

BD/DR PROJECT SUMMARY SHEET
LAKE ONTARIO ORDNANCE WORKS
23 FEBRUARY 2007

PROJECT DESCRIPTION: This BD/DR project summary sheet is part of Addendum Number 1 to the initial Inventory Project Report (INPR) with the Findings and Determination of Eligibility (FDE) signed 15 June 1986. This summary discusses potential BD/DR hazards observed during the 2001 and 2006 site visits, grouped by current property owner. None of the hazards are project-eligible.

Town of Lewiston

Several Department of Defense (DOD) buildings/structures associated with the former Lake Ontario Ordnance Works (LOOW) sewage and wastewater treatment plant were identified on the property owned by the Town of Lewiston. The land and buildings associated with the sewage and wastewater treatment plant were transferred to the Atomic Energy Commission (AEC) subsequent to DOD ownership of the LOOW site and prior to transfer to the Town of Lewiston. The DOD buildings/structures identified were the acid neutralization building, pump house, venturi vault, Imhoff tank, two sludge beds (one partially removed), chlorine contact tank, collection tank, and debris associated with the former paint shed. The Town of Lewiston did not maintain any of these structures and attempted to demolish several of the buildings. In addition, potentially friable asbestos-containing material was observed in the debris associated with the former acid neutralization building and pump house. Due to actions (demolition)/inaction (lack of maintenance) caused by post DOD owners the acid neutralization building, pump house, Imhoff tank, chlorine contact tank, and collection tank represent falling and drowning hazards under DERP-FUDS policy guidance.

Four additional DOD-installed buildings/structures were identified on two separate parcels owned by the Town of Lewiston and located in the former LOOW buffer area. The first parcel, housing the former water intake facility, contained three DOD-installed structures: a pump house, a valve house, and a concrete and brick shaft (thought to have been part of a septic system associated with the pump house) located north of the water intake pump house. This 5.27-acre parcel was originally part of LOOW. It was exceded and sold to a private entity, but was later reacquired by the U.S. Air Force (USAF) for operation of Air Force Plant 68 (AFP-68). The property was subsequently transferred from the USAF through GSA to the Town of Lewiston. The second parcel housed the former DOD waste line headhouse/discharge station. This parcel was transferred to the Federal Farm Mortgage Corporation and then to AEC, subsequent to DOD ownership of the LOOW site and prior to transfer to the Town of Lewiston. The pump house, valve house, and headhouse/discharge station are being beneficially used and do not represent hazards according to DERP-FUDS policy guidance.

The concrete and brick shaft on the Town of Lewiston parcel does represent a potential falling/drowning hazard. As discussed in the Property Survey Summary Sheet (PSSS), a separate INPR was erroneously completed for AFP-68 (site number C02NY0576 with FDE signed 3 January 1992), which identified the shaft as an eligible hazard and recommended a BD/DR project to address the hazard. The project was subsequently approved. However, further review based upon a site inspection in April 2006 indicates that the concrete and brick shaft does not amount to an inherently hazardous structure according to current DERP-FUDS policy guidance.

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USACE performed a supplemental inspection of the concrete and brick shaft in April 2006. The entrance to the shaft is 3-4 feet aboveground in a well maintained area, is clearly visible, and is fitted with a tight-fitting steel cover. The shaft is one contiguous steel reinforced concrete structure dating back to the original construction and has not been modified. It was cast with a recess in the top to accept a cover. There is no access ladder or any means of egress if a person were to fall in but it has a close fitting heavy gauge sheet steel cover. The age/origin of the cover is undetermined, but it was likely placed by the current owner (Town of Lewiston). This structure is unlikely to cause injury or death to a person exercising ordinary and reasonable care.

CWM Chemical Services Inc. (CWM)

The following structures related to DOD site ownership were observed to be present on the property owned by CWM Chemical Services Inc. (CWM):

- Four structures associated with the former LOOW were observed which included a mononitration house, trinitration house, and binitrations house from TNT manufacturing line No. 5 (identified as 801-5, 802-5 and 803-5, respectively), the former TNT box factory (LOOW building No. 814, identified by CWM as the "PCB warehouse").
- Miscellaneous foundations associated with the former LOOW acid fume recovery area for TNT lines 5 and 6.
- Manholes, fire hydrants, and concrete valve pits associated with the former LOOW, AFP-68 and Navy IPPP.
- Four structures associated with the former LOOW/Navy IPPP were observed located along the former "M" street (including the former LOOW compressor house [building No. 415-1]/Navy IPPP gas synthesis and instrument control building, LOOW change house [building No. 707a]/Navy IPPP maintenance shop, LOOW change house [building No. 707b]/Navy IPPP locker room, Navy IPPP Gas synthesis area/refrigeration plant).
- Concrete block walls (assumed to be blast walls associated with the former intermediate storage, thermal pyrolysis, and gas synthesis areas of the Navy IPPP).
- Eleven buildings and numerous foundations/structures associated with the former AFP-68 were observed including the former refrigeration plant, steam plant/water processing plant, cafeteria building, office building, dispensary, water supply and treatment building with associated concrete water reservoir, as well as miscellaneous process buildings.
- Seven buildings and four concrete radar tower foundations associated with the former Control Area of NIKE Battery NF-03/05 were observed (including a barracks building, two generator buildings, two control buildings, a guard house, and a sewage treatment building).

Several of the aforementioned structures associated with the former AFP-68 represent falling and drowning hazards according to DERP-FUDS policy guidance.

Somerset Group

Twelve buildings and several foundations related to the former AFP-68 were observed to be present on the property owned by the Somerset Group. In addition, several piles of miscellaneous debris (some piles potentially associated with the period of former DOD ownership and other piles associated with current owner use) were observed at the site. Buildings observed

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included a large process building, a maintenance building, a laboratory, a storage warehouse, a guard house, former electrical substation, a temporary building and miscellaneous process buildings. Several of the structures/foundations represent falling and/or drowning hazards according to DERP-FUDS policy guidance.

Department of Energy (DOE)/ Niagara Falls Storage Site (NFSS)

NFSS contains two buildings associated with the former LOOW heating plant as well as structures/foundations associated with the former LOOW acid area. The two buildings have been beneficially used by the AEC/DOE subsequent to DOD ownership of the site. A site inspection for BD/DR eligibility of remaining LOOW facilities on the NFSS was not conducted. The remaining buildings and the foundations/structures associated with the former LOOW are being addressed by the USACE Buffalo District under the Formerly Utilized Sites-Remedial Action Program (FUSRAP). The NFSS is a federal facility under the operational control of the USACE Buffalo District. The Buffalo District maintains the NFSS and is responsible for site safety and security. The NFSS is not accessible to the public and is protected by a security fence therefore there is no risk to a member of the public exercising ordinary and reasonable care.

Town of Porter

Three structures associated with the former AFP-38 were identified on the property owned by the Town of Porter. These buildings do not represent hazards according to DERP-FUDS policy guidance.

Various Owners

No DOD buildings or structures were observed on the property owned by Modern Landfill Inc. or on the property owned by Town of Lewiston that was used by the Town as a landfill. On the 5,050-acre buffer zone, owned by miscellaneous owners, two structures were observed along Harold Road (Buildings T-5 and T-12). These structures were associated with the former LOOW Transportation Center; however, they do not represent hazards according to DERP-FUDS policy guidance.

PROJECT ELIGIBILITY: None of the BD/DR hazards is project-eligible.

POLICY CONSIDERATIONS: DERP-FUDS policy requires all of the following conditions to be met for BD/DR project eligibility: The property must have been continuously owned by state/local government after DOD ownership, and the hazardous conditions must have existed when DOD owned the property, and the inherently hazardous BD/DR must present a clear danger to a person exercising ordinary and reasonable care. The identified hazards are either not inherently hazardous to a person exercising reasonable care or are located on property that has been continuously owned by a state or local government or Alaskan Native Corporation subsequent to DOD ownership. Furthermore, many of the structures have been/are being beneficially used.

PROPOSED ACTIVITIES: No BD/DR project is proposed.

PROJECT POINT OF CONTACT: Bill Kowalewski, CELRB, (716) 879-4418.

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LAKE ONTARIO ORDINANCE WORKS

LEAD REGULATOR: Kent Johnson, New York State Department of Environmental Conservation (NYSDEC), (518) 402-8594.

Worksheet B-2
BD/DR Project Summary Sheet Checklist

Preparer: Bill Kowalewski

Office Symbol: CELRB

Date: March 2007

Property Name: Lake Ontario Ordnance Works

Property No: C02NY0025

Location: Lewiston/Porter, Niagara County, New York

Instructions:

- Answer each question with a check in the appropriate box.
- If a response is a Shaded box, a project cannot be eligible.
- Discuss each criterion resulting in an eligible project determination in the Project Eligibility section of the Project Summary Sheet.
- Provide supporting comments at the end of this worksheet, keyed to the question number.

		Yes	No
1	Has the project continuously been on state, local government, or Alaskan Native Corporation lands? (Must be "Yes" to be eligible.)	X	X
2	Are safety hazards identified? (If "Yes", go to questions 2.a through 2.e below, one of which must be answered "Yes" for a project to be eligible.)	X	X
	a. Structural		
	b. Cave-in or engulfment		
	c. Climbing		
	d. Drowning	X	
	e. Other (explain below)	X	
3	Are the safety hazards identified in 2 above inherently hazardous presenting a clear danger, likely to cause, or having already caused, death or serious injury to a person exercising ordinary and reasonable care? (Must be "Yes" to be eligible.)		X
4	Are the safety hazards identified in 2 above the result of prior DoD use and inherently hazardous when the property was transferred or disposed of before 17 October 1986? (Must be "Yes" to be eligible.)		X
5	Are the safety hazards identified in 2 above the result of civil works activities rather than military activities? (Must be "No" to be eligible.)		X
6	Are the safety hazards identified in 2 above the result of neglect by an owner/grantee subsequent to DoD ownership, use, or control? (Must be "No" to be eligible.)	X	
7	Did the title transfer document that conveyed the site from DoD or GSA absolve the Government from site restoration? (Must be "No" to be eligible.)		X
8	Did the Government compensate an owner subsequent to DoD in lieu of site restoration? (Must be "No" to be eligible.)		X
9	Have structures been altered or beneficially used by owners subsequent to DoD? (Must be "No" to be eligible.)	X	
10	Would a proposed project result in partial demolition of a structure? (Must be "No" to be eligible.)	N/A	N/A
11	Did past or current owners or other parties initiate the proposed project? (Must be "No" to be eligible.)	N/A	N/A

		Yes	No
12	Would the proposed project eliminate potential hazards (i.e., conditions that may become hazardous through deliberate and/or careless acts)? (Must be “No” to be eligible.)	N/A	N/A
13	Are response actions at the project intended to remediate or remove asbestos-containing materials (ACM) or lead-based paints? (If “Yes,” go to questions 13.a and 13.b below, one of which must be answered “Yes” for a project of this type to be eligible.)	N/A	N/A
	a. Are response actions to address the ACM or lead-based paint incidental other actions at an approved project?		
	b. Was the ACM not incorporated as an integral component of a facility but released into the environment by DoD disposal actions resulting in an on-site CERCLA hazardous substance release for which DoD is responsible?		

Comments (Key comments to question number):

1. Only two parcels of the former LOOW property contain former DOD structures and have been continuously owned by a state or local government subsequent to DOD ownership: one belonging to the Town of Porter and one belonging to the Town of Lewiston (5.27 acres containing the water intake facility). The 5.27 acres was excecuted from LOOW and sold to a private entity, but was later reacquired by the U.S. Air Force (USAF) for operation of Air Force Plant 68 (AFP-68). The USAF transferred it to the Town of Lewiston. The responses to Questions 2 thru 13 refer to only those structures that are located on the aforementioned parcels, unless otherwise noted.

2. The “Yes” answers refer to the Town of Lewiston property. A concrete and brick shaft associated with the former intake pump house represents a potential falling/drowning hazard. The “No” answer refers to the Town of Porter property. The structures there are not hazardous and do not represent safety hazards. Responses to Questions 3 thru 13 refer to only the Town of Lewiston property.

3. The concrete and brick shaft represents a potential falling/drowning hazard, but does not amount to an inherently hazardous structure according to DERP-FUDS policy guidance. The entrance to the shaft is 3-4 feet aboveground, and it is unlikely to cause injury or death to a person exercising ordinary and reasonable care. As discussed in the Property Survey Summary Sheet, a separate INPR was erroneously completed for AFP-68, which identified the shaft as an eligible hazard and recommended a BD/DR project to address the hazard. The project was subsequently approved. However, further review indicates that the shaft does not amount to an inherently hazardous structure according to current DERP-FUDS policy guidance; therefore, the BD/DR project authorization will be rescinded by USACE.

4, 6, and 9 – It is not likely that the potential hazard existed prior to transfer from DOD. The shaft contains a lip to hold a cover, and it is likely the shaft was covered at the time of transfer. The current lack of a cover indicates the current owner altered the structure. No documentary information was found regarding the condition of the shaft when it was transferred from DOD, and representatives of the current owner did not know whether the shaft had a cover when they took possession of the property. The current owner could mitigate the potential situation by placing a cover on the shaft.

10-13 – These questions are not applicable, since no project is being proposed.

PROJECT SUMMARY SHEET
FOR
DERP-FUDS BD/DR PROJECT
LAKE ONTARIO ORDNANCE WORKS
LEWISTON/PORTER, NIAGARA COUNTY NEW YORK
SITE NO. C02NY0025
21 DECEMBER 2001

PROJECT DESCRIPTION: This BD/DR project summary sheet is part of Addendum No 1 to the initial Inventory Project Report (INPR) with the Findings and Determination of Eligibility (FDE) signed 15 June 1986. This addendum combines additional periods of use originally identified as separate sites into the INPR for the Lake Ontario Ordnance Works (LOOW) site (C02NY0025). Those sites which are included in the LOOW INPR are as follows: C02NY0012 (entitled Ransomville Test Annex [RTA] and signed 17 December 1992), C02NY007 (entitled NIKE Battery NF-03 and signed 20 September 1985) and C02NY0576 (entitled Air Force Plant # 68 [AFP-68] signed 3 January 1992). Two additional sites C02NY0005 (identified as the Youngstown National Guard Facility) and C02NY0003 (identified as Air Force Plant 38 [AFP-38]) were determined to be ineligible since they are active DOD sites. However, since these sites were part of the original FUDS-eligible LOOW, they are also incorporated into this addendum. The addendum addresses site history, past uses of the site, and additional environmental and safety concerns remaining at the site.

The United States Department of Defense (DOD) acquired a total of approximately 7,567.46 acres in the towns of Lewiston and Porter Niagara County, New York at various times and by various methods for various uses. The acquisition of these 7,567.46 acres was for the construction of LOOW. Subsequent to the operation of LOOW, additional periods of DOD use occurred during which portions of the site were identified as the Northeast Chemical Warfare (NECW) Depot, U.S. Air Force Plant 38 (AFP-38), Model City Igloo Area, Weekend Training Site (WETS), Navy Interim Pilot Production Plant (IPPP), AFP-68, NIKE Missile Battery NF-03/05, RTA, and the Youngstown Test Annex (YTA). Approximately 974.37 acres (98.62 acres fee associated with the YTA/the former Launch Area of NIKE Missile Battery NF-03/05 and 860.67 fee and 15.08 acres easement associated with the Army National Guard Weekend Training Site (WETS)/formerly known as AFP-38 and Model City Igloo Area) are still owned by DOD; therefore, this acreage is ineligible for consideration under DERP-FUDS. Potential BD/DR hazards associated with these ineligible parcels are not included in the discussion since they are ineligible for consideration under DERP-FUDS and should be addressed under the Installation Restoration Program (IRP).

Town of Lewiston

Several buildings/structures associated with the former LOOW wastewater treatment plant were identified on the property owned by the town of Lewiston. During the site visit the following structures were identified: the former acid neutralization building, former pump house, venturi vault, Imhoff tank, two sludge beds (one partially removed), chlorine contact tank, collection tank, and debris associated with the former paint shed. The former acid neutralization building, pump house, Imhoff tank, chlorine contact tank, and collection tank all represent falling and drowning hazards under DERP-FUDS policy guidance. In addition, potentially friable asbestos containing material was observed in the debris associated with the former acid neutralization building and pump house. The wastewater treatment plant was reportedly used by the AEC and/or its contractors subsequent to DOD usage but prior to transfer to the Town of Lewiston.

BD/DR PROJECT SUMMARY SHEET (Continued)
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BD/DR PROJECT
LEWISTON/PORTER, NIAGARA COUNTY NEW YORK
SITE NO. C02NY0025

Three additional DOD-installed buildings were identified on two separate parcels owned by the Town of Lewiston located in the former LOOW buffer area. The parcel of land housing the former water intake facility contained two DOD-installed structures, a pump house and a valve house. Also, a brick vault thought to have been part of a septic system, was identified north of the water intake pump house. The second parcel owned by Town of Lewiston housed the former DOD waste line headhouse/discharge station. The three buildings do not represent hazards, and two of the buildings have been beneficially used by the town of Lewiston (the pump house and valve house). Therefore, no BD/DR project is proposed for the three buildings. However, the brick vault associated with a former intake pump house represents a falling hazard and it has not been used subsequent to DOD use of the site. Therefore, this structure is eligible for consideration under DERP-FUDS.

CWM

Several structures related to DOD site use were observed to be present on the property owned by CWM Chemical Services Inc. (CWM). The following DOD buildings/structures were observed:

- Four structures associated with the former LOOW were observed which included a mononitration house, trinitration house, and binitrations house from TNT manufacturing line No. 5 (identified as 801-5, 802-5 and 803-5, respectively), the former TNT box factory (LOOW building No. 814, identified by CWM as the "PCB warehouse").
- Miscellaneous foundations associated with the former LOOW acid fume recovery area for TNT lines 5 and 6.
- Manholes, fire hydrants, valve pits associated with the former LOOW, AFP-68 and Navy IPPP.
- Four structures associated with the former LOOW/Navy IPPP were observed located along the former "M" street (including the former LOOW compressor house [building No. 415-1]/Navy IPPP gas synthesis and instrument control building, LOOW change house [building No. 707a]/Navy IPPP maintenance shop, LOOW change house [building No. 707b]/Navy IPPP locker room, Navy IPPP Gas synthesis area/refrigeration plant).
- Concrete block walls (thought to be blast walls associated with the former Navy IPPP intermediate storage, thermal pyrolysis, and gas synthesis areas).
- Eleven buildings and numerous foundations/structures associated with the former AFP-68 were observed including the former refrigeration plant, steam plant/water processing plant, cafeteria building, office building, dispensary, water supply and treatment building with associated concrete water reservoir, as well as miscellaneous process buildings.
- Seven buildings and four concrete radar tower foundations associated with the former Control Area of NIKE Battery NF-03/05 were observed (including a barracks building, two generator buildings, two control buildings, a guard house, and a sewage treatment building).

Some of these former DOD buildings located on CWM have been beneficially used by the current owner subsequent to DOD use including all former LOOW/NAVY IPPP buildings/structures, the former LOOW box factory, some of the AFP-68 buildings, and the former NIKE guard house. The remaining buildings associated with AFP-68, LOOW, and the NIKE Battery NF-03/05 have not been used

BD/DR PROJECT SUMMARY SHEET (Continued)
LAKE ONTARIO ORDNANCE WORKS
BD/DR PROJECT
LEWISTON/PORTER, NIAGARA COUNTY NEW YORK
SITE NO. C02NY0025

subsequent to DOD use. Several of the improvements associated with the former AFP-68 represent falling and drowning hazards. However, according to DERP-FUDS policy these structures are ineligible for consideration under DERP-FUDS since this portion of the site is privately owned.

Somerset Group

Twelve buildings and several foundations related to DOD site use (the former AFP-68) were observed to be present on the property owned by the Somerset Group. In addition, several piles of debris (some piles associated with former DOD use and other piles associated with current owner use) were observed on the site. Buildings observed included a large process building, a maintenance building, a laboratory, a storage warehouse, a guard house, former electrical substation, a temporary building and miscellaneous process buildings. Several of the improvements/foundations represented falling and/or drowning hazards. According to DERP-FUDS policy no BD/DR projects can be proposed for sites which are privately owned; therefore, these structures are ineligible for consideration.

Various Owners

No DOD buildings or structures were observed on the property owned by Modern Landfill Inc., former Lewiston landfill property, and the approximate 5,000-acre buffer zone (owned by miscellaneous owners) with the exception of two structures located along Harold Road which were associated with the former LOOW Transportation Center and the three structures owned by the Town of Lewiston (previously discussed). The two structures along Harold Road, identified as T-5 and T-12, were used by DOD. These structures do not represent hazards, they are privately owned, and they have been used subsequent to DOD use; therefore, no BD/DR project is proposed.

Three structures associated with the former AFP-38 were identified on the property owned by the Town of Porter. These buildings do not represent hazards and they have been used subsequent to DOD use of the site; therefore, no BD/DR project is proposed.

Niagara Falls Storage Site (NFSS) contains two buildings associated with the former LOOW heating plant as well as structures/foundations associated with the former LOOW acid area. The two buildings have been beneficially used by the AEC/DOE subsequent to DOD use of the site. Since no site visit was conducted for this area it is unknown if these buildings and structures/foundations represent hazards. However, it is noted that the remaining buildings and the foundations/structures associated with the former LOOW are being addressed as part of the Formerly Utilized Sites-Remedial Action Program (FUSRAP); therefore, no BD/DR project is proposed for these buildings and structures.

PROJECT ELIGIBILITY: LOOW is a former DOD installation which was operated by the DOD during several different time periods and for several different uses. Numerous structures were installed/used by DOD during the period of DOD use. The DOD no longer maintains an interest in most of the site. One DOD-installed structure (brick vault) related to the former DOD water intake pumphouse and located on Town of Lewiston property represents a falling hazard. In addition, the acid neutralization building, pump house, Imhoff

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LAKE ONTARIO ORDNANCE WORKS
BD/DR PROJECT
LEWISTON/PORTER, NIAGARA COUNTY NEW YORK
SITE NO. C02NY0025

tank, chlorine tank and collection tank located at the former wastewater treatment plant (also located on property owned by the Town of Lewiston) represent falling and drowning hazards. Several of the buildings/structures associated with AFP-68, and located on property owned by Somerset Group and CWM, represent falling/drowning hazards. None of the other remaining DOD-installed buildings or structures represent hazards. The buildings and structures located on NFSS have been used subsequent to DOD use they are being addressed under FUSRAP; therefore, they are ineligible for consideration under DERP-FUDS.

POLICY CONSIDERATIONS: The BD/DR hazards identified on the properties owned by CWM and Somerset Group are ineligible for consideration under current DERP-FUDS policy since these properties are privately owned. The structures associated with the former wastewater treatment plant have been used subsequent to DOD use by the AEC and its contractors (non-DOD entities); therefore they are ineligible for removal under current DERP-FUDS policy.

PROPOSED PROJECT: A BD/DR project is proposed to address the hazards associated with one structure associated with the former freshwater intake pumphouse (a brick vault thought to be associated with a septic system). The proposed project consists of demolition and removal of the aforementioned structure along with backfilling, grading and reseeding of the affected area.

PROJECT COST SUMMARY: Attached.

BD/DR CHECKLIST: Attached.

DISTRICT POC: Mary K. Foley, CELRB-PM-PM, (716) 879-4417.

BD/DR Project Summary Sheet Checklist

Project No. C03NY0025

True or False

1. F The title transfer document which conveyed the site from DOD or GSA specifically requires the government to restore the site. (If true, provide details under Project Eligibility.)
2. T An owner, subsequent to DOD usage, has not been compensated by the government in lieu of site restoration. (If false, provide details under Policy Considerations.)
3. T The title transfer document which conveyed the site from **DOD** or **GSA** does not absolve the government from site restoration. (If false, provide details under Policy Considerations.)
4. T USACE can obtain a right of entry to the site. (If false, provide details under Policy Considerations.)
5. T The site has not been owned by a private interest since DOD usage. (address under Policy Considerations regardless of whether true or false.)
6. T Execution of the project would not primarily benefit private interests. (If false, provide details under Policy Considerations.)
7. _____ Hazard(s) (Specify under Project Eligibility):
 - a. T Structural.
 - b. F Cave-in or engulfment.
 - c. T Climbing.
 - d. T Drowning.
 - e. F Other.
8. T The hazard(s) resulted from DOD activities. (Provide details under Project Eligibility regardless of whether true or false.)
9. T The hazard(s) resulted from military activities rather than civil works activities. (If false, provide details under Policy Considerations.)
10. T The hazard(s) existed at the time DOD usage ceased. (Provide details under Project Eligibility regardless of whether true or false.)
11. T The hazard(s) still exists. Owner cannot be reimbursed for any response activities. (If false, provide details under Policy Considerations.)
12. F The structure(s) was/were not altered or beneficially used by owners subsequent to DOD usage. (Address under Policy Considerations regardless of whether true or false.)
13. T The project does not involve partial demolition of a structure (must be all or nothing). If false, provide details under Policy Considerations.)
14. T The project does not address asbestos containing material (ACM), except where part of and incidental to a proposed project. (Address under Policy Considerations regardless of whether true or false.)
15. F The GSA appraisal included a value for the buildings on site at time of excess. The appraised value of the building reflects the condition as good, fair, poor, or building had no value.

PROJECT COST SUMMARY
DERP-FUDS BD/DR PROJECT
LAKE ONTARIO ORDNANCE WORKS
DEW-FUDS SITE NO. C02NY0025
21 DECEMBER 2001

<u>ITEM</u>	<u>COSTS (\$000)</u>
Demolition Costs	9.4
Contingencies (10%)	<u>.9</u>
Construction Contract Cost	10.3
Bond (1%)	.1
Supervision and Administration (8%)	<u>.8</u>
Total Construction (CWE)	11.2
Design Cost (6%)	.7
Excludable Design Support Costs:	
Site Characterization/Pre-Design	6.5
Administration/Review (20% of CWE)	<u>2.2</u>
TOTAL IMPLEMENTATION COST	<u>20.6</u>

DESCRIPTION OF PROPOSED PROJECT

- Preparation of designs and work plans.
- Removal and disposal of the vault/shaft at the former water intake pumphouse property.
- Grading & re-seeding of affected area.
- Preparation of closure documents.
- Costs are in FY 01/02 dollars.

PROJECT SUMMARY SHEET
FOR
DERP-FUDS BD/DR PROJECT NO. C02NY002506
LAKE ONTARIO ORDNANCE WORKS
LEWISTON/PORTER, NIAGARA COUNTY NEW YORK
SITE NO. C02NY0025
30 JULY 2001

PROJECT DESCRIPTION: This BD/DR project summary sheet is part of Addendum No. 1 to the initial Inventory Project Report (INPR) with the Findings and Determination of Eligibility (FDE) signed 15 June 1986. This addendum combines additional periods of use originally identified as separate sites into the INPR for the Lake Ontario Ordnance Works (LOOW) site (C02NY0025). Those sites which are included in the LOOW INPR are as follows: C02NY0012 (entitled Ransomville Test Annex [RTA] and signed 17 December 1992), C02NY0074 (entitled NIKE Battery NF-03 and signed 20 September 1985) and C02NY0576 (entitled Air Force Plant # 68 [AFP-68] signed 3 January 1992). This addendum addresses additional environmental and safety concerns remaining at the site.

The United States of America acquired a total of approximately 7,567.46 acres in the towns of Lewiston and Porter Niagara County, New York at various times and by various methods for various uses. The acquisition of these 7,567.46 acres was for the construction of LOOW. Subsequent to the operation of LOOW, additional periods of DOD use occurred during which portions of the site were identified as the Northeast Chemical Warfare (NECW) Depot, U.S. Air Force Plant 38 (AFP-38), Model City Igloo Area, Weekend Training Site (WETS), Navy Interim Pilot Production Plant (IPPP), AFP-68, NIKE Missile Battery NF-03/05, RTA, and the Youngstown Test Annex (YTA). Approximately 974.37 acres (98.62 acres fee associated with the YTA/the former Launch Area of NIKE Missile Battery NF-03/05 and 860.67 fee and 15.08 acres easement associated with the Army National Guard Weekend Training Site (WETS)/formerly known as AFP-38 and Model City Igloo Area) are still owned by DOD; therefore, this acreage is ineligible for consideration under DERP-FUDS. Potential BD/DR hazards associated with these ineligible parcels are not included in the discussion since they are ineligible for consideration under DERP-FUDS and should be addressed under the Installation Restoration Program (IRP).

Several buildings/structures associated with the former LOOW wastewater treatment plant were identified on the property owned by the town of Lewiston. During the site visit the following structures were identified: the former acid neutralization building, former pump house, venturi vault, Imhoff tank, two sludge beds (one partially removed), chlorine contact tank, collection tank, and debris associated with the former paint shed. The former acid neutralization building, pump house, Imhoff tank, chlorine contact tank, and collection tank all represent falling and drowning hazards under DERP-FUDS policy guidance. In addition, potentially friable asbestos containing material was observed in the debris associated with the former acid neutralization building and pump house. The wastewater treatment plant was reportedly used by the AEC subsequent to DOD usage but prior to transfer to the Town of Lewiston.

Three additional DOD-installed buildings were identified on two separate parcels owned by the Town of Lewiston. The parcel of land housing the former water intake facility contained two DOD-installed structures, a pump house and a valve house. Also, a brick vault thought to have been part of a septic system, was identified north of the water intake pump house. The second parcel owned by Town of Lewiston housed the former DOD waste line headhouse/discharge station. The three buildings do not represent hazards, and two of the buildings have been beneficially used by the town of Lewiston (the pump house and valve house). Therefore, no BD/DR project is proposed for

BD/DR PROJECT SUMMARY SHEET (Continued)
LAKE ONTARIO ORDNANCE WORKS
BD/DR PROJECT NO. C02NY002506
LEWISTON/PORTER, NIAGARA COUNTY NEW YORK
SITE NO. C02NY0025

the three buildings. However, the brick vault associated with a former intake pump house represents a falling hazard and it has not been used subsequent to DOD use of the site. Therefore, this structure is eligible for consideration under DERP-FUDS.

Several structures related to DOD site use were observed to be present on the property owned by CWM Chemical Services Inc. (CWM). The following DOD buildings/structures were observed:

- Four structures associated with the former LOOW were observed which included a mononitration house, trinitration house, and binitrations house from TNT manufacturing line No. 5 (identified as 801-5, 802-5 and 803-5, respectively), the former TNT box factory (LOOW building No. 814, identified by CWM as the "PCB warehouse").
- Miscellaneous foundations associated with the former LOOW acid fume recovery area for TNT lines 5 and 6.
- Manholes, fire hydrants, valve pits associated with the former LOOW, AFP-68 and Navy IPPP.
- Four structures associated with the former LOOW/Navy IPPP were observed located along the former "M" street (including the former LOOW compressor house [building No. 415-1]/Navy IPPP gas synthesis and instrument control building, LOOW change house [building No. 707a]/Navy IPPP maintenance shop, LOOW change house [building No. 707b]/Navy IPPP locker room, Navy IPPP Gas synthesis area/refrigeration plant).
- Concrete block walls (thought to be blast walls associated with the former Navy IPPP intermediate storage, thermal pyrolysis, and gas synthesis areas).
- Eleven buildings and numerous foundations/structures associated with the former AFP-68 were observed including the former refrigeration plant, steam plant/water processing plant, cafeteria building, office building, dispensary, water supply and treatment building with associated concrete water reservoir, as well as miscellaneous process buildings.
- Seven buildings and four concrete radar tower foundations associated with the former Control Area of NIKE Battery NF-03/05 were observed (including a barracks building, two generator buildings, two control buildings, a guard house, and a sewage treatment building).

Some of these former DOD buildings located on CWM have been beneficially used by the current owner subsequent to DOD use including all former LOOW/NAVY IPPP buildings/structures, the former LOOW box factory, some of the AFP-68 buildings, and the former NIKE guard house. The remaining buildings associated with AFP-68, LOOW, and the NIKE Battery NF-03/05 have not been used subsequent to DOD use. Several of the improvements associated with the former AFP-68 represent falling and drowning hazards. However, according to DERP-FUDS policy no BD/DR project is proposed for this portion of the site since the site is privately owned.

Twelve buildings and several foundations related to DOD site use (the former AFP-68) were observed to be present on the property owned by the Somerset Group. In addition, several piles of debris (some piles associated with former DOD use and other piles associated with current owner use) were observed on the site. Buildings observed included a large process building, a maintenance building, a laboratory, a storage warehouse, a guard house, former

BD/DR PROJECT SUMMARY SHEET (Continued)
LAKE ONTARIO ORDNANCE WORKS
BD/DR PROJECT NO. C02NY002506
LEWISTON/PORTER, NIAGARA COUNTY NEW YORK
SITE NO. C02NY0025

electrical substation, a temporary building and miscellaneous process buildings. Several of the improvements/foundations represented falling and/or drowning hazards. According to DERP-FUDS policy no BD/DR projects can be proposed for sites which are privately owned; therefore, no BD/DR project is proposed for this portion of the property.

No DOD buildings or structures were observed on the property owned by Modern Landfill Inc., former Lewiston landfill property, and the approximate 5,000-acre buffer zone (owned by miscellaneous owners) with the exception of two structures located along Harold Road which were associated with the former LOOW Transportation Center. These two structures identified as T-5 and T-12 were used by DOD. These structures do not represent hazards and they have been used subsequent to DOD use; therefore, no BD/DR project is proposed.

Three structures associated with the former AFP-38 were identified on the property owned by the Town of Porter. These buildings do not represent hazards and they have been used subsequent to DOD use of the site; therefore, no BD/DR project is proposed.

Niagara Falls Storage Site (NFSS) contains two buildings associated with the former LOOW heating plant as well as structures/foundations associated with the former LOOW acid area. The two buildings have been beneficially used by the AEC/DOE subsequent to DOD use of the site. Since no site visit was conducted for this area it is unknown if these buildings and structures/foundations represent hazards. However, it is noted that the remaining buildings and the foundations/structures associated with the former LOOW are being addressed as part of the Formerly Utilized Sites-Remedial Action Program (FUSRAP); therefore, no BD/DR project is proposed for these buildings and structures.

PROJECT ELIGIBILITY: LOOW is a former DOD installation which was operated by the DOD during several different time periods and for several different uses. Numerous structures were installed/used by DOD during the period of DOD use. The DOD no longer maintains an interest in most of the site. One DOD-installed structure (brick vault) related to the former DOD water intake pumphouse and located on Town of Lewiston property represents a falling hazard. In addition, the acid neutralization building, pump house, Imhoff tank, chlorine tank and collection tank located at the former wastewater treatment plant (also located on property owned by the Town of Lewiston) represent falling and drowning hazards. Several of the buildings/structures associated with AFP-68, and located on property owned by Somerset Group and CWM, represent falling/drowning hazards. None of the other remaining DOD-installed buildings or structures represent hazards. The buildings and structures located on NFSS have been used subsequent to DOD use they are being addressed under FUSRAP; therefore, they are ineligible for consideration under DERP-FUDS.

POLICY CONSIDERATIONS: The BD/DR hazards identified on the properties owned by CWM and Somerset Group are ineligible for consideration under current DERP-FUDS policy since these properties are privately owned. The structures associated with the former wastewater treatment plant have been used subsequent to DOD use by the AEC (a non-DOD entity) but not by the current owner (Town of Lewiston) which would make them ineligible under current DERP-FUDS policy. However, due to the imminent danger created by the presence of

BD/DR PROJECT SUMMARY SHEET (Continued)
LAKE ONTARIO ORDNANCE WORKS
BD/DR PROJECT NO. C02NY002506
LEWISTON/PORTER, NIAGARA COUNTY NEW YORK
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the structures (i.e. falling, drowning and asbestos hazards), it is proposed that an exception to DERP-FUDS policy be given and that these structures be considered eligible for inclusion in a BD/DR project.

PROPOSED PROJECT: A BD/DR project is proposed to address the hazards associated with five structures at the former LOOW/AFP-68 wastewater treatment plant (the acid neutralization building, pump house, Imhoff tank, chlorine tank and collection tank) and one structure associated with the former freshwater intake pumphouse (a brick vault thought to be associated with a septic system). The proposed project consists of demolition and removal of the aforementioned structures along with grading and re-seeding of the affected areas. Disposal of the suspect asbestos containing material (associated with two of the wastewater treatment plant structures), as well as the rest of the debris generated from the proposed project, is also included.

PROJECT COST SUMMARY: Attached.

BD/DR CHECKLIST: Attached.

DISTRICT POC: Mary K. Foley, CELRB-PE-EE, (716) 879-4417.

REASONABLE CONTRACT ESTIMATE WORKSHEET SUMMARY

SHEET 1 OF 2

PROJECT: Lake Ontario Ordnance Works (LOOW)

SUBJECT: DERP-FUDS Cost Estimate for BD/DR Project C02NY002506

QUANTITY

SUBITEM	LABOR			SUBTOTAL	REF
I. Project Planning					
A. Demolition Design and Work Plan				\$ 31,900	3
B. Site Characterization Laboratory Analysis				\$ 0	3
C. Initial NEPA Documentation				\$ 2,500	4
II. Building Demolition/Site Restoration					
A. Sludge/sewage Removal and Disposal				\$ 139,200	4
B. Debris Removal/Disposal					
1. Project Monitoring				\$ 45,700	5
2. Debris Removal Supervision				\$ 10,100	6
3. Asbestos Removal and Disposal				\$ 77,900	6
Subtotal Debris Removal/Disposal				\$ 133,700	6
C. Structure Razing and Debris Disposal					
1. Structure Removal				\$ 152,500	7
2. Debris Removal Supervision				\$ 12,100	7
Subtotal Debris Removal/Disposal				\$ 164,600	7
D. Backfilling/Grading/Reseeding					
1. Backfilling/Grading/Reseeding				\$ 13,200	7
2. Backfilling/Grading/Reseeding Supervision				\$ 1,600	8
Subtotal Backfilling/Grading/Reseeding				\$ 14,800	8
III. Closure Report					
A. Closure Report Preparation				\$ 18,800	8

REASONABLE CONTRACT ESTIMATE WORKSHEET SUMMARY

SHEET 2 OF 2

PROJECT: Lake Ontario Ordnance Works (LOOW)

SUBJECT: DERP-FUDS Cost Estimate for BD/DR Project C02NY002506

QUANTITY

SUBITEM		LABOR			SUBTOTAL	REF
IV. Subtotal Demolition/Report Costs II and III					\$ 471,100	-
V. Contingencies (10% of Construction Costs)					\$ 47,110	-
VI. Construction Cost					\$ 518,210	-
VII. Bond (1% of V)					\$ 5,182	-
VIII. Supervision and Administration (8% of V)					\$ 41,457	-
IX. Total Construction (CWE)					\$ 564,849	-
X. Design Costs (6% of CWE)					\$ 33,891	-
XI. Excludable Design Support Costs (Pre-design)					\$ 34,400	-
XII. Administrative Review (20% of CWE)					\$112,970	-
Total Implementation Cost					\$ 746,110	-

PROJECT COST SUMMARY
DERP-FUDS BD/DR PROJECT NO. C02NY002506
LAKE ONTARIO ORDNANCE WORKS
DERP-FUDS SITE NO. C02NY0025
30 JULY 2001

<u>ITEM</u>	<u>COSTS (\$000)</u>
Demolition Costs	471.1
Contingencies (10%)	<u>47.1</u>
Construction Contract Cost	518.2
Bond (1%)	5.2
Supervision and Administration (8%)	<u>41.4</u>
Total Construction (CWE)	564.8
Design Cost (6%)	33.9
Excludable Design Support Costs:	
Site Characterization/Pre-Design	34.4
Administration/Review (20% of CWE)	<u>113.0</u>
TOTAL IMPLEMENTATION COST	<u>746.1</u>

DESCRIPTION OF PROPOSED PROJECT

- Preparation of designs and work plans.
- Removal and disposal of the vault/shaft at the former water intake pumphouse property and removal/disposal of the former LOOW wastewater treatment plant (WWTP) structures to include the former pump acid neutralization building; sanitary sewage pump station; Imhoff tank; chlorine contact tank; and the acid neutralization collection tank.
- Removal and disposal of liquids and sludge in the WWTP structures.
- Preparation of closure documents.
- Costs are in FY 01 dollars.