Getting One for the GFPR

HQDA BRAC and Parsons
Lessons Learned on the Hingham Annex Closure

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Agenda

• Site Background
  – Contract
  – Location
  – Stake holders
  – Site History
• Scope
• Closure
• Lessons Learned
• Next Time
Contract

• Guaranteed Fixed Price Remediation
• First competitively bid GFPR from HQDA BRAC Atlanta
• Attain regulatory closure in 465 days
Hingham - Derelict Buildings and Parking Lots, Brush and Wooded Areas
Stakeholders

- Client - HQDA BRAC Atlanta Field Office (Former FORSCOM BRAC Office)
- Regulators - Massachusetts Department of Environmental Protection (MADEP) Bureau of Waste Site Clean Up (BWSC)
- Massachusetts Department of Environmental Management (MADEM)
- Town of Hingham
Site History

- 1941 acquired by the Navy
- 1941-1945 Produced 4.5” rocket motors and stored depth charges, bombs, and explosives
- 1961-1965 research on solid rocket propellants
- 1967 half acreage transferred to MADEP for use as a State Park
- 1971 transferred to Army
- 1971-1982 used for reserve training
- 1986 all but current 125 acres transferred to MADEM for inclusion in State Park
Site History (Cont.)

• Investigations:
  – 2000, 2001 (Parsons)

• Removals
  – 1986, 1993-1994,
  – 1996-1999 (Incl. asbestos)
  – 2002 removal actions (Parsons HTRW; Army asbestos)
Scope

• **Final Sampling and Analysis Plan**
  – Additional soil and sediment samples
    • PAHs, Metals
  – Four quarters of GW monitoring
    • Solvents, PAHs, Metals
• **Remediate/Risk as necessary**
• **Obtain regulatory closure**
• **Process Activity Use Limitations as necessary**
• **30 Separate Study Areas**
Closure Challenge
Attaining Closure
Closure Outcomes

- NSR
- Risk/AUL
- Remove
- Remove /AUL
Lessons Learned

Pre-bid Homework

• Study all the available material and documents, thoroughly
• Study existing closure documents
• Know what’s left to investigate
• Trick - Balance risk with competitiveness
Lessons Learned

Regulators

• Know your regulator
• Know your regulations
• Know how to negotiate
• Army will help – contractor ultimately responsible
Lessons Learned

Army BRAC

- Good Client
- Willing to accept responsibility for prior work
- Interested in making GFPR a success for Contractors
  - Very flexible; allowed milestones to be redefined several times
  - Very conscious of contractor business factors
  - Willing to accept Army responsibilities
- Really, Really, Really under the gun to transfer property; schedule is key
Plans for Next Time

- **Increase** schedule/property transfer sensitivity.
- **Add** pre-bid homework to understand regulatory relationships with parties to property transfer.
- **Continue** detailed pre-bid understanding of prior consultant’s closure documents.
- **Continue** outstanding relationship with Army BRAC.