

CON/HTRW PROJECT SUMMARY SHEET
LAKE ONTARIO ORDNANCE WORKS
FUDS PROJECT NUMBER C02NY002506
23 FEBRUARY 2007

PROJECT DESCRIPTION: This CON/HTRW 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 summary discusses potential CON/HTRW hazards observed during the 2001 site visit, grouped by current property owner, and proposes a CON/HTRW project.

CWM Chemical Services LLC. (CWM LLC.)

Ten suspect underground storage tanks (USTs), two aboveground storage tanks (ASTs) and numerous transformers, associated with former DOD operations, were identified on the property owned by CWM LLC. (excluding process tanks discussed below). One former DOD-installed AST (approximately 250,000 gallons) formerly associated with the AFP-68 heating plant Building 14-01 was observed near the intersection of "K" and "McArthur" streets. According to historical information, this AST was cleaned, taken apart, moved, and reassembled by CWM LLC. It is currently used for storage by CWM LLC. The second AST, approximately 1,000 gallons was noted near the southwest corner of Building No. 7-01. No information pertaining to the origin of this AST was found; however, based on the appearance of the AST, it is believed that this AST was placed in this location subsequent to DOD ownership of the site. In addition, no information indicating Department of Defense (DOD) ownership or use of this second AST was found.

The piping associated with six suspect DOD-installed USTs, part of the former NIKE Missile Battery NF-03/05 Control Area, were observed during the 2001 site visit. The vent and fill pipes for two USTs and the top of a third UST (for costing purposes they were each assumed to be 1,000 gallon tanks used for diesel fuel) were observed near the former northern generator building. The coordinates and descriptions for those USTs are as follows:

- Confirmed UST at NE corner of northern generator building. Visual confirmation of top of steel tank approximately 6-in. below grade, May 2006 [NY State Plane NAD83 - N 1172766, E1046929].
- Confirmed UST north of northern generator building. Visual confirmation of oil within stickup, May 2006 [NY State Plane NAD83 - N1172797, E1046911].
- Confirmed "at grade" piping possibly associated with a suspect UST north of the northern generator building, May 2006 [NY State Plane NAD83 - N1172799, E1046930]

Two vent pipes for two additional USTs (for costing purposes they were each assumed to be 1,000 gallon tanks used for diesel fuel) were observed near the southern generator building at the former Control Area. The coordinates and descriptions for those USTs are as follows:

- Possible UST at NE corner of southern generator building, May 2006 [NY State Plane NAD83 - N 1171718, E1047124].
- Possible UST north of southern generator building, May 2006 [NY State Plane NAD83 - N1171743, E1047117].

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The presence of the sixth UST could not be verified; however, an oil fired furnace and chimney were identified at the former barracks building; therefore, it is assumed a UST was present. Information obtained in May 2006 confirmed a possible UST adjacent to south wall of barracks building, near west end of building at water filled disturbed area [NY State Plane NAD83 N1172662, E1077186]. Representatives of CWM LLC. indicated they are not aware of any USTs having been removed from the former Control Area. Therefore, it is assumed that this sixth UST (for costing purposes it was assumed to be a 3,000 gallon tank used for heating fuel oil) is present in the area adjacent to the former chimney of the barracks building. Based on a review of available information including conversations with the representatives of the site owner, it appears that these USTs have not been used subsequent to DOD ownership of the site.

Based on a review of available historical documents, it was determined that four 3,400-gallon USTs and several ASTS of unknown size (identified as Tank Farm N) were installed as part of the Navy IPPP GOCO operation. The ASTs, which were described as former railroad tanker cars, were located along "M" street in a containment structure. Based on a review of aerial photographs, it was determined that the ASTs along with a containment structure were removed between 1960 and 1963 most likely during DOD contractor decommissioning activities. The four 3,400-gal USTs installed as part of the Navy IPPP were reportedly located in an area referred to as the Thermal Pyrolysis Area located along "M" street in the middle of the IPPP plant. It is assumed that the USTs contained fuel oil. The exact location of the USTs was not identified, and during the site visit, no USTs or associated vent/fill pipes were observed in the location of the former NAVY IPPP Thermal Pyrolysis Area. In May 2006, coordinates were obtained for the approximate center of the former NAVY IPPP Thermal Pyrolysis area [NY State Plane NAD83 N1174712, E1043242]. No information pertaining to the subsequent disposal of the 4 USTs was found. Therefore, it is assumed that these USTs may remain. These suspect USTs represent potential hazards associated with the former DOD ownership of the site. No information was found to indicate DOD ownership or current owner use of these USTs subsequent to GOCO contractor operations at the IPPP site.

According to historical maps/information, process tanks associated with the operation of AFP-68 were reportedly located in the main storage location (Area 18) as well as within the different process areas (Areas 2 through 11). One of the process tanks was reportedly located below ground (a 3,000 gallon ether UST in Area 18). Plant equipment and materials (including process tanks) were reportedly removed by the DOD decommissioning contractor subsequent to DOD ownership of AFP-68; however, no specific information pertaining to the type of items removed was found. In May 2006, a site visit was conducted to the former Area 18 and digital geophysics were used to verify the presence of this UST. It was reported that there was no evidence of the existence of this tank; therefore, it is assumed to have been removed with the other ASTs in this area. No ASTs or USTs associated with the former operation of AFP-68 were observed in these areas during the site visits. It is also noted that CWM LLC. has excavated and addressed contamination associated with several USTs located south of the former LOOW Box factory and Gatehouse.

Numerous process tanks/ASTs used in current operations and installed by CWM

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LLC. along with several active transformers (in use) were observed to be located on the CWM LLC. site. In addition, several de-energized transformers were observed to be stored in Area 8 of the former AFP-68 site. Based on a review of available records, it does not appear that any of the observed transformers or process tanks were installed by DOD. Further, it appears that these transformers and process tanks are associated with current owner operations.

TOWN OF LEWISTON

Three suspect-PCB pole-mounted transformers were observed at the former LOOW sewage and wastewater treatment plant. These suspect-PCB transformers, which represent potential hazards, would have been associated with the former DOD ownership of the site including the operation of LOOW, Navy IPPP, AFP-68, and NIKE Missile Battery NF-03/05. The treatment plant was used by AEC (a non-DOD government entity) and/or its contractors subsequent to DOD ownership of the site and prior to the purchase of the site by the Town of Lewiston. The transformers reportedly have not been beneficially used by the Town of Lewiston.

SOMERSET GROUP

Nine ASTs, two suspect USTs, three concrete tanks (suspected to be former process tanks), and approximately 50 suspect-PCB electrical ballasts were identified on the property owned by the Somerset Group during the 2001 site visit. A pipe believed to be a fill pipe associated with a possible UST was observed on the north side of the former AFP-68 Building No. 31 (former laboratory building). The current owner stated that he was not aware of a UST being present in this location, but that if a UST was present it had not been used since he acquired the site. No DOD maps of this building could be located; however, it is assumed that this pipe is associated with a UST that was installed as part of AFP-68. This UST, assumed to be 1,000 gallons and to have contained heating oil (assumptions made for costing purposes) represents a potential hazard. Based on the presence of a suspect fill pipe, a UST was thought to be present adjacent to the former Building No. 41. During the 2001 site visit a sump was observed in the southernmost garage bay associated with Building No. 41. The sump was observed to be receiving waste/runoff from current owner operations. Upon inspection it was noted that the sump was most likely connected to and drained to the suspect UST. This UST, which represents a potential hazard, is being used by the current owner. It is noted that the UST adjacent to Building No. 41 was not found during the 2006 site visit as this area was covered by debris. Both USTs would have been associated with the former DOD ownership of the site; however, no information was found to indicate DOD used these USTs subsequent to GOCO contractor operations at the AFP-68 site.

Three ASTs, estimated at about 4,000 gallons each, were identified in the southern part of former AFP-68 Process Area No. 3 during the 2001 site visit. These ASTs were determined to be DOD-installed gasoline USTs associated with the former AFP-68 Maintenance Building No. 41 (the gas pumps were observed to remain on the west side of Building No. 41). The current owner removed and

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relocated these tanks then backfilled the holes. During the 2006 site visit it was observed that these tanks had been removed from the site.

An AST was observed adjacent to the former guardhouse (Building No. 27). According to the current owner this AST was present when the property was purchased in the early 1970's. However, after reviewing available information (including aerial photographs, site maps and available reports) no evidence of DOD installation/ownership of this AST was found, specifically, this AST does not appear to have been installed/used by DOD. It was also noted that this tank appears to be empty. One approximately 500-gallon AST was observed in the lower level of Building 6-01, and four ASTs (ranging in size from approximately 500 gallons to 4,200 gallons) were observed behind Building No. 41. These remaining five ASTs observed around the former AFP-68 were owner-installed.

Three open top concrete tanks, were observed along the west side of Building No. 6-01. These tanks, which were assumed to be former process tanks associated with AFP-68, were identified as being empty/clean during the site visit. The exact contents/use of these tanks is not known; however, they were believed to have been bladder-lined and used for the storage of weak chlorine gas during the period of DOD ownership. During a subsequent site visit (November 2005) the tanks were full of rubble (concrete, transite panels) presumably from the partial demolition of Building 6-01.

Approximately 50 suspect-PCB electrical ballasts were observed on a concrete pad adjacent to AFP-68 Building No. 5-01. The current owner stated that he had removed the ballasts from within several different buildings associated with the former AFP-68. He had consolidated the ballasts on the concrete pad for easy removal. The suspect-PCB ballasts represent a hazard. Based on observations made during the site visit (markings in buildings where some of the ballasts were located), it is assumed that the suspect-PCB ballasts remaining on the concrete pad were associated with the former DOD ownership of the site. However, no information was found to indicate DOD or the current owner used any of the ballasts on the concrete pad subsequent to GOCO contractor operations at the AFP-68 site. It was also noted at the time of the site visit that none of the ballasts appeared to have been damaged and there were no obvious signs of leakage as a result of the site owner's consolidation effort.

Two additional transformers were observed on a concrete pad adjacent to and south of AFP-68 Temporary Building No. 3. The current owner stated that he had moved the two transformers from the former substation to their present location behind building T-3. As part of the ongoing Remedial Investigation (RI) being conducted by DOD, these transformers were sampled to determine PCB concentrations. Acres Inc, a contractor for USACE, reported that no PCBs were associated with the transformers and that no liquid was left after the samples were collected.

DEPARTMENT OF ENERGY (DOE) - NIAGARA FALLS STORAGE SITE (NFSS)

Based on a review of available historical information (which included site visits by previous USACE contractors), it appeared that two USTs and a suspect-PCB pole-mounted transformer may remain on the NFSS. These USTs and

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the transformer were believed to have been installed by GOCO contractors for DOD as part of the operation of LOOW. It is unknown if the USTs and transformer were used by DOD subsequent to GOCO contractor operations. It is further noted that this area has been owned and used only by AEC and its contractors since 1946 (after DOD operations) so the likelihood exists that the suspect USTs and any remaining transformers were used after DOD operations. It was also noted that numerous process tanks (ASTs and possibly USTs) were installed as part of the LOOW acid production area that was located on the northern portion of the NFSS site. Based on a review of available information (including the decommissioning report prepared in 1948), processing equipment was reportedly decontaminated and dismantled as part the decommissioning activities conducted in 1943.

During the 2001 site visit, the team was unable to physically inspect the NFSS to confirm the existence of the tanks. However, since 1999 USACE Buffalo District has been conducting a Remedial Investigation / Feasibility Study (RI/FS) of the entire 191 acre NFSS site under the Formerly Used Sites Remedial Action Program (FUSRAP). Investigations to date, including magnetometer walk-over surveys and physical inspections have indicated that there are no ASTs nor USTs from the former LOOW on the site. The FUSRAP RI/FS is addressing the full scope of DoD and AEC/MED impacts to the entire 191-acre site to include chemical, explosive, and radiological contaminants.

PROJECT ELIGIBILITY: Inspection and investigation of the DERP-FUDS eligible properties of the former LOOW identified over 76 suspect DOD-installed/potentially eligible CON/HTRW hazards. These include 11 ASTs (excluding process tanks), 3 suspect PCB transformers, 12 USTs and 50 electrical ballasts suspected to contain PCBs.

Of the containers inventoried, eleven USTs are project-eligible: the six DOD-installed USTs associated with NIKE Missile Battery NF-03/05 located on CWM LLC. property, the four USTs suspected to exist in connection with the Navy IPPP on CWM LLC. property, the one UST adjacent to Building 31 suspected to exist in connection with AFP-68 on Somerset Group property. The aforementioned DOD-installed USTs have not been beneficially used subsequent to DOD's ownership of the site and they represent a potential source of environmental contamination.

POLICY CONSIDERATIONS: Policy considerations prevent the other USTs, ASTs, and transformers identified in this Project Summary Sheet from being project-eligible, either because they have been beneficially used subsequent to DOD's ownership of the site, or they have already been removed, or they were determined not to have been DOD-installed or DOD-used, all as described above. The approximately 50 suspect-PCB ballasts associated with AFP-68 on Somerset Group property are located on a concrete pad adjacent to AFP-68 Building No. 5-01. These ballasts have not been beneficially used subsequent to DOD's ownership of the site and the ballasts in their current location (exposed to the elements) represent a potential CON/HTRW hazard because of their potential to cause a release to the environment. However, the ballasts were originally located in the buildings and their existence in the building did not constitute a release or threat of release to the environment until they were moved by the current owner. This hazard is the result of current owner actions; therefore, these ballasts are ineligible for removal under DERP-FUDS.

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PROPOSED ACTIVITIES: The proposed CON/HTRW project consists of removing and disposing of the six located, eligible USTs; locating the other five suspect, eligible USTs, and then removing and disposing of them, if they can be located. The project also includes the removal and testing of soil in excavated areas and the restoration of the disturbed areas around the USTs as well as any follow on actions required as a result of UST removals (including well installation).

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

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

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

PROJECT DESCRIPTION: This CON/HTRW 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). 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 CON/HTRW 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).

PROPERTY OWNED BY CWM

Five USTs, two ASTs (excluding process tanks used by CWM), numerous transformers were observed on the property owned by CWM. One DOD-installed AST (approximately 250,000 gallons) formerly associated with the AFP-68 heating plant Building 14-01 was observed on CWM property near the intersection of "K" and "McArthur" streets. According to available information, this AST was cleaned, taken apart, moved, and reassembled by CWM. It is currently used for storage by CWM. The second AST, approximately 1,000 gallons was noted near the southwest corner of Building No. 7-01. No information pertaining to the origin of this AST was found; however, it appears that this AST was moved to this location by a subsequent owner, In

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addition, no information indicating DOD ownership or use of this AST was found. Therefore this AST is ineligible for consideration under DERP-FUDS.

Five DOD-installed USTs were tentatively identified on the property associated with the former NIKE Missile Battery NF-03/05 Control Area owned by CWM. The vent and fill pipes for two USTs (thought to be 1,000 gallons each and contain diesel fuel) were observed near the former DOD northern generator building. Two vent pipes for two additional USTs (thought to be 1,000 gallons each and contain diesel fuel) were observed near the southern generator building associated with the former Control Area. The presence of the fifth UST could not be verified; however, an oil fired furnace and chimney were identified at the former barracks building. Based on conversations with representatives of the current owner, they are not aware of any USTs having been removed from the former Control Area. Therefore, it is assumed that a heating oil UST (approximately 3,000 gallons and associated with the barracks building) is present in area adjacent to the former chimney. It was also reported that these USTs have not been used subsequent to DOD use of the site.

As previously mentioned additional process tanks/ASTs used in current operations and installed by CWM were also noted at the site. Since these are current owner installed ASTs, they are ineligible for consideration under DERP-FUDS. Several transformers were observed to be in use around the site and additional transformers were observed to be stored in Area 8 of the former AFP-68 site. It does not appear that any of the transformers were installed by DOD, and it appears that these transformers are associated with current owner operations (most are in use). Therefore, they are not eligible for consideration under DERP-FUDS.

Based on a review of available historical documents, four 3,400 gallon USTs and several ASTS (identified as Tank Farm N) were installed as part of the Navy IPPP (land currently owned by CWM). The ASTs which were described as former railroad tanker cars were located along "M" street in a containment structure. Based on a review of aerial photographs, it was determined that the ASTs along with a containment structure were removed between 1960 and 1963 most likely during DOD contractor decommissioning activities. Based on a review of historical information four 3,400-gal USTs were installed as part of the former Navy IPPP. The USTs were reportedly located in an area referred to as the Thermal Pyrolysis Area of the Navy IPPP. The exact location of the USTs was not identified. During the site visit, no USTs were observed at the location of the former NAVY IPPP; however, no information pertaining to the subsequent disposal of the 4 USTs was found. Therefore it is believed that these USTs may remain. These suspect USTs would have been associated with the former DOD ownership of the site; however, no information was found to indicate DOD use of these USTs subsequent to contractor operation of the site.

Additional process tanks (ASTs and possibly USTs) associated with the operation of AFP-68 were reportedly located in the main storage location (Area 18) as well as within the different process areas 2-11. These former process areas are located on property now owned by CWM and the Somerset Group. Plant equipment and materials (including process tanks) were reportedly removed by the DOD decommissioning contractor subsequent to DOD use of AFP-68. No ASTs (with the exception of the concrete tanks identified as a BD/DR hazard) or

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USTs associated with the former operation of AFP-68 were observed in these areas during the site visits.

TOWN OF LEWISTON

Three suspect DOD installed transformers were observed at the former LOOW wastewater treatment plant. The treatment plant which is owned by the Town of Lewiston was used by AEC (a non DOD government entity) and/or its contractors subsequent to DOD use of the site. The transformers have not been beneficially used by the Town of Lewiston and they represent potential hazards.

SOMERSET GROUP

Three former USTs, six ASTs, and two suspect USTs were identified on the property owned by the Somerset Group. The three former USTs (estimated at about 4,000 gallons each and currently located in the southern part of AFP-68 process area No. 3) were originally DOD-installed gasoline USTs associated with AFP-68 Maintenance Building No. 41 (the gas pumps were observed to remain on the west side of the building). The current owner initiated the remedial action by removing and relocating these former USTs and backfilling the holes. It was also noted that these former USTs appear to be empty. An AST was observed adjacent to the former guardhouse (Building No. 27). According to the current owner this AST was present when the property was purchased in the early 1970's. However, after reviewing available information (including aerial photographs, site maps and available reports) no evidence of DOD installation/ownership of this AST was found. Therefore, this AST does not appear to have been installed/used by DOD. It was also noted that this tank appears to be empty. The remaining five ASTs observed around the former AFP-68 on property owned by the Somerset Group were owner-installed. One approximately 500 gallon AST was observed in the lower level of Building 6-01, and four ASTs (ranging in size from approximately 500 gallons to 4,200 gallons) were observed behind Building No. 41.

A pipe believed to be a fill pipe associated with a possible UST was observed on the north side of the former AFP-68 Building No. 31 (laboratory building). The current owner stated that he did not know if a UST was present in this location, but that if a UST was present he had never used it. No DOD maps of this building could be located; however, it is assumed that this is a UST associated with former DOD site use, and that this UST represented a potential hazard. Based on the presence of a suspect fill pipe, a second UST was thought to be located adjacent to the former Building No. 41. Upon further inspection it was suspected that this UST was connected to a sump located in one of the garage bays associated with Building No. 41. It was observed that the sump was receiving waste/runoff from current owner operations. Therefore, it appears that this UST, which represents a potential hazard; is being indirectly used by the current owner.

Approximately 50 suspect-PCB electrical ballasts were observed on a concrete pad adjacent to AFP-68 Building No. 5-01 and two transformers were observed on a concrete pad adjacent and south of AFP-68 Temporary Building No. 3 (located on Somerset Group Property). The current owner stated that he had moved the

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ballasts from different buildings associated with the former AFP-68 to this concrete pad for consolidation. The suspect-PCB ballasts represent a hazard. The current owner also stated that he had moved the two transformers from the former substation to their present location behind building T-3. As part of the ongoing Remedial Investigation being conducted by DOD, these transformers were sampled to determine PCB concentrations. Acres Inc, A USACE contractor reported that no PCBs were associated with the transformers and that no liquid was left after the samples were collected.

NPSS

Based on a review of available historical information (which included site visits by USACE contractors), it was determined that at least two USTs and a suspect-PCB pole-mounted transformer are believed to remain on the property currently owned by DOE (identified as NFSS). These USTs and the transformer are believed to have been installed by DOD; however, it is unknown if the USTs and Transformer were used subsequent to DOD use of the site. These USTs and the transformer are being addressed under the Formerly Used Sites Remedial Action Program (FUSRAP) which will address potential hazards on the entire DOE property.

It was also noted that process tanks (ASTs and possibly USTs) were installed as part of the LOOW TNT and acid production areas. The former TNT production area is located on property now owned by CWM and the former Acid production area is located on property owned by DOE. Based on a review of available information (including the decommissioning report prepared in 1948), processing equipment was decontaminated and dismantled as part the decommissioning activities conducted in 1943. No ASTs or USTs associated with the former LOOW TNT operations were observed during the site visit. In addition, based on a review of historical information, no acid production ASTs or USTs were thought to remain on the DOD acid production area; however, this area was not observed during the site visit due to access issues.

PROJECT ELIGIBILITY: The former LOOW, AFP-68/Navy IPPP, NIKE Missile Battery NF-03/05, and RTA were DOD installations. The DOD installed several USTs, ASTs, transformers and electrical equipment as part of their operations. The DOD no longer maintains an interest in the portion of the site which the hazards were identified. The remaining DOD-installed ASTs, USTs, three of the five transformers and ballasts represent a potential source of environmental contamination.

POLICY CONSIDERATIONS: The five DOD-installed USTs associated with the former NIKE Missile Battery NF-03/05 (located on CWM property) have not been used subsequent to DOD use of the site therefore they are eligible for removal under current DERP-FUDS policy. The approximately 250,000 gallon AST associated with the former AFP-68 was used by the current owner (CWM) subsequent to DOD use of the site. Therefore this AST is ineligible for remediation under current DERP-FUDS policy. The four 3,400 gallon USTs were used by contractors for the DOD and no subsequent DOD use of these tanks were found; therefore, they are ineligible for remediation under DERP-FUDS.

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The three DOD-installed transformers observed at the former LOOW wastewater treatment plant have been beneficially used by the AEC and/or its contractors subsequent to DOD ownership of the site. Therefore, they are ineligible for remediation under DERP-FUDS.

Remedial action was initiated for the three former USTs (associated with AFP-68 Building No. 41) located on Somerset group property; therefore, these USTs are ineligible for consideration under DERP-FUDS. The six ASTs observed on Somerset group property were not installed or used by DOD therefore they are ineligible for consideration under DERP-FUDS. The suspect DOD-installed UST observed near Building No. 31 (former AFP-68 laboratory building) has not been used by DOD subsequent to its use by DOD's contractor during operation of AFP-68; therefore, these USTs are ineligible for removal under current DERP-FUDS policy. A second UST (suspect fill pipe observed adjacent to the former Building No. 41) has not been used by DOD subsequent to its use by DOD's contractor during operation of AFP-68. In addition it was noted that this USTs may be receiving runoff from current owner operations. Since this UST was last used by parties other than DOD it is ineligible for consideration under DERP-FUDS.

The 50 electrical ballasts (suspect PCB) and two transformers on Somerset Group property were moved from different buildings associated with the former AFP-68 to different concrete pads for consolidation by the current owner. Only the ballasts appear to represent hazards; however, since remedial action was initiated for these ballasts and transformers, they are ineligible for consideration under current DERP-FUDS policy.

Based on conversations with representatives of USACE, the two USTs and the transformer remaining on the FUSRAP eligible portion of the site are being addressed by DOE as part of the FUSRAP program; therefore, the USTs and transformer are ineligible for consideration under current DERP-FUDS policy.

PROPOSED PROJECT: The proposed CON/HTRW project consists of the removal and disposal of five USTs associated with the former NIKE Missile Battery NF-03/05 Control Area. The project also includes the removal and testing of soil in excavated areas and the restoration of the disturbed areas around the USTs.

PROJECT COST SUMMARY: Attached

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

PROJECT COST SUMMARY
DEW-FUDS CON/HTRW PROJECT
LAKE ONTARIO ORDNANCE WORKS
DEW-FUDS SITE NO. C02NY0025
21 DECEMBER 2001

<u>ITEM</u>	<u>COSTS (\$000)</u>
Construction Costs I (B+C)	99.8
Contingencies (10%)	<u>9.9</u>
Construction Contract Cost	109.7
Bond (1%)	1.1
Supervision and Administration (8%)	<u>8.8</u>
Total Construction (CWE)	119.6
Design Cost (6%)	7.2
Excludable Design Support Costs:	
Site Characterization/Pre-Design	12.9
Administration/Review (20% of CWE)	<u>23.9</u>
TOTAL IMPLEMENTATION COST	<u>163.6</u>

DESCRIPTION OF PROPOSED PROJECT

- Removal and disposal of five underground storage tanks (USTs) and associated piping located at the former NIKE site Control Area (four 1,000 gallon and one approximately 3,000 gallons).
- Removal and disposal of liquids from USTs.
- Sampling and analysis of soil.
- Closure documentation.
- Costs are in FY 01/02 dollars.

PROJECT SUMMARY SHEET
FOR
DERP-FUDS CON/HTRW PROJECT NO. C02NY002507
LAKE ONTARIO ORDNANCE WORKS
LEWISTON/PORTER, NIAGARA COUNTY NEW YORK
SITE NO. C02NY0025
30 JULY 2001

PROJECT DESCRIPTION: This CON/HTRW 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 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 CON/HTRW 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).

Five USTs, two ASTs (excluding process tanks used by CWM), numerous transformers were observed on the property owned by CWM. One DOD-installed AST (approximately 250,000 gallons) formerly associated with the AFP-68 heating plant Building 14-01 was observed on CWM property near the intersection of "K" and "McArthur" streets. According to available information, this AST was cleaned, taken apart, moved, and reassembled by CWM. It is currently used for storage by CWM. The second AST, approximately 1,000 gallons was noted near the southwest corner of Building No. 7-01. No information pertaining to the origin of this AST was found; however, it appears that this AST was moved to this location by a subsequent owner. In addition, no information indicating DOD ownership or use of this AST was found. Five DOD-installed USTs were tentatively identified on the property associated with the former NIKE Missile Battery NF-03/05 Control Area owned by CWM. The vent and fill pipes for two USTs were observed near the former DOD northern generator building. Two vent pipes for two additional USTs were observed near the southern generator building associated with the former Control Area. The presence of the fifth UST could not be verified; however, an oil fired furnace and chimney were identified at the former barracks building. Based on conversations with representatives of the current owner,

CON/HTRW PROJECT SUMMARY SHEET (Continued)
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they are not aware of any USTs having been removed from the former Control Area. Therefore, it is assumed that a heating oil UST (associated with the barracks building) is present. It was also reported that these USTs have not been used subsequent to DOD use of the site. As previously mentioned additional ASTs used in current operations and installed by CWM were also noted at the site. Since these are current owner installed ASTs, they are ineligible for consideration under DERP-FUDS. Several transformers were observed to be in use around the site and additional transformers were observed to be stored in Area 8 of the former AFP-68 site. It does not appear that any of the transformers were installed by DOD, and these transformers are associated with current owner operations (most are in use). Therefore, they are not eligible for consideration under DERP-FUDS.

Based on a review of available historical documents, four 3,400 gallon USTs and several ASTs (identified as Tank Farm N) were installed as part of the Navy IPPP (land currently owned by CWM). The ASTs were located along "M" street in a containment structure. It was thought that the USTs may also have been located along "M" street; however, the exact location of the USTs was not known. Based on a review of aerial photographs, it was determined that the ASTs along with a containment structure were removed between 1960 and 1963 most likely during DOD contractor decommissioning activities. No information pertaining to the subsequent disposal of the 4 USTs was found.

Additional process tanks (ASTs and possibly USTs) associated with the operation of AFP-68 were reportedly located in the main storage location (Area 18) as well as within the different process areas 2-11. These former process areas are located on property now owned by CWM and the Somerset Group. Plant equipment and materials (including process tanks) were reportedly removed by the DOD decommissioning contractor subsequent to DOD use of AFP-68. No ASTs (with the exception of the concrete tanks identified as a BD/DR hazard) or USTs associated with the former operation of AFP-68 were observed in these areas during the site visits.

Three suspect DOD installed transformers were observed at the former LOOW wastewater treatment plant. The treatment plant which is owned by the Town of Lewiston was used by AEC (a non DOD government entity) subsequent to DOD use of the site. The transformers have not been beneficially used by the Town of Lewiston and they represent potential hazards.

Three former USTs, six ASTs, and two suspect USTs were identified on the property owned by the Somerset Group. The three former USTs (estimated at about 4,000 gallons each and currently located in the southern part of AFP-68 process area No. 3) were originally DOD-installed gasoline USTs associated with AFP-68 Maintenance Building No. 41 (the gas pumps were observed to remain on the west side of the building). The current owner initiated the remedial action by removing and relocating these former USTs and backfilling the holes. It was also noted that these former USTs appear to be empty. An AST was observed adjacent to the former guardhouse (Building No. 27). According to the current owner this AST was present when the property was purchased in the early 1970's. However, after reviewing available information (including aerial photographs, site maps and available reports) no evidence of DOD installation/ownership of this AST was found. Therefore, this AST does not

CON/HTRW PROJECT SUMMARY SHEET (Continued)
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appear to have been installed/used by DOD. It was also noted that this tank appears to be empty. The remaining five ASTs observed around the former AFP-68 on property owned by the Somerset Group were owner-installed. One approximately 500 gallon AST was observed in the lower level of Building 6-01, and four ASTs (ranging in size from approximately 500 gallons to 4,200 gallons) were observed behind building No. 41.

A pipe believed to be a fill pipe associated with a possible UST was observed on the north side of the former AFP-68 Building No. 31 (laboratory building). The current owner stated that he did not know if a UST was present in this location, but that if a UST was present he had never used it. No DOD maps of this building could be located; however, it is assumed that this is a UST associated with former DOD site use, and that this UST represented a potential hazard. Based on the presence of a suspect fill pipe, a second UST was thought to be located adjacent to the former Building No. 41. Upon further inspection it was suspected that this UST was connected to a sump located in one of the garage bays associated with Building No. 41. It was observed that the sump was receiving waste/runoff from current owner operations. Therefore, it appears that this UST, which represents a potential hazard; is being indirectly used by the current owner.

Approximately 50 suspect-PCB electrical ballasts were observed on a concrete pad adjacent to AFP-68 Building No. 5-01 and two transformers were observed on a concrete pad adjacent and south of AFP-68 Temporary Building No. 3 (located on Somerset Group Property). The current owner stated that he had moved the ballasts from different buildings associated with the former AFP-68 to this concrete pad for consolidation. The current owner also stated that he had moved the two transformers from the former substation to their present location behind building T-3. As part of the ongoing Remedial Investigation being conducted by DOD, these transformers were sampled to determine PCB concentrations. Acres Inc, A USACE contractor reported that no PCBs were associated with the transformers and that no liquid was left after the samples were collected. The suspect-PCB ballast represent a hazard.

Based on a review of available historical information (which included site visits by USACE contractors), it was determined that at least two USTs and a suspect-PCB pole-mounted transformer are believed to remain on the property currently owned by DOE (identified as NFSS). These USTs and the transformer are believed to have been installed by DOD; however, it is unknown if the USTs and Transformer were used subsequent to DOD use of the site. Based on conversations with representatives of USACE, these USTs and the transformer are being addressed under the Formerly Used Sites Remedial Action Program (FUSRAP) which will address potential hazards on the entire DOE property.

It was also noted that process tanks (ASTs and possibly USTs) were installed as part of the LOOW TNT and acid production areas. The former TNT production area is located on property now owned by CWM and the former Acid production area is located on property owned by DOE. Based on a review of available information (including the decommissioning report prepared in 1948), processing equipment was decontaminated and dismantled as part the decommissioning activities conducted in 1943. No ASTs or USTs associated with the former LOOW TNT operations were observed during the site visit. In

CON/HTRW PROJECT SUMMARY SHEET (Continued)
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addition, based on a review of historical information, no acid production ASTs of USTs were thought to remain on the DOD acid production area; however, this area was not observed during the site visit due to access issues.

PROJECT ELIGIBILITY: The former LOOW, AFP-68/Navy IPPP, NIKE Missile Battery NF-03/05, and RTA were DOD installations. The DOD installed several USTs, ASTs, transformers and electrical equipment as part of their operations. The DOD no longer maintains an interest in the portion of the site addressed in this these sites. The remaining ASTs, USTs, three of the five transformers and ballasts represent a potential source of environmental contamination.

POLICY CONSIDERATIONS: The five DOD-installed USTs associated with the former NIKE Missile Battery NF-03/05 (located on CWM property) have not been used subsequent to DOD use of the site therefore they are eligible for removal under current DERP-FUDS policy. The approximately 250,000 gallon AST associated with the former AFP-68 was used by the current owner (CWM) subsequent to DOD use of the site. Therefore this AST is ineligible for remediation under current DERP-FUDS policy. No information pertaining to the location or disposal of the four 3,400 gallon USTs were found; therefore, they are ineligible for remediation under DERP-FUDS.

The three DOD-installed transformers observed at the former LOOW wastewater treatment plant have been beneficially used by the AEC subsequent to DOD use of the site. Due to the inherent danger associated with these transformers (the transformers potentially contain PCBs and the site has been accessed by the public), USACE has requested an exception to DOD policy be issued and that these transformers be made eligible for removal under a CON/HTRW project.

Remedial action was initiated for the three former USTs (associated with AFP-68 Building No. 41) located on Sommerset group property; therefore, these USTs are ineligible for consideration under DERP-FUDS. The six ASTs observed on Sommerset group property were not installed or used by DOD therefore they are ineligible for consideration under DERP-FUDS. The suspect DOD-installed UST observed near Building No. 31 (former AFP-68 laboratory building) has not been used subsequent to DOD use of the site; therefore, this UST is eligible for removal under current DERP-FUDS policy. A second UST (suspect fill pipe observed adjacent to the former Building No. 41) is receiving runoff from current owner operations. Since this UST is indirectly being used it is ineligible for removal under a CON/HTRW project. This suspect UST is being addressed under the PRP/HTRW category.

The 50 electrical ballasts (suspect PCB) and two transformers on Somerset Group property were moved from different buildings associated with the former AFP-68 to different concrete pads for consolidation by the current owner. Only the ballasts appear to represent hazards; however, since remedial action was initiated for these ballasts and transformers, they are ineligible for consideration under current DERP-FUDS policy.

Based on conversations with representatives of USACE, the two USTs and the transformer remaining on the FUSRAP eligible portion of the site are being addressed by DOE as part of the FUSRAP program; therefore, these CON/HTRW hazards are ineligible for consideration under current DERP-FUDS policy.

CON/HTRW PROJECT SUMMARY SHEET (Continued)
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PROPOSED PROJECT: The proposed CON/HTRW project consists of the removal and disposal of five USTs associated with the former NIKE Missile Battery NF-03/05 Control Area and one UST located on the Somerset Group property (near the former AFP-68 Laboratory Building No. 31) as well as three transformers associated with the former LOOW wastewater treatment plant. The removal and testing of soil in excavated areas and around the pole-mounted transformers and the restoration of the disturbed areas around the USTs and transformers.

PROJECT COST SUMMARY: Attached.

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

REASONABLE CONTRACT ESTIMATE WORKSHEET SUMMARY

PROJECT: Lake Ontario Ordnance Works (LOOW)

SUBJECT: DERP-FUDS Cost Estimate for CON/HTRW Project C02NY002507

QUANTITY

SUBITEM	LABOR				SUBTOTAL	REF
I. Remove/Dispose of 6 USTs						
A. Site Characterization/Pre-Design						
1. Site Assessment/Sample Collection					\$ 2,500	1
2. Analysis of Tank Contents					\$ 3,100	1
3. Safety/QA Plans					\$ 5,000	1
4. NEPA Documentation					\$ 2,500	1
Subtotal Site Characterization Activities					\$ 13,100	1
B. Tank Removal and Disposal						
1. Excavation/Removal					\$ 5,250	2
2. Soil Disposal/Transportation					\$ 20,500	2
3. Tank Cleaning and Disposal					\$ 45,000	2
4. Backfill					\$ 5,700	2
5. Construction Management					\$ 3,000	2
Subtotal Tank Removal and Disposal					\$ 79,450	2
C. Post Removal Activities						
1. Soil Sample Collection					\$ 5,700	3
2. Soil Sample Analysis					\$ 20,378	3
3. Site Check Reports					\$ 15,000	3
Subtotal Post Removal Activities					\$ 41,100	3
II. Removal and Disposal of Transformers						
A. Site Characterization/Pre-Design						
1. Site Assessment and Sample Collection					\$ 1,500	4
2. Sample Analysis					\$ 800	4
Subtotal Site Characterization/Pre-Design					\$ 2,300	4

1740-CONHTRW

REASONABLE CONTRACT ESTIMATE WORKSHEET SUMMARY

PROJECT: Lake Ontario Ordnance Works (LOOW)

SUBJECT: DERP-FUDS Cost Estimate for CON/HTRW Project C02NY002507

SUBITEM	LABOR	QUANTITY	
		SUBTOTAL	REF
B. Transformer Removal and Disposal			
1. Transformer Removal from Poles		\$ 1,800	4
2. Excavation of Soil Below Transformers		\$ 1,900	5
3. Backfill		\$ 1,800	5
4. Soil Disposal /Transportation		\$ 1,500	5
5. Transformer and Transformer Oil Disposal		\$ 1,600	5
Subtotal Transformer Removal and Disposal		\$ 8,600	5
C. Post Removal Activities			
1. Soil Sample/Collection Oversight		\$ 3,400	5
2. Soil Sample Analysis		\$ 800	6
3. Site Check Reports		\$ 2,500	6
Subtotal Post Removal Activities		\$ 6,700	6
III. Subtotal Construction Costs I and II (B+C)		\$ 135,900	-
IV. Contingencies (10% of Construction Costs)		\$ 13,590	-
V. Construction Cost		\$ 149,490	-
VI. Bond (1% of V)		\$ 1,495	-
VII. Supervision and Administration (8% of V)		\$ 11,959	-
VIII. Total Construction (CWE)		\$ 162,944	-
IX. Design Costs (6% of CWE)		\$ 9,777	-
X. Excludable Design Support Costs (Pre-design)		\$ 15,400	-
XI. Administrative Review (20% of CWE)		\$ 32,589	-
Total Implementation Cost		\$ 220,710	-

PROJECT COST SUMMARY
DERP-FUDS CON/HTRW PROJECT NO. C02NY002507
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<u>ITEM</u>	<u>COSTS (\$000)</u>
Construction Costs (I & II B+C)	135.9
Contingencies (10%)	<u>13.6</u>
Construction Contract Cost	149.5
Bond (1%)	1.5
Supervision and Administration (8%)	<u>11.9</u>
Total Construction (CWE)	162.9
Design Cost (6%)	9.8
Excludable Design Support Costs:	
Site Characterization/Pre-Design	15.4
Administration/Review (20% of CWE)	<u>32.6</u>
TOTAL IMPLEMENTATION COST	<u>220.7</u>

DESCRIPTION OF PROPOSED PROJECT

- Removal and disposal of six underground storage tanks (USTs) and associated piping.
- Removal and disposal of liquids from USTs.
- Sampling and analysis of soil.
- Closure documentation.
- Costs are in FY 01 dollars.