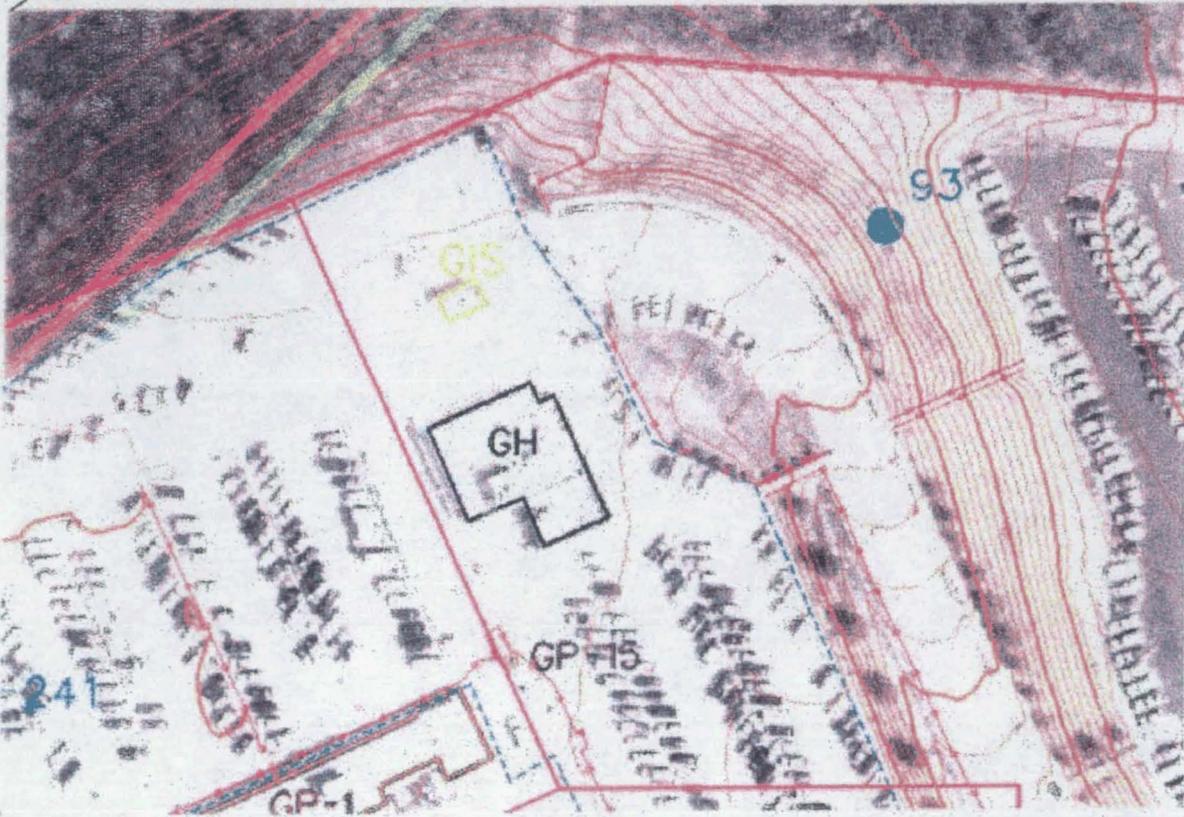
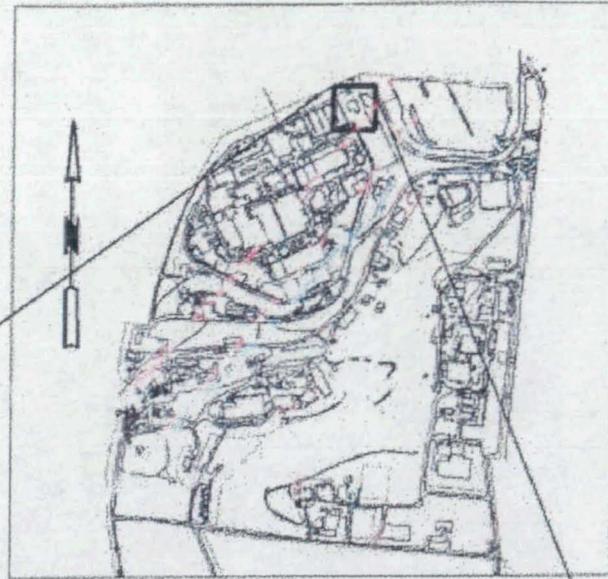


Figure 2. GH Building Location at the Mound Plant

## 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 1.2.3.22: 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: GH Building

Decontamination and transition of GH Building 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, Personnel Organization for the Transition.

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 Schmalz	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

- Accomplish safe shutdown - 5/01/98 to 7/01/98.
- Perform/insure building surveillance - 7/01/98 to 2/26/99.
- Perform building characterization - 11/18/98 to 1/14/99.
- Accomplish decontamination/clean-up operations - 12/01/98 to 1/27/99.
- Prepare and deliver Building Data Package to core team for review - 1/26/99.

- Accomplish core team building disposition meeting (binning) and write recommendation -2/9/99.

### 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	9,204
Materials & Supplies	664
Purchased Services	2,869
<b>TOTAL</b>	<b>\$12,735</b>

## 2.0 EFFECTIVENESS OF THE TRANSITION

The objectives of the transition were successfully accomplished. The DOE Mound Plant GH Building 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 GH Building Data Package and applicable PRS information. The core team has declared that "...all existing environmental issues associated with GH Building 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 GH Building transition be considered complete. Remaining BWO contractual functions associated with Building GH 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 GH 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 GH Building transition.

## Appendix A

### Core Team Findings And Recommendation

## MOUND PLANT RECOMMENDATION

### GH BUILDING

#### Background:

GH building is a 5,347 square foot single-story concrete block structure with a metal built-up membrane coal tar and asphalt roof, and a utility penthouse. It has a brick facing. The building was constructed in 1948 and served originally as a visitor control point and office space. Additions to the building were constructed in 1951 and 1966. It was used as the Mound Plant transition center from 1994 to 1998. GH Building is currently not used in any functional capacity.

#### Recommendation:

After thorough review of the environmental data and the Building Data Package, the Core Team agrees that all existing environmental issues associated with GH Building have been resolved. Future use of GH Building 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> Art Kleinrath, Remedial Project Manager	<u>Feb 9, 1999</u> (date)
USEPA:	<u>Timothy J. Fischer</u> Timothy J. Fischer, Remedial Project Manager	<u>2/9/99</u> (date)
OEPA:	<u>Brian K. Nickel</u> Brian K. Nickel, Project Manager	<u>2/9/99</u> (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 GH Building 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 October 1, 1998 through January 14, 1999.

### Use of Previous/Other Assessments

This report used a variety of previous assessments completed by BWO Mound and/or its 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 GH, November 1996,

- Title Search,
- Lease information,
- EDR report,
- 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 306 acres of land and contains approximately 130 buildings. The subject property consists of Mound Plant GH Building footprint and an arbitrary 15-foot wide perimeter around the building. GH Building contains 5,347 square feet. It was originally constructed in 1948 with additions in 1951 and 1966. No waste was stored in GH Building.

### Current Uses Of GH Building

The building is currently maintained in an inactive state, having served most recently as the Mound Plant Transition Center from 1994 until 1998.

### Past Uses of GH Building

The building was originally used as a visitor control point and for office space.

### 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 GH Building.

### 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 GH Building 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.	Damaged paint has been repaired. Damaged paint did not contain lead.
Asbestos	Three locations of damaged asbestos insulation	Has been repaired.
Subgrade Vault	*REC from previous assessment (HOK/K)	Vault researched. No hazardous chemicals associated with vault.
Street Cap in Asphalt	*REC from previous assessment (HOK/K)	Cap is cover to sewage clean-out.
Oil Stain in Room 10	*REC from previous assessment (HOK/K)	Condensate pump lubricant cleaned and contained.
Radiological	Main Door Threshold - Fixed contamination	Contamination removed.
Radiological	Manhole Cover - Fixed contamination	Cover replaced.
*REC = Recognized Environmental Condition		

~~For BWO internal use only.~~

Hierarchy For: Action Memorandum for Building 38.

Document that directed this document be produced: Work Plan For Environmental Restoration of the DOE Mount Site, The Mound 2000 Approach, February 1999, Final.

LEVEL 1 LAWS/REGULATIONS (Imposed by Outside Authority)	FFA  Action Memorandum
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	

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REVIEWED BY: JANET NESHEIM/EMCBC  
DATE 06-09-10 *JAN*