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C.G.

THE MEMPHIS DEPOT
TENNESSEE

ADMINISTRATIVE RECORD
COVER SHEET

AR File Number 109

From Jeff Waugh, AEC, 5/10/95 File: C.G. 212.700.100

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DRAFT

CONTRACT NUMBER:
CONTRACTOR: Environmental Science and Engineering
TASK ORDER NUMBER:
Version 2, May 95

STATEMENT OF WORK

ENVIRONMENTAL BASELINE SURVEY AT BASE REALIGNMENT AND CLOSURE (BRAC) 95 INSTALLATIONS: Defense Depot Memphis, Memphis, Tennessee.

C.1. Scope.

C.1.1. Background.

C.1.1.1. Location: Defense Depot Memphis Tennessee (DDMT) is located in the City of Memphis, Shelby County, Tennessee. A location map is provided as enclosure 1. DDMT covers approximately 642 acres. The entire facility is listed in the Base Realignment and Closure Act of 1995 (BRAC95). A facility drawing is provided as enclosure 2. The installation has approximately 110 buildings (1987 Inventory of Military Real Property, enclosure 3). The types of buildings include: covered storage, administration, munitions storage, vehicle maintenance, and family housing.

The facility is situated within the City of Memphis.

C.1.1.2. History: The Memphis General Depot was activated in January 1942. The facility was originally occupied by the Quartermaster Corps, Chemical Warfare Service, Medical Corps, Corps of Engineers, and Signal Corps. In 1964, the facility was renamed the Defense Depot Memphis for operation by the Defense Logistics Agency.

The primary mission of the facility has always been as a supply depot. The facility housed several industrial operations including; vehicle maintenance, paint shop, chemical warfare equipment repair (primarily smoke generators and flame throwers), and a food quality assurance laboratory. The facility was also the repository for DDT for storage until disposal.

C.1.1.3. BRAC Environmental Restoration Program: Public Laws 100-526 and 101-510 designated more than 100 Department of Army facilities for closure and realignment. As a result, it became necessary to investigate and cleanup, as necessary, environmental contamination prior to the disposal and reuse of Army Base Realignment and Closure (BRAC) property. The BRAC environmental restoration program was established in 1989 after the first round (BRAC I) of base closures was announced. Since 1989, subsequent rounds of base realignments and closures have been identified through public law every two years (BRAC 91, BRAC 93, and BRAC 95). The BRAC environmental restoration program is patterned after the Army's Installation Restoration Program (IRP) except it has been expanded to include such categories of contamination as asbestos, radon, polychlorinated-biphenyls (PCBs), radiological hazards, unexploded ordnance and other environmental concerns which are not normally addressed under the Army IRP.

C.1.1.3.1. For BRAC 95, the environmental restoration program begins by conducting an Environmental Baseline Survey (EBS). The EBS describes the environmental condition of the property which is used to determine the suitability to lease or transfer excess BRAC property. Procedures for conducting and preparing an EBS have been established by DOD.

C.1.1.3.2. In October 1992, Public Law 102-426, the Community Environmental Response Facilitation Act (CERFA) amended Section 120 (h) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and established new procedures with respect to contamination assessment, cleanup, and regulatory agency notification and concurrence for Federal facility closures. The primary CERFA objective is for Federal agencies to expeditiously identify real property offering the greatest opportunity for immediate reuse and redevelopment. Although CERFA does not mandate the Army transfer real property so identified, the first step in satisfying the objective is the requirement to identify real property where no CERCLA regulated hazardous substances or petroleum products were stored, released, or disposed. For the purposes of this statement of work, the term "real property" means land and rights in land, ground improvements, utility distribution systems, pipe, or pipeline, buildings and other structures of the Army-owned facility, as identified in Section C.1.1.1.

C.1.1.3.3. On 28 February 1995, the Secretary of Defense submitted a recommendation that the Defense Depot Memphis be selected for closure. The Base Realignment and Closure Act requires addressing environmental issues at Base Closure properties to be investigated pursuant to CERCLA.

C.1.2. Objectives:

C.1.2.1. To conduct an Environmental Baseline Survey (EBS) of the DDMT property in accordance with the DOD Fast Track Cleanup at Closing Installations memorandum dated 9 Sep 93 and the DOD, subject: Finding of Suitability To Transfer, 1 Jun 94.

C.1.2.2. To identify sites at DDMT in accordance with CERFA, which have no history of contamination (based on information gathered from the EBS).

C.1.2.3. To prepare a sampling and analysis recommendation for areas which require sampling and analysis to more accurately identify the environmental condition of property (7 categories of parcels) and the nature and extent of the contamination, if any.

C.1.2.4. To collect data provided by the BRAC Cleanup Team (BCT), evaluate data provided and identify data gaps, and prepare the BRAC Cleanup Plan (BCP). See statement of work at enclosure 4.

C.2. Applicable Documents.

C.2.1. DOD BRAC Cleanup Plan Guidebook, Fall 1993

C.2.2. DOD Memorandum, SUBJECT: Fast Track Cleanup at Closing Installations, 9 Sep 93, containing DOD Policy on the Environmental Review Process to Reach a Finding of Suitability To Lease (FOSL) and DOD Policy on the Implementation of the Community Environmental Response Facilitation Act (CERFA).

C.2.3. DOD Memorandum, subject: Finding of Suitability To Transfer, 1 Jun 94.

C.2.4. Military Standards. AR 40-5, AR 200-1, AR 200-2, AR 420-40, TM 5-801-2.

C.2.5. Federal Standards. 29 CFR; 36 CFR Part 800; 40 CFR

C.2.6. Community Environmental Response Facilitation Act, 1992, H.R. 4016.

C.2.7. Documents listed in paragraphs C.2.4. and C.2.5. may be obtained by calling the Government Printing Office at 202-783-3238.

C.2.8. Installation Assessment of Defense Depot Memphis, Report No. 191, July 1982. U.S. Army Toxic and Hazardous Materials Agency.

Environmental Program Review No. 38-26-7156-90 Defense Depot Memphis, Memphis, Tennessee. 7 - 11 August 1989. U.S. Army Environmental Hygiene Agency.

Remedial Investigation Report, Defense Depot Memphis. Law Environmental. June 1989.

C.2.9. Applicable Regulations

Tennesseee Water Quality Control Act, Tennessee Code, Title 69 - Waters, Waterways, Drains and Levees, Chapter 3, Water Pollution Control Act, enacted by Tennessee Public Act of 1971, as amended.

Tennessee Department of Public Health, Division of Solid Waste Management Rules, Chapter 1200 - Hazardous Waste Management, as adopted 5 February 1985.

C.3. Requirements.

C.3.1. General: The contractor shall, as an independent contractor, and not as an agent of the Government, supply the necessary personnel, facilities, equipment, and materials (except as furnished by the Government) to accomplish the work described below.

C.3.2. Environmental Baseline Survey. The contractor shall conduct and prepare an Environmental Baseline Survey (EBS) at Defense Depot Memphis in accordance with applicable documents C.2.1 and C.2.3 to determine the environmental condition of property. The EBS shall include: a detailed search and review of available information (Army, Defense Logistics Agency, federal, state, and local), analysis of aerial photographs, interviews with current and/or former employees, visual inspections, identification of sources of contamination, identification of ongoing response actions, and identification of areas requiring sampling and analysis to determine the condition of the property. The EBS will focus on the base closure property and adjacent property which may impact the condition of the base closure property.

C.3.2.1. The contractor shall perform the following:

C.3.2.1.1. The contractor shall perform a detailed search of Federal Government records, including USEPA region files, pertaining to the real property to identify areas where storage (for one year or more), release or disposal of hazardous substances or any petroleum product or their derivatives has occurred.

C.3.2.1.2. The contractor shall perform a search of Federal, State, and local government records of each property adjacent to the BRAC site. Records shall be searched for evidence of any hazardous substance or petroleum product release which may cause or contribute to contamination on the BRAC site. Records shall include groundwater monitoring well data from adjacent properties, regulatory inspection reports, and a review of the Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS). For cost estimating purposes, the contractor shall assume 12 adjacent properties.

C.3.2.1.3. The contractor shall review aerial photographs that may reflect prior uses of the installation and adjacent real property and that are obtainable through State or local government agencies.

C.3.2.1.4. The contractor shall conduct site visits to gather information to determine the environmental condition of the BRAC property to be closed and made available for reuse.

C.3.2.1.4.1. Within 30 calendar days of award of this Task Order, the contractor (four persons maximum) shall, after coordination with installation and the Contracting Officer's Representative, make a twenty working day visit to Defense Depot Memphis. For cost estimating purposes, the Contractor shall plan for one contingency follow-up site visit for a period of five working days.

C.3.2.1.4.2. The contractor shall contact the installation's BRAC Environmental Coordinator (BEC) to coordinate the work to be done on site. The BEC will assist the contractor in notifying the installation's commander, BRAC Office, Safety Office, Legal Office, Security Office, and Facility Engineer of the site visit. The contractor shall obtain information on potential restriction of access, site activity, and any permits which may be required during the initial site visit. All coordination should be completed through the BEC two weeks prior to the visit to ensure all arrangements can be completed prior to arrival.

C.3.2.1.4.3. The contractor shall obtain the following information during the site visit to the BRAC site: (1) information describing hazardous waste sources, migration pathways and human and environmental receptors, (2) data relating to the varieties and quantities of any hazardous materials/wastes which may have been stored, released, or disposed on site, (3) records of disposal practices and operating procedures at the site in order to identify locations of waste materials on site, waste haulers, and waste generators, (4) historic aerial photography for each site to determine past practices which may have caused environmental releases, (5) information which will allow the Army to identify parcels in accordance with CERFA. This information shall be used in the preparation of the EBS Report (ref. C.4.2.) and CERFA Report (ref. C.4.3.).

C.3.2.1.4.4. The contractor shall, during the site visit, review available records to determine all areas where radioactive material has been used or stored. The contractor shall research records from the installation Safety Office to identify these areas. The contractor shall document any evidence of radioactive contamination retrieved through personal communications,

including suspected location and quantity of contamination and the persons interviewed.

C.3.2.1.4.5. The site visit shall consist of interviews with current and former employees involved in operations on the real property to determine the environmental condition of the property and to determine any areas requiring environmental evaluation not already documented in records reviewed under paragraph C.3.2.1. A list of current and former employees with direct, reliable, credible knowledge of the past or present environmental baseline at the installation will be provided by the BEC two weeks before the site visit.

C.3.2.1.4.6. The site visit shall include a visual inspection of the real property including buildings, structures, equipment, pipe, or pipeline. Inspection methods shall include the use of visual inspection from automobiles and surveys conducted by walking as appropriate to ensure the inspection is conducted to the degree necessary to determine storage, release, or disposal of hazardous substances or petroleum products and their derivatives. Suspected storage, release, or disposal identified by one survey method shall be further investigated by a more detailed method. For example, contamination identified by automobile survey shall be verified by a walking inspection.

C.3.2.1.4.7. The site visit shall include a visual inspection, insofar as permitted, of property adjacent to the BRAC 95 installation to identify sources of contamination which may affect the real property. The contractor shall request permission to enter and physically inspect all adjacent, third-party owned properties for such evidence as ground staining. If access is denied by a third party property owner, inspection shall be performed by visual observation from the installation real property, from public streets, and other publicly accessible points. The EBS report shall document which property the contractor was denied permission to enter and which property was inspected from a location other than the property itself (e.g., public street).

C.3.2.1.5. The contractor shall review the recorded chain of title documents regarding the installation, specifically the BRAC property. The contractor shall review transfer documents at the time the Army acquired the real property. In those cases where the Army acquired the real property after 1970, the chain of

title documents from 1945 to the date of transfer shall also be reviewed.

C.3.2.2. In addition to gathering data on storage, release, and disposal of hazardous substances and petroleum products and their derivatives, the contractor shall gather data on non-CERCLA related environmental or safety issues. These non-CERCLA related environmental or safety circumstances may be known or suspected to exist on the BRAC property and would limit or preclude the transfer of this property for unrestricted use. Such circumstances would include the presence of asbestos, radon, unexploded ordnance, lead based paint, and PCBs. The contractor shall provide a description of these non-CERCLA qualifiers. Where information does not exist, area delineation for these non-CERCLA hazards shall be based on probability. For example, a family housing area otherwise qualified to be designated a CERFA parcel, but built prior to 1978, shall be delineated and identified as containing a probable lead-based paint hazard.

C.3.2.3. For areas where release or disposal of hazardous substances or petroleum products and their derivatives has occurred, sufficient information shall be gathered to accurately describe the site's environmental condition as described by the seven categories shown at enclosure 1 (pg 4-50 of the BCP Guidebook).

C.3.2.4. Using information from the review of information sources listed in C.3.2.1, the contractor shall prepare an EBS report in accordance with applicable document C.2.3. The report shall include a map of the BRAC installation delineating parcels in accordance with the criteria described on page 4-50 of the DOD BRAC Cleanup Plan Guidebook for Environmental Condition of Property (encl 1). Worksheets provided at encl 2 shall be used to record information to be used in the EBS. The map shall utilize a computer geographic information system (GIS) that is ARC/Info® compatible. At large installations, a one acre grid overlay may be used to delineate categorized parcels on the map.

C.3.3. CERFA

C.3.3.1. The contractor shall, in accordance with the CERFA identification process required by law, meet the "requirement for identification of land on which no hazardous substances or petroleum products or their derivatives were stored, released, or disposed of". The CERFA identification process is satisfied by the conduct of the EBS. The definition of "uncontaminated property", or "CERFA clean" shall meet the definition provided in the CERFA law (storage for one year or more, etc.). A CERFA letter report shall be prepared which contains a map showing the classification of property and which summarizes the rationale for categorizing parcels as they are shown on the map.

C.3.3.2. CERFA Parcels (environmental condition of property - category 1, as defined in the BCP Guidebook, Fall 1993). The contractor shall identify that portion of the real property as a CERFA Parcel for either of the following conditions:

C.3.3.2.1. Investigation reveals no evidence of storage for one year, release, or disposal of hazardous substances, petroleum, or petroleum derivatives and no evidence the real property is threatened by such releases from adjacent property.

C.3.3.2.2. No evidence exists for the release or disposal of hazardous substances or petroleum products. The parcel, however, has historically been used to store less than reportable quantities of hazardous substances IAW 40 CFR 302.4, or 600 or fewer gallons of petroleum derivatives.

C.3.3.3. CERFA Disqualified Parcels. All other parcels which do not meet the description of a CERFA parcel (category 1) shall be identified as one of the designations between category 2 through 7 - as defined in the BCP Guidebook, Fall 1993, as appropriate. The contractor shall not identify that portion of the real property as a CERFA Parcel for any one of the following conditions:

C.3.3.3.1. Investigation indicates the parcel was the site of any disposal or release of hazardous material, petroleum, or petroleum derivatives.

C.3.3.3.2. The parcel was used to store hazardous materials in amounts exceeding their reportable quantity as listed under 40 CFR 302.4 or petroleum or petroleum derivatives in quantities exceeding 600 gallons.

C.3.3.3.3. Investigation reveals no evidence exists of contamination and no history of storage, disposal or release of hazardous substances, petroleum or petroleum derivatives; however, the parcel is threatened by the spread of hazardous substances or petroleum related contamination from other parcels. In this situation, the Contractor shall provide the rationale describing the perceived threat from off-parcel contamination.

C.3.3.3.4. The parcel was the site of environmental contamination, but has since been cleared for unrestricted use because remedial efforts or natural processes (such as natural, in-situ bioremediation) have eliminated or reduced contamination below the State and Federal requirements (CERCLA).

C.3.3.4. Hazardous substances shall be defined as those substances listed in 40 CFR 302.4 - CERCLA Hazardous Substance Table. "Petroleum" includes any petroleum product or its derivatives, including aviation fuel and motor oil. Application of petroleum product, such as a road asphalt, in or on the ground in a manner intended for use, shall not constitute a disposal or release.

C.3.4. The Contractor shall, in the event of discovery of unrecorded environmental contamination posing imminent threat to human health or the environment in accordance with CERCLA, immediately notify the BRAC Environmental Coordinator or the installation's supporting environmental office.

C.3.5. Sampling and Analysis Recommendation.

C.3.5.1. During the review of records and information assessment, the contractor shall determine areas where data gaps exist and/or sampling and analysis would be required to verify the environmental condition of the property.

C.3.5.2. The contract shall identify those areas requiring additional information and make a professional estimate on:

a. type of effort required (geophysics, sampling, etc.)
b. location of samples
c. number of samples
d. types of samples (soil, groundwater, etc.)
e. estimated depth of monitoring well
f. chemical analyses recommended for each sample.

C.3.6. Meetings: The contractor shall attend the following briefings or meetings that shall occur during the performance of this task. The contractor shall provide any meetings or status reports in accordance with the basic contract.

C.3.6.1. The contractor (two persons maximum - for cost estimating purposes) shall attend two one-day meetings at the

Defense Depot Memphis to discuss contract progress and any reports required by this statement of work.

C.3.6.2. The contractor (two persons maximum - for cost estimating purposes) shall provide four one-day briefings, at the state or EPA Regional office. The purpose of the briefings shall be to inform other government or regulatory agencies on project status.

C.3.7. Regulatory Compliance. The contractor shall follow all applicable or relevant and appropriate regulations (ARARs) during the conduct of this task order. The list of potential ARARs for this project shall be identified in the EBS Report (paragraph C.4.2.).

C.4.0. Items to be delivered:

C.4.1. The contractor shall submit a Management and Resource Utilization Plan in accordance with the basic contract. This plan shall include a monthly projection of resources (both man hours and cost) to accomplish the task in accordance with the Work Breakdown Structure (WBS) listed in paragraph C.4.1.1. of this statement of work. A separate page or section of the management plan shall be devoted to identifying all portions of this task that are subcontracted to small or disadvantaged businesses, to include the sub-task, cost, cost as a percentage of the overall task, and, if applicable, hours. Within 25 days of this task award date, the contractor shall prepare and submit 3 copies of the draft management plan for review. The contractor shall plan for a 21 day Government review of the draft management plan, and shall prepare and submit 3 copies of the revised final document within 15 days following the receipt of comments from the Contracting Officer's Representative (COR).

C.4.1.1. The contractor shall, at a minimum, use the following WBS categories for this project:

WBS .10	Environmental Baseline Survey
WBS .20	CERFA
WBS .30	Management Plan Development
WBS .40	Sampling and Analysis Recommendation
WBS .50	Meetings and Briefings
WBS .60	Project Management

C.4.2. Environmental Baseline Survey Report: The contractor shall prepare an EBS Report in accordance with the outline provided in applicable document C.2.3 (DOD FOST guidance) of this statement of work. The contractor shall submit 30 copies of the draft EBS Report to the COR NLT 90 days after completion of the site visit (C.3.2.1.4). The contractor shall anticipate a 45-day review of the draft EBS. The contractor shall revise the EBS Report and submit 15 copies of the draft final EBS Report to the COR within 30 days of receipt of comments on the EBS Report. The contractor shall anticipate a 30 day review of the draft final EBS Report. The contractor shall revise the draft final EBS Report and submit 30 copies and the electronic file of the final EBS Report within 30 days of receipt of comments from the COR.

C.4.3. CERFA Report: The contractor shall prepare a CERFA Letter Report in accordance with sections C.3.3. The CERFA letter report shall consist of a summary of the parcel categorizations from the EBS report and include a map of the environmental condition of the property. Each parcel listed shall contain information as to the size of the parcel in acres. The CERFA letter report will reference the EBS report. The contractor shall generate all maps required for The CERFA letter report using a computer geographic information system (GIS) compatible with ARC/Info®. Review and delivery of the CERFA letter report will be concurrent with the EBS Report. The contractor shall submit 30 copies of the draft CERFA letter report to the COR NLT 90 days after completion of the site visit (C.3.2.1.4) The contractor shall anticipate a 45-day review of the draft CERFA letter report. The contractor shall revise the CERFA letter report and submit 15 copies of the draft final CERFA letter report to the COR within 30 days of receipt of comments on the CERFA letter report. The contractor shall anticipate a 30 day review of the draft final CERFA letter report. The contractor shall revise the draft final CERFA letter report and

submit 30 copies and the electronic file of the final CERFA Report within 30 days of receipt of comments from the COR.

C.4.4. Sampling and Analysis Recommendation: The contractor shall prepare a sampling and analysis recommendation/spreadsheet in accordance with section C.3.5 of this statement of work. The recommendation shall be in the form of a spreadsheet providing at a minimum, the information listed in C.3.5.2. The contractor shall submit the draft sampling and analysis recommendation (separate from the EBS Report) to the COR NLT 15 days from the delivery of the draft EBS report. The contractor shall anticipate a 21 day review of the draft recommendation. The contractor shall revise the recommendation and submit 15 copies of the final recommendation within 21 days of receipt of comments by the COR.

C.4.5. Monthly Cost and Performance Reports (C & P Rpts): The contractor shall prepare Cost and Performance Reports to be submitted no later than 10 working days after the end of each calendar month. The C & P Rpts shall contain a separate page, if applicable, devoted to tasks sub-contracted to small and disadvantaged businesses, in accordance with the format of the Final Management Plan.

C.4.6. Comment Response Package. A comment response package shall be prepared by the contractor and submitted to the contracting officer's representative when the draft final EBS and CERFA Reports are submitted. The Comment Response Package will consist of a letter identifying regulatory comments to the draft report and how they were incorporated into the draft final report. If changes are made to the final version of the report (from the draft final) the contractor shall prepare another comment response package.

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C.4.7. The contractor shall deliver the following data items:

Item	Frequency	First Submission	Copies
C&P Rpts	Monthly	30 DATA*	3
Accident/ Incident Report	As needed		3
Meeting/ Status Report	As needed		3
Comment Response Package	As needed	210 DATA	1
GIS files	One	270 DATA	1 F
Mgt Plan	One	25 DATA	3 D
		61 DATA	5 F
EBS Report	One	135 DATA	30 D
	One	210 DATA	15 DF
	One	270 DATA	30 F
CERFA Report	One	135 DATA	30 D
	One	210 DATA	15 DF
	One	270 DATA	30 F
Sampling and Analysis Recommendation Spreadsheet	One	150 DATA	30 D
	One	171 DATA	15 DF
	One	192 DATA	30 F

*DATA = Days After Task Award
D = Draft, DF = Draft Final, F = Final

C.5. Government-Furnished Property or Assistance: (1) The COR will provide a copy of documents identified in paragraphs C.2.1., C.2.2., C.2.3., C.2.6., and C.2.8 at the site visit. (2) The installation environmental files will be available at the installation upon award of the task order.

C.6. Hazards Information. This task does not require the contractor to handle sensitive items, chemical surety material or microbiological or biomedical material. This task may involve incidental contact with suspect or known hazardous chemicals and carcinogens including, but not limited to, heavy metals; volatile organic compounds; total petroleum hydrocarbons; polychlorinated biphenyls; pesticides; bases, neutrals and acids; and low level radiological sources. It is expected that any contact with these chemicals and carcinogens would be in the parts per billion range. If the contractor has concern about any substance required in the performance of this contract, he should contact the COR who will provide any data, if available, on the substance. The contractor is advised and agrees that any precautions to be taken to avoid the effects of known, unknown, or suspected carcinogens shall be handled in accordance with Occupational Safety and Health Administration and National Institute for Occupational Safety and Health requirements and the applicable Material Safety Data Sheets.

C.7. Period of Performance. This task order shall be completed within 270 days of award of the task order to include delivery of all data.

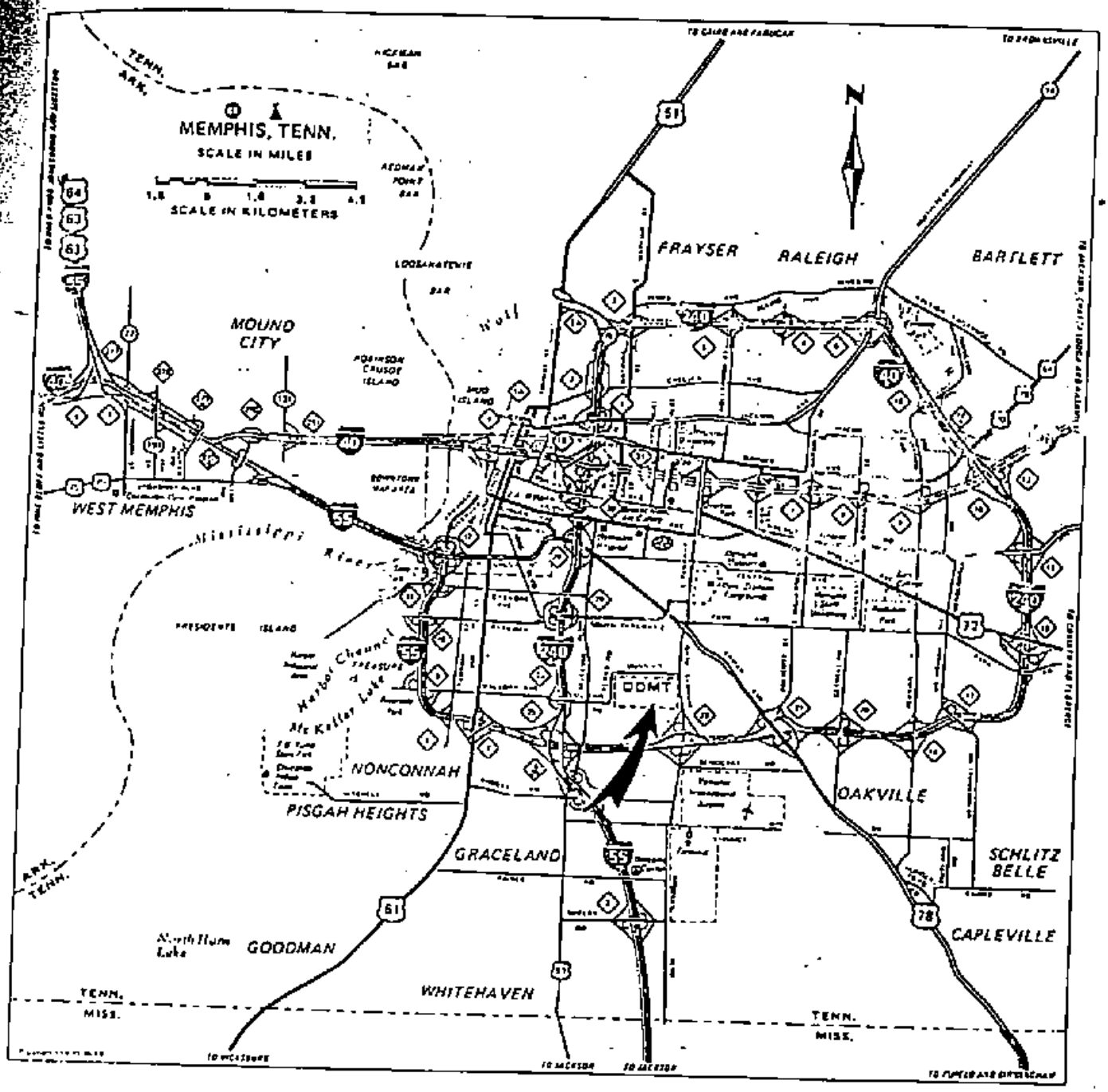

Fig. 1. DDMT General Location Map

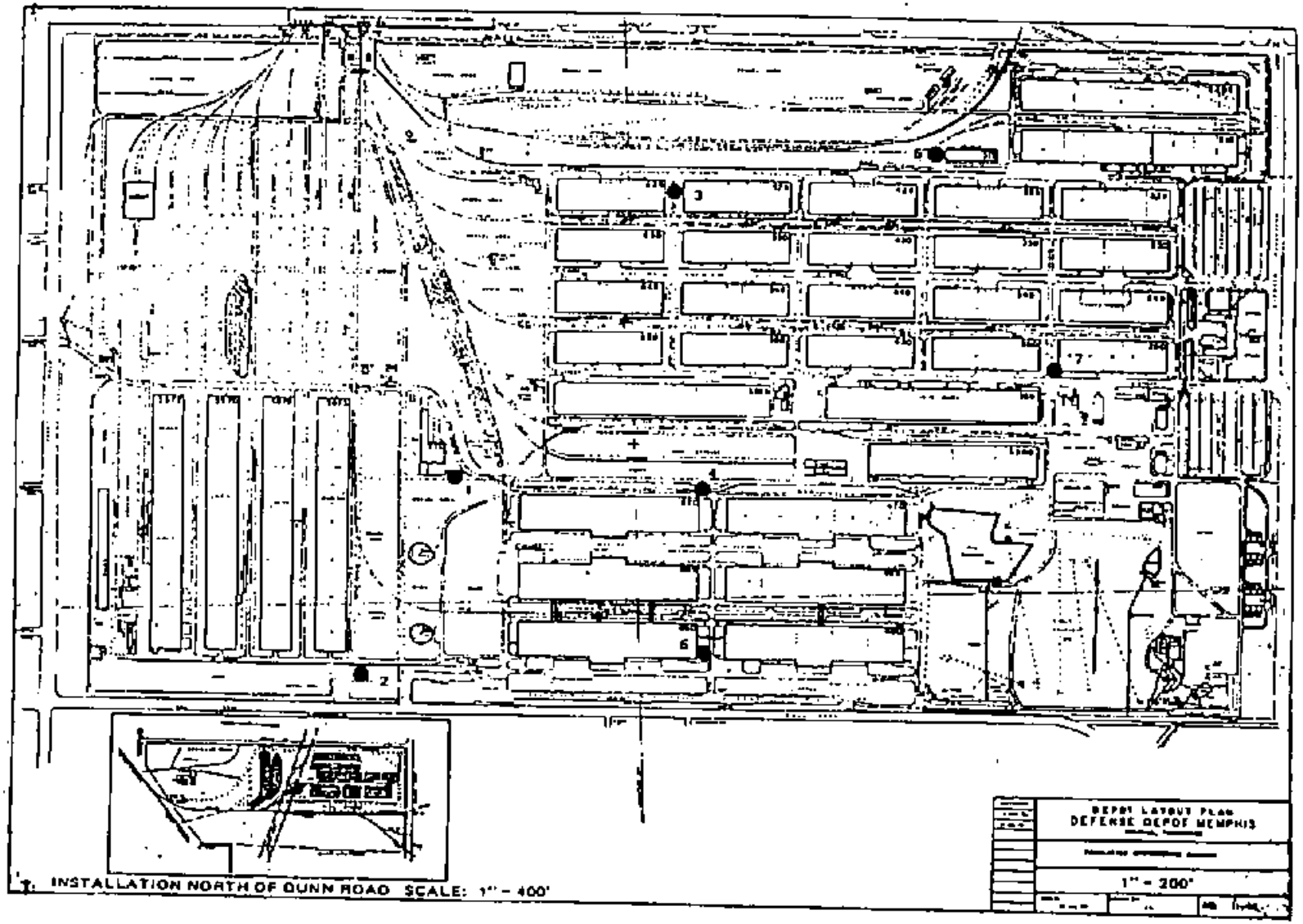

Fig. 6. Locations of Borings

INVENTORY OF MILITARY REAL PROPERTY - INSTALLATION SUMMARY

NAME OF INSTALLATION: CAMPBELL FT
LOCATION OF INSTALLATION: TENNESSEE
TYPE: NON IND-PERM
STATION CODE: 47533
MILES AND DIRECTION FROM NEAREST CITY: 003 NW CLARKSVILLE
COUNTIES: MONTGOMERY STEW
COMMAND: FORM
PRINCIPAL FUNCTION: DIVISION TRAINING
OPERATOR
INITIAL OCCUPANCY: 1942
STATUS: ACTIVE

CODE	CATEGORY DESCRIPTION	OWN/CTRY	WRK	NO OF BLDGS	AREA TOTAL	OUTGRANT INC IN TOTAL	VACANT INC IN TOTAL	OTHER MEASURE U/M	NUMBER OF UNITS	COST TOTAL	COST OF BLDG INCLUDED	COST OF LAND IN TOTAL	ANNUAL RENTAL RECEIPTS	ANNUAL RENTAL PAID	EST VAL OF NON GOVT OWN PROPERTY
831	SEWAGE/TRMT PLT	[illegible]	[illegible]	[illegible]	1260			[illegible]	724	1391100	1231900				
										1500					
832	SEWAGE/COLLECT	[illegible]	[illegible]	[illegible]	2040			[illegible]	349932	2634400	191300				
833	WASTE/REF GARB	[illegible]	[illegible]	[illegible]	2064			[illegible]	3	7600	7100				10000
841	WS TRMT/STOR	[illegible]	[illegible]	[illegible]	10565			[illegible]	7621	1402900	1396900				
				[illegible]	2681			[illegible]	10	3300	3300				
842	WATER DISTR P	[illegible]	[illegible]	[illegible]	2859			[illegible]	471331	4875400	779500				
843	WATER DISTR NP	[illegible]	[illegible]	[illegible]	1930			[illegible]	1640	304500	293100				
851	ROADS & BRIDGES	[illegible]	[illegible]	[illegible]	3363436			[illegible]	2538	11711200					
852	WALKS/OTH PAV	[illegible]	[illegible]	[illegible]	3409335			[illegible]	1	7824500					
860	RAILROADS	[illegible]	[illegible]					[illegible]	61	1019900					
871	GROUNDS/DRAINAGE	[illegible]	[illegible]	[illegible]	106			[illegible]	538601	3281100					
872	GROUNDS/FENCING	[illegible]	[illegible]	[illegible]	4472			[illegible]	336343	1404400	144000				
				[illegible]	168					13300	12300				
				[illegible]	7342					185300	169500				30003
880	ALARM SYSTEMS	[illegible]	[illegible]					[illegible]	1981	274200					21003
890	MISC MISC	[illegible]	[illegible]					[illegible]	12600	7000					
911	LAND HELD MIL	[illegible]		[illegible]	68438	155				3086000					
921	LAND EASEMENTS	[illegible]		[illegible]	36					5400			600		
				1506											
										194463400	144891400		600		93435003
										169911300					
										1381500					
										12211300					

INVENTORY OF MILITARY REAL PROPERTY - INSTALLATION SUMMARY

NAME OF INSTALLATION: DEF DEPOT MEMPHIS
LOCATION OF INSTALLATION: TENNESSEE
TYPE: NON IND-PERM
STATION CODE: 47475
MILES AND DIRECTION FROM NEAREST CITY: 000 MEMPHIS
COUNTIES: SHELBY
COMMAND: DLA
PRINCIPAL FUNCTION: DEPOT
OPERATOR
INITIAL OCCUPANCY: 1942
STATUS: ACTIVE

CODE	CATEGORY DESCRIPTION	OWN/CTRY	WRK	NO OF BLDGS	AREA TOTAL	OUTGRANT INC IN TOTAL	VACANT INC IN TOTAL	OTHER MEASURE U/M	NUMBER OF UNITS	COST TOTAL	COST OF BLDG INCLUDED	COST OF LAND IN TOTAL	ANNUAL RENTAL RECEIPTS	ANNUAL RENTAL PAID	EST VAL OF NON GOVT OWN PROPERTY
123	FUEL DISP/LAND	[illegible]	[illegible]	[illegible]	244			[illegible]							
124	OPER FUEL STOR	[illegible]	[illegible]					[illegible]	6	5400	5400				
132	COMM/OTHER	[illegible]	[illegible]					[illegible]	115630	2100					
141	LO OP/BLDGS	[illegible]	[illegible]	[illegible]	332081			[illegible]	1	800					
		[illegible]	[illegible]	[illegible]	74000					3044300	3044300				
149	LO OP/OTHER	[illegible]	[illegible]							317800	317800				
171	TRAINING BLDGS	[illegible]	[illegible]	[illegible]	1444			[illegible]	16	97500					
179	TRAINING OTHER	[illegible]	[illegible]					[illegible]	30	1100	6100				
214	BAT/TANK AUTMV	[illegible]	[illegible]	[illegible]	400			[illegible]	6	1000					
		[illegible]	[illegible]	[illegible]	400					21200	21200				
218	FAC MISC/PROC	[illegible]	[illegible]	[illegible]	47051			[illegible]	2	40900	39900				
		[illegible]	[illegible]	[illegible]	9100					743300	742500				
219	MNT INS REP OPR	[illegible]	[illegible]	[illegible]	34259					121300	121500				
432	COLD STOR/INST	[illegible]	[illegible]	[illegible]	173981					372700	372700				
441	COV STOR/DEPOT	[illegible]	[illegible]	[illegible]	3300013			[illegible]	33965	2823500	2821500				
		[illegible]	[illegible]	[illegible]	1313497					19603300	19802200				
		[illegible]	[illegible]	[illegible]	2400					4432300	4432700				
										4200	4200				

INVENTORY OF MILITARY REAL PROPERTY - INSTALLATION SUMMARY

NAME OF INSTALLATION: DEF DEPOT MEMPHIS	LOCATION OF INSTALLATION: TENNESSEE	TYPE: NON IND-FIN	STATION CODE: 47425
MILES AND DIRECTION FROM NEAREST CITY: 000 MEMPHIS	COUNTIES: SHELBY	COMMAND: DLA	
PRINCIPAL FUNCTION: DEPOT	OPERATOR	INITIAL OCCUPANCY: 1942	STATUS: ACTIVE

CODE	CATEGORY DESCRIPTION	(UTC)		NO OF BLDGS	AREA TOTAL	OUTGRANT INC IN TOTAL	VACANT INC IN TOTAL	OTHER UM	MEASURE NUMBER UNITS	COST TO US GOVERNMENT TOTAL	COST OF BLDG INCLUDED	IMPR ON LEASE LAND IN TOTAL	ANNUAL RENTAL RECEIVED	ANNUAL RENTAL PAID	EST VAL NON GOVT OWN PROPERTY
442	COV STOR INST	[illegible]	[illegible]	[illegible]	4041					33200	33200				
		[illegible]	[illegible]	[illegible]	1110653					781100	781100				
		[illegible]	[illegible]	[illegible]	15500					67100	67100				
451	OPEN STOR/DEPOT	[illegible]	[illegible]	[illegible]	220778					1052900					
452	OPEN STOR/INST	[illegible]	[illegible]	[illegible]	83112					154100					
610	ADMIN BLDGS	[illegible]	[illegible]	[illegible]	256047			[illegible]	443	3923600	3922600				71000
		[illegible]	[illegible]	[illegible]	1143			[illegible]	[illegible]	12700	12700				
		[illegible]	[illegible]	[illegible]	400			[illegible]	[illegible]	2100	2100				
690	NON STRUC/ADMIN	[illegible]	[illegible]					[illegible]	[illegible]	1000					
711	FAM DWELLINGS	[illegible]	[illegible]	[illegible]	19594			[illegible]	[illegible]	371800	371800				
714	FAM HSG/OTH FAC	[illegible]	[illegible]	[illegible]	3880			[illegible]	[illegible]	4400	4400				
730	PERS SUPP/SVC	[illegible]	[illegible]	[illegible]	2499			[illegible]	[illegible]	39700	39700				
		[illegible]	[illegible]	[illegible]	[illegible]					2200	2200				
		[illegible]	[illegible]	[illegible]	800					2700	2700				
740	COMMUNITY INTERI	[illegible]	[illegible]	[illegible]	16386					118900	118900				27000
		[illegible]	[illegible]	[illegible]	23124					227300	227300				21000
750	COMMUNITY EXTERI	[illegible]	[illegible]					[illegible]	[illegible]	3500					
		[illegible]	[illegible]					[illegible]	[illegible]	700					21000
811	ELEC/SOURCE	[illegible]	[illegible]	[illegible]	425			[illegible]	[illegible]	57500	42800				
812	ELEC/TRAN DIST	[illegible]	[illegible]					[illegible]	338840	456100					
813	ELEC PWR STA	[illegible]	[illegible]	[illegible]	304				3071	94700	94700				
824	HEAT/DIST/TRAN	[illegible]	[illegible]					[illegible]	43198	333800					
832	SEWAGE/COLLECT	[illegible]	[illegible]					[illegible]	41540	543100					
		[illegible]	[illegible]					[illegible]	720	1500					
841	WS TRMT/STOR	[illegible]	[illegible]	[illegible]	313			[illegible]	302000	45700	4000				
842	WATER DISTR P	[illegible]	[illegible]					[illegible]	1162380	623500					
844	WS STOR NP	[illegible]	[illegible]					[illegible]	[illegible]	23000					
851	ROADS & BRIDGES	[illegible]	[illegible]	[illegible]	403014			[illegible]	34	1051400					1000
852	WALKS/OTH PAV	[illegible]	[illegible]	[illegible]	1501080					1195200					7000
860	RAILROADS	[illegible]	[illegible]					[illegible]	74	1172000					
871	GROUNDS/DRAINAGE	[illegible]	[illegible]					[illegible]	128210	1052800					4000
872	GROUNDS/FENCING	[illegible]	[illegible]	[illegible]	1510			[illegible]	33392	615200	84400				
880	ALARM SYSTEMS	[illegible]	[illegible]					[illegible]	194	5800					
		[illegible]	[illegible]					[illegible]	33						
		[illegible]	[illegible]					[illegible]	54						
890	UTIL MISC	[illegible]	[illegible]					[illegible]	2240	34300					
911	LAND HELD FILTI			[illegible]	642	41				324800					
				110						4483C400	37740100				158000
		[illegible]								40065600					
		[illegible]								4351900					
		[illegible]								42300					

CATEGORY CODE NUMBERS	IDENTIFICATION
OPERATIONAL AND TRAINING FACILITIES	
AIRFIELD PAVEMENTS	
111	Airfield Pavements - Runways
112	Airfield Pavements - Taxiways
113	Airfield Pavements - Aprons
116	Airfield Pavements - Other
LIQUID FUELING AND DEFUELING FACILITIES	
121	Aircraft Dispensing
122	Marine Dispensing
123	Land Vehicle Dispensing
124	Operating Fuel Storage
125	POL Pipeline
126	Liquid Fuel & Dispensing - Other
COMMUNICATIONS NAVIGATIONAL AIDS AND AIRFIELD LIGHTING	
131	Communications - Buildings
132	Communications - Other than Buildings
133	Air Navigation & Traffic Aids - Buildings
134	Navigation & Traffic Aids - Other than Buildings
135	Communication Lines
136	Airfield and Heliport Pavement Lighting Systems
137	Ship Navigation & Traffic Aids - Buildings
138	Ship Navigation & Traffic Aids Other than Buildings
LAND OPERATIONAL FACILITIES	
141	Operational - Buildings
142	Operational - Bulk Plant & Storage
143	Ship & Other Operational Buildings
144	Ship & Other Operational Facilities Other than Buildings
149	Operational - Facilities Other than Buildings
WATERFRONT OPERATIONAL FACILITIES	
151	Piers
152	Wharfs
153	Cargo Handling Or Staging Areas
154	Ore Hells Bulkheads, Quay Walls
155	Small Craft Berthing
156	Cargo Handling Facilities/Buildings
159	Other Waterfront Facilities/Operational
HARBOR AND COASTAL FACILITIES OPERATIONAL	
161	Harbor Protection Facilities
162	Coastal Protection Facilities
163	Moorings
164	Marine Improvements
169	Other Harbor and Coastal Facilities
TRAINING FACILITIES	
171	Training Buildings
179	Training Facilities - Other than Buildings
MAINTENANCE AND PRODUCTION FACILITIES	
MAINTENANCE	
211	Maintenance - Aircraft
212	Maintenance - Guided Missiles
213	Maintenance - Ships, Spares
214	Maintenance - Tank, Automotive
215	Maintenance - Weapons, Spares
216	Maintenance - Ammunition, Explosives, Toxics
217	Maintenance - Electronics & Communications Equipment
218	Maintenance - Facilities for Miscellaneous Personal Items & Equipment
219	Maintenance - Installation, Repair and Operation
PRODUCTION	
221	Production - Aircraft
222	Production - Guided Missiles
223	Production - Ships, Spares
224	Production - Tank, Automotive
225	Production - Weapons, Spares
226	Production - Ammunition, Explosives, Toxics
227	Production - Electronics & Communications Equipment
228	Production - Facilities for Miscellaneous Personal Items & Equipment
229	Production - GOO Maintenance, Repair & Operation of Installations
RESEARCH, DEVELOPMENT AND TEST FACILITIES	
310	R&D Science Laboratories
311	R&D Aircraft
312	R&D Missile and Space
313	R&D Ship and Marine Equipment
314	R&D Tank and Automotive
315	R&D Weapons and Weapons Systems
316	R&D Ammunition, Explosives and Toxics
317	R&D Electronic Communication & Electrical Equipment
318	R&D Propulsion
319	R&D Miscellaneous Items and Equipment
320	R&D Underwater Equipment
321	R&D Technical Services
371	R&D Range Facilities
390	R&D and Test - Other than Buildings
SUPPLY FACILITIES	
LIQUID STORAGE - FUEL & PETROLEUM	
411	Liquid Fuel Storage - Bulk
413	Liquid Storage Other than Water Fuel & Propellants
AMMUNITION STORAGE	
421	Ammunition Storage - Depot & Arsenal
422	Ammunition Storage - Installation : Ready Issue
423	Ammunition Storage - Liquid Propellant
424	Weapon-Related Battery/Storage Refrigerated
429	Other Ammunition Storage FAC - Other
COLD STORAGE	
431	Cold Storage - Depot & In-Transit
432	Cold Storage - Installation & Issue Items
STORAGE - COVERED	
441	Storage - Covered - Depot & Arsenal
442	Storage - Covered - Installation & Organizational
STORAGE - OPEN	
451	Storage - Open - Depot
452	Storage - Open - Installation & Organizational

CATEGORY CODE NUMBERS	IDENTIFICATION
HOSPITAL AND MEDICAL FACILITIES	
510	Medical Center/Hospital
520	Laboratories
540	Dental Clinic
550	Temporary Facilities(Troop Medical/Health Clinic)
ADMINISTRATIVE FACILITIES	
610	Administrative Buildings
620	Administrative Structures - Underground
690	Administrative Structures - Other than Buildings
HOUSING AND COMMUNITY FACILITIES	
FAMILY HOUSING	
711	Family Housing - Dwellings
713	Family Housing - Trailers
715	Family Housing - Trailer Sites
716	Family Housing - Detached Facilities
UNACCOMPANIED PERSONNEL HOUSING	
721	Unaccompanied Personnel Housing - Enlisted Personnel
723	Unaccompanied Personnel Housing - Dining Facilities
724	Unaccompanied Personnel Housing - Officers Quarters
725	Troop Housing - Temporary
COMMUNITY FACILITIES	
730	Community Facilities - Personnel Support & Service
740	Community Facilities - Morale, Welfare & Recreational - Interior
750	Community Facilities - Morale, Welfare & Recreational - Exterior
MISSIONS AND MEMORIALS	
760	Missions, Monuments & Memorials Other than Cemeteries
UTILITIES AND GROUND IMPROVEMENTS	
ELECTRIC POWER	
811	Electric Power - Source
812	Electric Power - Transmission and Distribution Lines
813	Electric Power - Substations and Switching Stations
HEAT AND REFRIGERATION (AIR CONDITIONING)	
821	Heat - Source
822	Heat - Transmission and Distribution Lines
823	Heat - Gas - Source
824	Heat - Gas - Transmission
825	Refrigeration (Air Conditioning) - Source
827	Chilled Water (Air Conditioning) - Transmission & Distr. Exterior
SEWAGE AND WASTE	
831	Sewage and Industrial Waste - Treatment and Disposal
832	Sewage and Industrial Waste - Collection
833	Waste Release and Garbage
WATER	
841	Water - Supply, Treatment and Storage - Potable
842	Water - Distribution System - Potable
843	Water - Fire Protection
844	Water - Supply, Storage - Nonpotable
845	Water - Distribution System - Nonpotable
ROADS AND STREETS	
851	Roads
852	Sidewalks and Other Pavement
RAILROADS	
860	Railroad Tracks
GROUND IMPROVEMENT STRUCTURES	
871	Ground Drainage
872	Ground Fencing, Cattle & Guard Towers
ALARM SYSTEMS	
880	Fire and Other Alarm Systems
890	Miscellaneous Utilities
REAL ESTATE	
LAND	
911	Land Purchase, Condemnation, Donation or Exchange
912	Public Domain Withdrawal
913	Temporary Use Clearance or Permit
913a	Public Domain by Use Permit
913b	Other Permits and Licenses
OTHER RIGHTS	
921	Easements
922	Leases
923	Foreign Rights

OWNERSHIP & TYPES OF CONSTRUCTION & INSTALLATIONS

TYPE OF CONSTRUCTION CODE

P - Permanent
S - Semi-Permanent
T - Temporary

OWNERSHIP CODE

1 - Owned
2 - Leased
3 - Other (license, permit, temporary executive order, temporary territorial order, or from Foreign Government)
4 - Permit from another military department

TYPE OF INSTALLATION CODE

PERM - Permanent
TEMP - Temporary

SYMBOLS FOR UNITS OF MEASURE

SYMBOL	UNIT OF MEASURE
AC	Acres
BD	Hospital beds, normal capacity
BL	Barrels, Capacity
BS	Berths
CF	Cubic Feet
EA	Each
FA	Family Units
FB	Feet of Berthing, Linear
FP	Firing Points (Ranges)
GL	Gallons, capacity
GM	Gallons per minute, capacity
KG	Thousand Gallons per day, capacity
KW	Kilowatts, Capacity
KV	Kilovolt-amperes, Capacity (KVA)
LF	Feet, Linear
LN	Lanes
MB	Million British Thermal Units per hour capacity
MI	Miles, Statute
PN	Persons, designed capacity
RL	Rolls, number of
SH	Operating Units
SU	Spaces
SY	Square Feet
ST	Stalls
TF	Square Yards
TN	Tons, Capacity
VL	Vehicles

Worksheet A: Review of Storage of Hazardous Substances and Petroleum Products

Storage Site or Area	Substances Stored	Largest Quantity Stored	Length of Time of Storage	Is Notification of Storage Required Under CERCLA §120(h)?	Category of Environmental Condition of Property		Has a Release Occurred? (If Yes, See Worksheet B)
					1	2	
AIMD hangar	*Methylene chloride*	*165 gal*	*5 years*	*Yes*		✓	*No*
Supply department warehouse	*Degreasing solvents (TCE)*	*550 gal*	*10 years*	*Yes*		✓	*No*
Aboveground storage tank	*Petroleum oils and lubricants*	*600 gal*	*6 years*	*No*		*NA*	*No*

Worksheet B: Review of CERCLA, IRP, or Cleanup Sites

Site or Area Where Release or Disposal of CERCLA Hazardous Substances Occurred	Category of Environmental Condition of Property					Comments
	3	4	5	6	7	
Dry cleaning building					✔	*Ongoing investigation to assess whether UST containing TCE has leaked*
Landfill				✔		*Feasibility study scheduled for completion by 1/95; ROD scheduled for 4/95; remedial action scheduled for implementation 6/95*
Groundwater contaminant plume (TCE, solvents, hydrocarbons) at machine shop and maintenance facility			✔			*Remedy selected and installed; pump-and-treat remedy scheduled for demonstration 7/96*

EXAMPLE

Worksheet C: Review of Other Known or Potential Hazards

Site or Area	Status and Description of Hazards			Disclosure of Hazard Required in Deed?		Restrictions on Use Required in Deed?		List of Restrictions, if Required
	Known	Potential	Description	Yes	No	Yes	No	
Building 391	✔		*Radon mitigation in basement*	✔			✔	*Disclose presence of radon in FOST EBS and deed*
Warehouse	✔		*Asbestos insulation in crawl space; asbestos is not friable, accessible, or damaged (FAD)*	✔			✔	*Disclose presence of asbestos in FOST EBS and deed*
4600 Block (Housing area)		✔	*Assumed presence of lead-based paint (LBP); in good condition*	✔			✔	*Disclose assumed presence of LBP in FOST EBS and deed; include health warning information required by Lead-Based Paint Poison Prevention Act*

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CONTRACT NUMBER: DACA31-94-D-0068
CONTRACTOR: Parsons Engineering Science
DELIVERY ORDER NUMBER:
DELIVERY ORDER TITLE: PREPARE BASE CLOSURE AND REALIGNMENT ACT (BRAC) CLEANUP PLANS Defense Depot Memphis

May 95

1.0 **Scope**: The scope of this delivery order involves the collection of data from the BRAC Cleanup Teams (BCTs), evaluation of data provided by the BCTs, and preparation of the BRAC Cleanup Plan (BCP) for Defense Depot Memphis (DDMT), Memphis, Tennessee in accordance with (IAW) the BRAC Cleanup Plan (BCP) Guidebook Appendix A (Paragraph 2.1) and BCP Guidance, Appendix B (Paragraph 2.7).

1.1 **Background:**

1.1.1 Public Laws 100-526 and 101-510 designated more than 100 Department of the Army facilities for closure and realignment. As a result, it became necessary to investigate and cleanup, as necessary, environmental contamination prior to the release and reuse of Army BRAC property. The BRAC environmental restoration program was established in 1989 when the first round (BRAC 88) of base closures was announced. Since 1989, subsequent rounds of base realignments and closures have been identified through public law every two years (BRAC 91, BRAC 93, etc). The BRAC environmental restoration program is patterned after the Army's Installation Restoration Program (IRP) except it has been expanded to include such categories of contamination as asbestos, radon, polychlorinated-biphenyls (PCBs), and other environmental concerns which are not normally addressed under the Army IRP.

1.1.2 On July 2, 1993, the President announced a five-part program to speed economic recovery at communities where military bases are slated to close. The Under Secretary of Defense for Acquisition (USD(A)) began implementation of the five-part program with a strategy paper promulgated on July 15, 1993. The strategy paper provided Department of Defense (DOD) guidance on implementing "Fast Track" cleanup initiatives. The strategy paper provided guidance for the establishment of cleanup teams at each closing installation, conducting a comprehensive "bottom up"

review of cleanup plans and schedules, accelerating the National Environmental Policy Act process, involving the public, and preparing Suitability to Lease Documentation. The strategy paper is located in Appendix A of the BCP Guidebook, Appendix A (Paragraph 2.1).

1.1.3 On September 15, 1993, a protocol and format for conducting the bottom up reviews at each closing installation was provided by DOD to the Army. The guidance is specified in Paragraph 2.1, Appendix A and calls for the preparation of a BRAC Cleanup Plan (BCP) at each closing installation.

1.2 **Objective:** The objective of this task is to collect data provided by the BRAC Cleanup Teams (BCTs), evaluate data provided and identify data gaps, and prepare the BCP for DDMT in accordance with the BCP Guidebook Appendix A (Paragraph 2.1) and BCP Guidance, Appendix B (Paragraph 2.7).

2.0 **Applicable Documents:**

2.1 Department of Defense, BRAC Cleanup Plan (BCP) Guidebook, Implementing President Clinton's Decision to Promote Early Reuse of Closing Bases by Expediting Environmental Cleanup, Fall 1993 (Appendix A).

2.2 Draft Environmental Baseline Survey, Defense Depot Memphis, Memphis, Tennessee

2.3 40 CFR Part 300, National Oil and Hazardous Substance Pollution Contingency Plan.

2.4 Title 29 CFR 1910.120, Hazardous Waste Operation and Emergency Response.

2.5 Occupational Safety and Health Guidance Manual for Hazardous Waste Site Activities, October 1985.

2.6 National Environmental Policy Act, 1969, 42 USCA 4321.

2.7 Department of Army, Policy Guidance-Version 2 Base Realignment and Closure (BRAC) Cleanup Plans (BCP), 8 Dec 1994 (Appendix B).

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3.0 **Requirements:**

3.1 **General:** The contractor, as an independent contractor and not an agent of the Government, shall provide the necessary personnel, equipment, materials (except as furnished by the Government), and facilities to accomplish the work described below IAW specific requirements listed below and all general requirements and technical specifications identified in the basic contract.

3.2 **Monthly Cost and Performance Reports (ELIN A001):** The contractor shall prepare and submit Monthly Cost and Performance reports in accordance with (IAW) ELIN A001. The report shall be submitted on a monthly basis to the Contracting Officer Representative (COR) no later than 10 days following the end of each month, and shall include: (1) the work accomplished to date by work element, (2) the work to be performed within the subsequent reporting period by work element, (3) a summary of funding expended including subcontractor costs, and (4) a breakout of work and funds expended.

3.3 **Resource Management Plan (ELIN A008):** The contractor shall prepare a Resource Management Plan IAW ELIN A008 to address the utilization and control of resources for DDMT. This plan shall include a monthly projection of resources, both man-hours and other direct costs, as needed to accomplish the tasks. The Resource Management Plan shall include a detailed schedule which provides for the meetings (Paragraph 3.4), and delivery of the version 1 (Paragraph 3.5) and version 2 (Paragraph 3.6) BCP reports. The contractor shall include in the Resource Management Plan actions planned to ensure data management, meeting protocols, and any guidelines (such as standard operating procedures for collection of data, as specified in the BCP Guidebook, Appendix A (Paragraph 2.1) and BCP Guidance, Appendix B (Paragraph 2.7), from DDMT) for tasks to ensure consistency between each Contractor investigatory team at each installation. This Plan shall also describe the overall work to accomplish the objectives of this delivery order at DDMT. This Plan shall be submitted to USAEC as a draft document no later than 15 calendar days after the task award. The draft Plan shall be submitted prior to conducting the Coordination Meeting (Paragraph 3.4.2). One revision shall be required following an internal Army review

period of not more than 15 calendar days. The contractor shall submit the final Resource Management Plan no later than 15 calendar days after receipt of Army review comments.

3.3.1. The contractor shall, at a minimum, use the following WBS categories for this project:

WBS .10	Project Management
WBS .20	Meetings
WBS .30	Version 1 of the BCP
WBS .40	Version 2 of the BCP
WBS .50	Management Plan

3.4 **Meetings (ELIN A014):** The contractor shall attend and prepare meeting summaries IAW ELIN A014 for the following meetings that shall occur during the performance of this delivery order:

3.4.1 Start of BCP Work Meeting: No later than 10 calendar days after the draft EBS is completed, the contractor shall attend a start of BCP work meeting at DDMT. The contractor shall prepare and give a briefing on the requirements for preparation of the BCP IAW the BCP Guidebook, Appendix A (Paragraph 2.1) and BCP Guidance, Appendix B (Paragraph 2.7), explain to the BRAC Cleanup Teams (BCTs) their role as specified in this delivery order, and gather data available (such as completed program review items as specified in Chapter 4 of the BCP Guidebook, Appendix A (Paragraph 2.1)) from the BCTs to be included in the BCP. For planning purposes, the contractor shall assume two contractor personnel for two working days.

3.4.2 **Version One Coordination Meetings:** The contractor shall, after coordination with the BRAC Environmental Coordinator (BEC) and the COR, conduct a version one coordination meeting to be held at DDMT. The contractor shall commence the Coordination Meeting no later than 30 days after the start of BCP work meeting. For cost estimating purposes, the contractor shall assume three contractor personnel for two working days.

3.4.2.1 During the version one coordination meetings, the contractor shall collect data (such as text, tables, schedules, and maps) from the BCT that was generated during the BCT's bottom up review and compare the data to the requirements as specified

in the BCP Guidebook, Appendix A (Paragraph 2.1) and BCP Guidance, Appendix B (Paragraph 2.7). Financial data related to the cleanup efforts will not be submitted to the contractor. The contractor shall provide the installation a 3.5 inch computer disk containing formatted financial tables to be filled out by the installation for inclusion into the BCP.

3.4.2.2 The contractor shall compare data provided by the BCT to the BCP format at Appendix C. The contractor shall ensure that all data specified in Appendix C has been provided by the BCT. The contractor shall notify the COR within 5 calendar days of the conclusion of the version one coordination meeting if any data specified in Appendix C is not present.

3.4.2.3 The BEC is responsible to provide missing data, changes to data provided by the BCT and other data as determined by the BCT to be appropriate for inclusion in the BCP to the contractor no later than two weeks after completion of the phase one coordination meeting for the data to be included in final Version 1 of the BCP (Paragraph 3.5).

3.4.3 In Process Review (IPR) Meetings: The contractor shall conduct three IPR meetings at DDMT. For cost estimating purposes, the contractor shall assume two contractor personnel for two working days for each meeting.

3.4.3.1 The first meeting shall be conducted no later than 10 days after the draft version 1 of the BCP. The contractor shall prepare and brief the draft Version 1 BCP (Paragraph 3.5) for DDMT. At the IPR, the government will provide comments on the draft BCP. The contractor shall incorporate the comments into the final Version 1 BCP.

3.4.3.2 The second and third meetings shall be conducted to address issues that arise during the preparation of version one or version two of the BCP. The COR will provide the contractor a minimum of one week notification prior to conducting each IPR. The contractor shall be prepared to answer questions on BCP preparation at each IPR.

3.4.3.3 An IPR meeting shall be conducted no later than 15 days after the draft version 2 of the BCP. The contractor shall prepare and brief the draft version 2 BCP (Paragraph 3.6) for

DDMT. At the IPR, the government will provide comments on the draft BCP. The contractor shall incorporate the comments into the final Version 2 BCP.

3.4.4 **Version Two Coordination Meetings:** No later than 365 calendar days after the final Version 1 BCP, the contractor shall, after coordination with the COR and DDMT's BEC, conduct the version two coordination meeting. For cost estimating purposes, the contractor shall assume three contractor personnel for two working days.

3.4.4.1 During the version two coordination meeting the contractor shall obtain changes or updates to the final Version 1 BCP from the BCT that have not already been sent to the contractor by the BCT or the COR. The contractor shall compare the data to the requirements in the BCP Guidebook, Appendix A (Paragraph 2.1) and BCP Guidance, Appendix B (Paragraph 2.7).

3.4.4.2 The contractor shall compare data provided by the BCT to the BCP format at Appendix C. The contractor shall ensure that all data specified in Appendix C has been provided by the BCT. The contractor shall notify the COR and the BEC within 5 calendar days of the conclusion of the version two coordination meeting if any data specified in Appendix C is not present.

3.4.4.3 The BEC is responsible to provide missing data, changes to data by the BCT and other data as determined by the BCT to be appropriate for inclusion in the BCP to the contractor no later than 15 days after completion of the version two coordination meeting for the data to be included in the final Version 2 of the BCP (Paragraph 3.6).

3.5 **Version 1 BCP (ELIN A013):** The contractor shall prepare a draft and final Version 1 BCP for DDMT IAW the format specified in the BCP Guidebook, Appendix A (Paragraph 2.1), BCP Guidance, Appendix B (Paragraph 2.7) and Appendix C. The contractor shall utilize the data collected during activities in Paragraphs 3.4.2, and 3.4.3 to prepare the report. The contractor shall indicate draft or final Version Number 1 and date on each page in the BCP. In order to facilitate page changes, the contractor shall submit the Version 1 BCP in a 3 ring binder. The contractor shall generate all maps required for the Version 1 BCP reports using a computer geographic information system (GIS) that is ARC/Info®

compatible. Maps included in the Version 1 BCP shall be plotted in black and white. The contractor shall also provide two additional copies of each BCP map plotted in color. The contractor shall prepare the text and tables using Word Perfect 5.1®. The contractor shall prepare all schedules using Project Scheduler 5®. The contractor shall submit the reports IAW paragraph 5.1.

3.6 **Version 2 BCP (ELIN A013):** The contractor shall revise the final Version 1 BCP (Paragraph 3.5) prepared IAW the format specified in the BCP Guidebook, Appendix A (Paragraph 2.1), BCP Guidance, Appendix B (Paragraph 2.7) and Appendix C. The contractor shall utilize data collected during activities in Paragraphs 3.4.3 and 3.4.4 to prepare the Version 2 BCP report. The contractor shall submit the Version 2 BCP report in a 3 ring binder. The contractor shall indicate Version Number 2 and date on each changed page in the Version 2 BCP. The contractor shall generate all maps required for the Version 2 BCP reports using a computer GIS that is ARC/Info® compatible. Maps included in the Version 2 BCP shall be plotted in black and white. The contractor shall also provide two additional copies of each Version 2 BCP map plotted in color. The contractor shall prepare the text and Tables using Word Perfect 5.1®. The contractor shall prepare all schedules using Project Scheduler 5®. The contractor shall provide all data contained in the report on 3 1/2 inch computer disk in the following format: (1) document text: Word Perfect 5.1®; (2) schedules: Project Scheduler 5®; (3) maps: computer GIS that is ARC/Info® compatible, and (4) data files: ASCII text, for future updating by the government. The contractor shall submit the reports IAW paragraph 5.1.

4.0 **Testing Requirements:** N/A.

5.0 **Items/Data to be Delivered:**

Item Description	Frequency	First Submission	Reg/Repro/Computer Disks Copies
Monthly Cost and Performance Reports	Monthly		3/0/0
Meeting Summaries	Each	5 Days After	3/1/1

DRAFT

	Meeting	Meeting	
Resource Management Plan	One	15 DADEBS 45 DADEBS	2/0/0 (Draft) 5/0/0 (Final)
Version 1 BCP	One	35 65 DAV1CM*	15/1/1 (Draft) 25/1/1 (Final)
Version 2 BCP	One	35 65 DAV2CM*	15/1/1 (Draft) 40/1/1 (Final)

DADEBS=Days After Draft Environmental Baseline Survey
*DAV1CM=Days After Version 1 Coordination Meeting
*DAV2CM=Days After Version 2 Coordination Meeting

6.0 **Government Furnished Property and/or Assistance:** None

7.0 **Hazards Information:** This task does not require the contractor to handle sensitive items, hazardous materials, chemical surety material or microbiological or biomedical material.

8.0 **Period of Performance:** The period of performance of this task is 565 days from task award and shall include delivery of all copies of Versions 1 and 2 of the BCP.

Pre-BRAC Environmental Planning
8 & 9 MAY 1995

AGENDA

8 May	2:00 P.M.	Commander's In-Briefing	
	Attendees:	Karen Moran,	CAAE
		Clarence Smith	ASCE-WP
		Jeff Waugh	AEC
		Eric Holladay	DDMT-D
		Ernie Gunn	DDMT-DD
		LTC Aven	DDMT BTC
		Judy Krueger	DDRE-G
		Chris Kartman	DDMT-DE
		Frank Novitzki	DDMT-DE
		Gene Cocke	DDMT-DE
		Ursula Jones	DDMT-DE
	3:00 P.M.	Site Tour and Initial Planning Session	
9 May	8:00 A.M.	Phone conference with Mobile District, CoE	
	9:00 A.M.	Phone conference with Huntsville Division, CoE and CH2MHill	
	11:00 A.M.	Phone conference with Space & Strategic Defense Command	
	12:00 P.M.	Lunch	
	1:00 P.M.	Conclude Planning	
	3:00 P.M.	Commander's Exit Briefing	

DDMT's Environmental Plan of Action has been broken into three categories as applicable.

NEPA Requirements:

1. Communicate with consulting companies to find out who would be able to perform a baseline study and EA/EIS. $75K/250K
2. If Clinton announces DDMT as a BRAC installation, DLA will issue a NOI
3 A schedule of NEPA document completion dates.
4. The document preparer.
5. Provide cost estimates and request for funds.
6. Have baseline study perform.
7. Prepare EA/EIS

Cultural/Natural Resource Requirements: ESA $35K

1. Contact Advisory Council on Historic Preservation, all Historic Register Agencies, Fish and Wildlife Service to identify and ensure compliance requirements. $100K
2. Communicate with consulting companies to determine who would be able to determine the natural and cultural resource inventory requirements.
3. Provide cost estimates, request for funds, and procure.
4. Formal consultation will begin immediately following approval of the BRAC list with Historic Preservation Council and Secretary of Interior.
5. Complete inventory.

Cleanup/Compliance Requirements

1. Communicate with consulting companies to determine who would be able to perform an environmental baseline survey.
2. Cost estimates and request for funds.
2. Contract should be in place by Jul 95 $100K
3. Conduct an environmental baseline survey (EBS) to identify clean parcels if any and the extent of contamination and clean-up requirements.
4. Provide results to the Regulators and the Public

Lead Paint Survey
~~Radon~~ UST survey BCP 50K

INVENTORY OF MILITARY REAL PROPERTY - INSTALLATION SUMMARY

NAME OF INSTALLATION	LOCATION OF INSTALLATION	TYPE	STATION CODE
CAMPBELL FT	TENNESSEE	NON IND-FIXED	47133
MILES AND DIRECTION FROM NEAREST CITY	**COUNTIES**	**COMMAND**	
008 NW CLARKSVILLE	MONTGOMERY STEW	FCOM	
PRINCIPAL FUNCTION	**OPERATOR**	**INITIAL OCCUPANCY**	**STATUS**
DIVISION TRAINING		1942	ACTIVE

CODE	CATEGORY DESCRIPTION	& CNTCT CODE / INTERIOR	NR OF BLDGS / UM	AREA TOTAL	OUTGRANT INC IN TOTAL	VACANT INC IN TOTAL	OTHER MEASURE UM	NUMBER OF UNITS	COST TO US GOVERNMENT TOTAL	COST OF BLDG (INCLUDED)	IMPR ON LEAS LAND IN TOTAL	ANNUAL RENTAL RECEIVED	ANNUAL RENTAL PAID	EST VAL OF NON GOVT OWN PROPERTY
831	SEWAGE/TRMT DSPL	[illegible]	[illegible]	1260			[illegible]	376	4391100	1231900				
		[illegible]							1500					
832	SEWAGE/COLLECT	[illegible]	[illegible]	2040			[illegible]	341952	3414600	141300				10003
833	WASTE/JET [illegible]	[illegible]	[illegible]	2084			[illegible]	30	7600	7100				
841	WS TRMT/STOR	[illegible]	[illegible]	10585			[illegible]	7621	1403900	1396700				
		[illegible]	[illegible]	388			[illegible]	10	3300	3300				
842	WATER DISTR P	[illegible]	[illegible]	2857			[illegible]	479331	4833600	779100				
845	WATER DISTR NP	[illegible]	[illegible]	1270			[illegible]	5480	334100	293100				
851	ROADS & BRIDGES	[illegible]	[illegible]	3891438			[illegible]	2334	11914700					
852	WALKS/OTH PAV	[illegible]	[illegible]	2409553			[illegible]	7	7221500					
860	RAILROADS	[illegible]					[illegible]	69	1099100					
871	GROUNDS/DRAINAGE	[illegible]	[illegible]	106			[illegible]	1306605	3261900					
872	GROUNDS/FENCING	[illegible]	[illegible]	4412			[illegible]	336363	1404800	148000				
		[illegible]	[illegible]	169					13300	12300				30003
		[illegible]	[illegible]	3942					165500	149500				21003
880	ALARM SYSTEMS	[illegible]					[illegible]	108	279200					
890	UTIL MISC	[illegible]					[illegible]	12000	3000					
911	LAND HELD MIL(?)		[illegible]	40450	153				3014000			300		
921	LAND EASEMENTS		[illegible]	36					1400					
		[illegible]	1300						194463400	144991400		300		13423003
		[illegible]							181961300					
		[illegible]							1381300					
		[illegible]							12211200					

NAME OF INSTALLATION	LOCATION OF INSTALLATION	TYPE	STATION CODE
DEF DEPOT MEMPHIS	TENNESSEE	NON IND-FIXED	47475
MILES AND DIRECTION FROM NEAREST CITY	**COUNTIES**	**COMMAND**	
000 MEMPHIS	SHELBY	DLA	
PRINCIPAL FUNCTION	**OPERATOR**	**INITIAL OCCUPANCY**	**STATUS**
DEPOT		1942	ACTIVE

CODE	CATEGORY DESCRIPTION	& CNTCT CODE / INTERIOR	NR OF BLDGS / UM	AREA TOTAL	OUTGRANT INC IN TOTAL	VACANT INC IN TOTAL	OTHER MEASURE UM	NUMBER OF UNITS	COST TO US GOVERNMENT TOTAL	COST OF BLDG (INCLUDED)	IMPR ON LEAS LAND IN TOTAL	ANNUAL RENTAL RECEIVED	ANNUAL RENTAL PAID	EST VAL OF NON GOVT OWN PROPERTY
123	FUEL/DISP/LAND	[illegible]	[illegible]	344			[illegible]	6	3410	3400				
124	OPEN FUEL STOR	[illegible]					[illegible]	115430	2100					
132	COMM/OTHER	[illegible]					[illegible]	1	600					
141	[illegible]	[illegible]	[illegible]	336051					3046300	3046300				
		[illegible]	[illegible]	76000					317800	317800				
149	[illegible]	[illegible]					[illegible]	54	93500					
171	TRAINING BLDGS	[illegible]	[illegible]	1444			[illegible]	30	6100	6100				
179	TRAINING OTHER	[illegible]					[illegible]	45	1050					
214	[illegible]	[illegible]	[illegible]	800					21700	21700				
		[illegible]	[illegible]	400			[illegible]	2	40900	39900				
218	[illegible]	[illegible]	[illegible]	17051					743500	743500				
		[illegible]	[illegible]	9100					131100	131100				
219	[illegible]	[illegible]	[illegible]	34359					372700	372700				
422	COLD STOR/INST	[illegible]	[illegible]	173481			[illegible]	33465	2823500	2825500				
441	COV STOR/DEPOT	[illegible]	[illegible]	3300015					19655200	19600300				
		[illegible]	[illegible]	1513807					4633700	4633700				
		[illegible]	[illegible]	2600					4200	4200				

INVENTORY OF MILITARY REAL PROPERTY - INSTALLATION SUMMARY

NAME OF INSTALLATION	LOCATION OF INSTALLATION	TYPE	STATION CODE
DEF DEPOT MEMPHIS	TENNESSEE	NON IND-FUND	47421

MILES AND DIRECTION FROM NEAREST CITY	COUNTIES	COMMAND
000 MEMPHIS	SHELBY	DLA

PRINCIPAL FUNCTION	OPERATED	INITIAL OCCUPANCY	STATUS
DEPOT		1942	ACTIVE

CODE	CATEGORY DESCRIPTION	CATEGORY/CONSTR TYPE	NO OF BLDGS	UM	AREA TOTAL	OUTGRANT (INC IN TOTAL)	VACANT (INC IN TOTAL)	OTHER MEASURE UM	NUMBER OF UNITS	COST TO US GOVERNMENT TOTAL	COST OF BLDG (INCLUDED IN TOTAL)	IMPS ON LEAS LAND IN TOTAL	ANNUAL RENTAL RECEIVED	ANNUAL RENTAL PAID	EST VAL OF NON GOVT OWN PROPERTY
442	COV STOR INST	1 P	[illegible]	SF	4841					33200	33200				
		1 S	[illegible]	SF	1110649					784100	784100				
		1 T	[illegible]	SF	15200					67100	67100				
451	OPEN STOR/DEPOT	1 P		SY	720799					1030900					
452	OPEN STOR/INST	1 P		SY	43112					154100					
610	ADMIN BLDGS	1 P	[illegible]	SF	354047			FB	[illegible]	3923400	3922400				71003
		1 S	[illegible]	SF	[illegible]			FB	[illegible]	13700	13700				
		1 T	[illegible]	SF	800			FB	[illegible]	2500	2100				
690	ADM STRUC/OTHER	1 P						[illegible]	[illegible]	1000					
741	FAM REC/BUILDING	1 P	[illegible]	SF	[illegible]			[illegible]	[illegible]	371800	371800				
744	FAM REC/OUT FACIL	1 S	[illegible]	SF	[illegible]			[illegible]	14	4400	4400				
730	PERS SUPP/SVC	1 P	[illegible]	SF	[illegible]			[illegible]	[illegible]	39700	39700				
		1 S	[illegible]	SF	[illegible]					3200	3200				
		1 T	[illegible]	SF	800					3700	2700				
740	COMMUNITY INSIDE	1 P	[illegible]	SF	14380					118900	118900				27003
		1 S	[illegible]	SF	23124					227300	227300				27007
750	COMMUNITY OTHER	1 P						[illegible]	6	2500					71003
		1 S						[illegible]	1	700					
811	ELEC/SOURCE	1 P	[illegible]		425			[illegible]	71	53500	43800				
812	ELEC/TRAN DISTRIB	1 P						[illegible]	330880	451100					
813	ELEC PWR STA	1 P	[illegible]		204				501	93700	93700				
824	HEAT/GAS/TRAN	1 P						[illegible]	43192	331600					
832	SEWAGE/COLLECT	1 P						[illegible]	41389	362100					
		1 T						[illegible]	720	6300					
841	WT TRNT/STOR	1 P	[illegible]		513			[illegible]	500000	61700	4000				
842	WATER DISTR P	1 P						[illegible]	110734	873500					
844	WT STOR AP	1 P						[illegible]	[illegible]	23000					
851	ROADS & BRIDGES	1 P		[illegible]	453014			[illegible]	360	1051900					1003
852	WALKS/PATH PAV	1 P		[illegible]	150106					1191700					7003
860	RAILROADS	1 P						[illegible]	34	1171000					
871	GROUND/DRAINAGE	1 P						[illegible]	122210	1051200					4003
872	GROUND/FENCING	1 P	[illegible]		1510			[illegible]	353972	623200	44600				
880	ALARM SYSTEMS	1 P						[illegible]	994	5100					
		1 S						[illegible]	33						
		1 T						[illegible]	14						
890	UTIL MISC	1 P						[illegible]	2260	34500					
911	LAND HELD MILIT			[illegible]	642	41				124800					
			110							44131400	37760100				154003
		P								40081400					
		S								4131900					
		T								11300					

CATEGORY CODE NUMBER	IDENTIFICATION
OPERATIONAL AND TRAINING FACILITIES	
AIRFIELD PAVEMENTS	
121	Airfield Pavements - Runways
122	Airfield Pavements - Taxiways
123	Airfield Pavements - Aprons
124	Airfield Pavements - Other
LIQUID FUELING AND DISPENSING FACILITIES	
125	Aircraft Dispensing
126	Marine Dispensing
127	Land Vehicle Dispensing
128	Operating Fuel Storage
129	POL Pipelines
130	Liquid Fuel & Dispensing - Other
COMMUNICATIONS NAVIGATIONAL AIDS AND AIRFIELD LIGHTING	
131	Communications - Buildings
132	Communications - Other than Buildings
133	Air Navigation & Traffic Aids - Buildings
134	Navigation & Traffic Aids - Other than Buildings
135	Communications Liaison
136	Airfield and Heliport Pavement Lighting Systems
137	Ship Navigation & Traffic Aids - Buildings
138	Ship Navigation & Traffic Aids Other than Buildings
LAND OPERATIONAL FACILITIES	
141	Operational - Buildings
142	Operational - Medium Plants & Storage
143	Ship & Other Operational Buildings
148	Ship & Other Operational Facilities Other than Buildings
149	Operational - Facilities Other than Buildings
WATERFRONT OPERATIONAL FACILITIES	
151	Piers
152	Wharfs
153	Cargo Handling Or Staging Area
154	Sea Walls Bulkheads, Quay Walls
155	Small Craft Berthing
156	Cargo Handling Facilities/Buildings
159	Other Waterfront Facilities/Operational
HARBOR AND COASTAL FACILITIES OPERATIONAL	
161	Harbor Protection Facilities
162	Coastal Protection Facilities
163	Moorings
164	Marine Improvements
169	Other Harbor and Coastal Facilities
TRAINING FACILITIES	
171	Training Buildings
179	Training Facilities - Other than Buildings
MAINTENANCE AND PRODUCTION FACILITIES	
MAINTENANCE	
211	Maintenance - Aircraft
212	Maintenance - Guided Missiles
213	Maintenance - Ships, Boats
214	Maintenance - Tank, Automotive
215	Maintenance - Weapons, Small
216	Maintenance - Ammunition, Explosives, Items
217	Maintenance - Electronics & Communications Equipment
# 218	Maintenance - Facilities for Miscellaneous Personal Items & Equipment
219	Maintenance - Installation, Repair and Operation
PRODUCTION	
221	Production - Aircraft
222	Production - Guided Missiles
223	Production - Ships, Boats
224	Production - Tank, Automotive
225	Production - Weapons, Small
226	Production - Ammunition, Explosives, Items
227	Production - Electronics & Communications Equipment
228	Production - Facilities for Miscellaneous Personal Items & Equipment
229	Production - POL Maintenance, Repair & Operation of Installations
RESEARCH, DEVELOPMENT AND TEST FACILITIES	
310	R&D Science Laboratories
311	R&D Aircraft
312	R&D Missile And Space
313	R&D Ship and Marine Equipment
314	R&D Tank and Automotive
315	R&D Weapons and Weapons Systems
316	R&D Ammunition, Explosives and Items
317	R&D Electronic Communication & Electrical Equipment
318	R&D Personnel
319	R&D Miscellaneous Items and Equipment
320	R&D Conservation Equipment
321	R&D Terminal Services
371	R&D Range Facilities
390	R&D and Test - Other than Buildings
SUPPLY FACILITIES	
LIQUID STORAGE - FUEL & HEATING FACILITY	
411	Liquid Fuel Storage - Bulk
412	Liquid Storage Other than Water Fuel & Propellants
AMMUNITION STORAGE	
421	Ammunition Storage - Depot & Arsenal
422	Ammunition Storage - Installation & Ready Issue
423	Ammunition Storage - Liquid Propellant
424	Weapon-Related Battery/Storage Refrigerated
425	Open Ammunition Storage Pad - Other
COLD STORAGE	
431	Cold Storage - Depot & In-Transit
432	Cold Storage - Installation & Ready Issue
STORAGE - COVERED	
441	Storage - Covered - Depot & Arsenal
442	Storage - Covered - Installation & Organizational
STORAGE - OPEN	
451	Storage - Open - Depot
452	Storage - Open - Installation & Organizational

CATEGORY CODE NUMBER	IDENTIFICATION
MEDICAL AND DENTAL FACILITIES	
510	Medical Center/Hospital
530	Laboratories
540	Dental Clinic
550	Dispensaries/Clinics(Troop Medical/Health Clinic)
ADMINISTRATIVE FACILITIES	
610	Administrative Buildings
630	Administrative Structures - Underground
640	Administrative Structures - Other than Buildings
HOUSING AND COMMUNITY FACILITIES	
FAMILY HOUSING	
711	Family Housing - Dwellings
712	Family Housing - Trailers
713	Family Housing - Trailer Pkngs
714	Family Housing - Unaccomp Facilities
UNACCOMPANIED PERSONNEL HOUSING	
721	Unaccompanied Personnel Housing - Enlisted Personnel
722	Unaccompanied Personnel Housing - Dining Facilities
724	Unaccompanied Personnel Housing - Officers Quarters
733	Troop Housing - Emergency
COMMUNITY FACILITIES	
740	Community Facilities - Personnel Support & Service
748	Community Facilities - Morale, Welfare & Recreational - Interior
750	Community Facilities - Morale, Welfare & Recreational - Exterior
MISCELLANEOUS	
760	Monuments, Monuments & Memorials Other than Cemeteries
UTILITIES AND GROUND IMPROVEMENTS	
ELECTRIC POWER	
811	Electric Power - Source
812	Electric Power - Transmission and Distribution Lines
813	Electric Power - Substations and Switching Stations
HEAT AND REFRIGERATION GAS CONDITIONING	
821	Heat - Source
822	Heat - Transmission and Distribution Lines
823	Heat - Gas - Source
824	Heat - Gas - Transmission
828	Refrigeration (Air Conditioning) - Source
829	Chilled Water (Air Conditioning) - Transmission & Distr. Interior
SEWAGE AND WASTE	
831	Sewage and Industrial Waste - Treatment and Disposal
832	Sewage and Industrial Waste - Collection
833	Waste Reform and Garbage
WATER	
841	Water - Supply, Treatment and Storage - Potable
842	Water - Distribution System - Potable
843	Water - Fire Protection
844	Water - Supply, Storage - Nonpotable
845	Water - Distribution System - Nonpotable
ROADS AND STREETS	
851	Roads
852	Sidewalks and Other Pavement
RAILROADS	
860	Railroad Tracks
GROUND IMPROVEMENT STRUCTURES	
871	Ground Drainage
872	Ground Fencing, Gates & Guard Towers
ALARM SYSTEMS	
880	Fire and Other Alarm Systems
890	Miscellaneous Utilities
REAL ESTATE	
LAND	
911	Land Purchase, Condemnation, Donation or Transfer
912	Public Domain Withdrawal
913	Temporary Use Licenses or Permit
	913a Public Domain by Use Permit
	913b Other Permits and Licenses
OTHER RIGHTS	
931	Easements
932	In-Lease
933	Foreign Rights

OWNERSHIP & TYPES OF CONSTRUCTION & INSTALLATIONS

TYPE OF CONSTRUCTION CODE

P - Permanent
S - Semi-Permanent
T - Temporary

OWNERSHIP CODE

1 - Owned
2 - Leased
3 - Other (License, permit, temporary executive order, temporary territorial order, or from Foreign Government)
4 - Permit from another military department

TYPE OF INSTALLATION CODE

PERM - Permanent
TEMP - Temporary

SYMBOLS FOR UNITS OF MEASURE

SYMBOL	UNIT OF MEASURE
AC	Acres
AB	Hospital beds, normal capacity
BL	Barrels, Capacity
BS	Boats
CY	Cubic Feet
EA	Each
FA	Family Units
FB	Feet of berthing, linear
FP	Firing Points (Ranges)
GA	Gallons, Capacity
GM	Gallons per minute, capacity
MG	Thousand gallons per day, capacity
MN	Millimeter, capacity
MV	Kilovolt-amperes, capacity (KVA)
LF	Feet, Linear
LS	Lanes
MB	Million British Thermal Units per hour capacity
MI	Miles, Linear
PN	Persons, Sustained Capacity
OL	Outlets, number of
OW	Operating Units
SB	Boats
SF	Square Feet
ST	Stalls
YD	Square Yards
TN	Tons, Capacity
VH	Vehicles

Worksheet A: Review of Storage of Hazardous Substances and Petroleum Products

Storage Site or Area	Substances Stored	Largest Quantity Stored	Length of Time of Storage	Is Notification of Storage Required Under CERCLA §120(h)?	Category of Environmental Condition of Property		Has a Release Occurred? (If Yes, See Worksheet B)
					1	2	
AIMD hangar	*Methylene chloride*	*165 gal*	*5 years*	*Yes*		✔	*No*
Supply department warehouse	*Degreasing solvents (TCE)*	*500 gal*	*10 years*	*Yes*		✔	*No*
Aboveground storage tank	*Petroleum oils and lubricants*	*600 gal*	*6 years*	*No*		*NA*	*No*

EXAMPLE

Worksheet B: Review of CERCLA, IRP, or Cleanup Sites

Site or Area Where Release or Disposal of CERCLA Hazardous Substances Occurred	Category of Environmental Condition of Property					Comments
	3	4	5	6	7	
Dry cleaning building					✓	*Ongoing investigation to assess whether UST containing TCE has leaked*
Landfill				✓		*Feasibility study scheduled for completion by 1/95; ROD scheduled for 4/95; remedial action scheduled for implementation 6/95*
Groundwater contaminant plume (TCE, solvents, hydrocarbons) at machine shop and maintenance facility			✓			*Remedy selected and initiated; pump-and-treat remedy scheduled for demonstration 7/96*

EXAMPLE

Worksheet C: Review of Other Known or Potential Hazards

Site or Area	Status and Description of Hazards			Disclosure of Hazard Required in Deed?		Restrictions on Use Required in Deed?		List of Restrictions, if Required
	Known	Potential	Description	Yes	No	Yes	No	
Building 391	✔		*Radon mitigation in basement*	✔			✔	*Disclose presence of radon in FOST EBS and deed*
Warehouse	✔		*Asbestos insulation in crawl space; asbestos is not friable, accessible, or damaged (FAD)*	✔			✔	*Disclose presence of asbestos in FOST EBS and deed*
4600 Block (Housing area)		✔	*Assumed presence of lead-based paint (LBP); in good condition*	✔			✔	*Disclose assumed presence of LBP in FOST EBS and deed; include health warning information required by Lead-Based Paint Poison Prevention Act*

DRAFT

CONTRACT NUMBER: DACA31-94-D-0068
CONTRACTOR: Parsons Engineering Science
DELIVERY ORDER NUMBER:
DELIVERY ORDER TITLE: PREPARE BASE CLOSURE AND REALIGNMENT ACT (BRAC) CLEANUP PLANS Defense Depot Memphis

May 95

1.0 **Scope:** The scope of this delivery order involves the collection of data from the BRAC Cleanup Teams (BCTs), evaluation of data provided by the BCTs, and preparation of the BRAC Cleanup Plan (BCP) for Defense Depot Memphis (DDMT), Memphis, Tennessee in accordance with (IAW) the BRAC Cleanup Plan (BCP) Guidebook Appendix A (Paragraph 2.1) and BCP Guidance, Appendix B (Paragraph 2.7).

1.1 **Background:**

1.1.1 Public Laws 100-526 and 101-510 designated more than 100 Department of the Army facilities for closure and realignment. As a result, it became necessary to investigate and cleanup, as necessary, environmental contamination prior to the release and reuse of Army BRAC property. The BRAC environmental restoration program was established in 1989 when the first round (BRAC 88) of base closures was announced. Since 1989, subsequent rounds of base realignments and closures have been identified through public law every two years (BRAC 91, BRAC 93, etc). The BRAC environmental restoration program is patterned after the Army's Installation Restoration Program (IRP) except it has been expanded to include such categories of contamination as asbestos, radon, polychlorinated-biphenyls (PCBs), and other environmental concerns which are not normally addressed under the Army IRP.

1.1.2 On July 2, 1993, the President announced a five-part program to speed economic recovery at communities where military bases are slated to close. The Under Secretary of Defense for Acquisition (USD(A)) began implementation of the five-part program with a strategy paper promulgated on July 15, 1993. The strategy paper provided Department of Defense (DOD) guidance on implementing "Fast Track" cleanup initiatives. The strategy paper provided guidance for the establishment of cleanup teams at each closing installation, conducting a comprehensive "bottom up"

review of cleanup plans and schedules, accelerating the National Environmental Policy Act process, involving the public, and preparing Suitability to Lease Documentation. The strategy paper is located in Appendix A of the BCP Guidebook, Appendix A (Paragraph 2.1).

1.1.3 On September 15, 1993, a protocol and format for conducting the bottom up reviews at each closing installation was provided by DOD to the Army. The guidance is specified in Paragraph 2.1, Appendix A and calls for the preparation of a BRAC Cleanup Plan (BCP) at each closing installation.

1.2 **Objective:** The objective of this task is to collect data provided by the BRAC Cleanup Teams (BCTs), evaluate data provided and identify data gaps, and prepare the BCP for DDMT in accordance with the BCP Guidebook Appendix A (Paragraph 2.1) and BCP Guidance, Appendix B (Paragraph 2.7).

2.0 **Applicable Documents:**

2.1 Department of Defense, BRAC Cleanup Plan (BCP) Guidebook, Implementing President Clinton's Decision to Promote Early Reuse of Closing Bases by Expediting Environmental Cleanup, Fall 1993 (Appendix A).

2.2 Draft Environmental Baseline Survey, Defense Depot Memphis, Memphis, Tennessee

2.3 40 CFR Part 300, National Oil and Hazardous Substance Pollution Contingency Plan.

2.4 Title 29 CFR 1910.120, Hazardous Waste Operation and Emergency Response.

2.5 Occupational Safety and Health Guidance Manual for Hazardous Waste Site Activities, October 1985.

2.6 National Environmental Policy Act, 1969, 42 USCA 4321.

2.7 Department of Army, Policy Guidance-Version 2 Base Realignment and Closure (BRAC) Cleanup Plans (BCP), 6 Dec 1994 (Appendix B).

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3.0 **Requirements:**

3.1 **General:** The contractor, as an independent contractor and not an agent of the Government, shall provide the necessary personnel, equipment, materials (except as furnished by the Government), and facilities to accomplish the work described below IAW specific requirements listed below and all general requirements and technical specifications identified in the basic contract.

3.2 **Monthly Cost and Performance Reports (ELIN A001):** The contractor shall prepare and submit Monthly Cost and Performance reports in accordance with (IAW) ELIN A001. The report shall be submitted on a monthly basis to the Contracting Officer Representative (COR) no later than 10 days following the end of each month, and shall include: (1) the work accomplished to date by work element, (2) the work to be performed within the subsequent reporting period by work element, (3) a summary of funding expended including subcontractor costs, and (4) a breakout of work and funds expended.

3.3 **Resource Management Plan (ELIN A008):** The contractor shall prepare a Resource Management Plan IAW ELIN A008 to address the utilization and control of resources for DDMT. This plan shall include a monthly projection of resources, both man-hours and other direct costs, as needed to accomplish the tasks. The Resource Management Plan shall include a detailed schedule which provides for the meetings (Paragraph 3.4), and delivery of the version 1 (Paragraph 3.5) and version 2 (Paragraph 3.6) BCP reports. The contractor shall include in the Resource Management Plan actions planned to ensure data management, meeting protocols, and any guidelines (such as standard operating procedures for collection of data, as specified in the BCP Guidebook, Appendix A (Paragraph 2.1) and BCP Guidance, Appendix B (Paragraph 2.7), from DDMT) for tasks to ensure consistency between each Contractor investigatory team at each installation. This Plan shall also describe the overall work to accomplish the objectives of this delivery order at DDMT. This Plan shall be submitted to USAEC as a draft document no later than 15 calendar days after the task award. The draft Plan shall be submitted prior to conducting the Coordination Meeting (Paragraph 3.4.2). One revision shall be required following an internal Army review

period of not more than 15 calendar days. The contractor shall submit the final Resource Management Plan no later than 15 calendar days after receipt of Army review comments.

3.3.1. The contractor shall, at a minimum, use the following WBS categories for this project:

WBS .10	Project Management
WBS .20	Meetings
WBS .30	Version 1 of the BCP
WBS .40	Version 2 of the BCP
WBS .50	Management Plan

3.4 **Meetings (ELIN A014):** The contractor shall attend and prepare meeting summaries IAW ELIN A014 for the following meetings that shall occur during the performance of this delivery order:

3.4.1 Start of BCP Work Meeting: No later than 10 calendar days after the draft EBS is completed, the contractor shall attend a start of BCP work meeting at DDMT. The contractor shall prepare and give a briefing on the requirements for preparation of the BCP IAW the BCP Guidebook, Appendix A (Paragraph 2.1) and BCP Guidance, Appendix B (Paragraph 2.7), explain to the BRAC Cleanup Teams (BCTs) their role as specified in this delivery order, and gather data available (such as completed program review items as specified in Chapter 4 of the BCP Guidebook, Appendix A (Paragraph 2.1)) from the BCTs to be included in the BCP. For planning purposes, the contractor shall assume two contractor personnel for two working days.

3.4.2 **Version One Coordination Meetings:** The contractor shall, after coordination with the BRAC Environmental Coordinator (BEC) and the COR, conduct a version one coordination meeting to be held at DDMT. The contractor shall commence the Coordination Meeting no later than 30 days after the start of BCP work meeting. For cost estimating purposes, the contractor shall assume three contractor personnel for two working days.

3.4.2.1 During the version one coordination meetings, the contractor shall collect data (such as text, tables, schedules, and maps) from the BCT that was generated during the BCT's bottom up review and compare the data to the requirements as specified

in the BCP Guidebook, Appendix A (Paragraph 2.1) and BCP Guidance, Appendix B (Paragraph 2.7). Financial data related to the cleanup efforts will not be submitted to the contractor. The contractor shall provide the installation a 3.5 inch computer disk containing formatted financial tables to be filled out by the installation for inclusion into the BCP.

3.4.2.2 The contractor shall compare data provided by the BCT to the BCP format at Appendix C. The contractor shall ensure that all data specified in Appendix C has been provided by the BCT. The contractor shall notify the COR within 5 calendar days of the conclusion of the version one coordination meeting if any data specified in Appendix C is not present.

3.4.2.3 The BEC is responsible to provide missing data, changes to data provided by the BCT and other data as determined by the BCT to be appropriate for inclusion in the BCP to the contractor no later than two weeks after completion of the phase one coordination meeting for the data to be included in final Version 1 of the BCP (Paragraph 3.5).

3.4.3 **In Process Review (IPR) Meetings:** The contractor shall conduct three IPR meetings at DDMT. For cost estimating purposes, the contractor shall assume two contractor personnel for two working days for each meeting.

3.4.3.1 The first meeting shall be conducted no later than 10 days after the draft version 1 of the BCP. The contractor shall prepare and brief the draft Version 1 BCP (Paragraph 3.5) for DDMT. At the IPR, the government will provide comments on the draft BCP. The contractor shall incorporate the comments into the final Version 1 BCP.

3.4.3.2 The second and third meetings shall be conducted to address issues that arise during the preparation of version one or version two of the BCP. The COR will provide the contractor a minimum of one week notification prior to conducting each IPR. The contractor shall be prepared to answer questions on BCP preparation at each IPR.

3.4.3.3 An IPR meeting shall be conducted no later than 15 days after the draft version 2 of the BCP. The contractor shall prepare and brief the draft version 2 BCP (Paragraph 3.6) for

DDMT. At the IPR, the government will provide comments on the draft BCP. The contractor shall incorporate the comments into the final Version 2 BCP.

3.4.4 **Version Two Coordination Meetings:** No later than 365 calendar days after the final Version 1 BCP, the contractor shall, after coordination with the COR and DDMT's BEC, conduct the version two coordination meeting. For cost estimating purposes, the contractor shall assume three contractor personnel for two working days.

3.4.4.1 During the version two coordination meeting the contractor shall obtain changes or updates to the final Version 1 BCP from the BCT that have not already been sent to the contractor by the BCT or the COR. The contractor shall compare the data to the requirements in the BCP Guidebook, Appendix A (Paragraph 2.1) and BCP Guidance, Appendix B (Paragraph 2.7).

3.4.4.2 The contractor shall compare data provided by the BCT to the BCP format at Appendix C. The contractor shall ensure that all data specified in Appendix C has been provided by the BCT. The contractor shall notify the COR and the BEC within 5 calendar days of the conclusion of the version two coordination meeting if any data specified in Appendix C is not present.

3.4.4.3 The BEC is responsible to provide missing data, changes to data by the BCT and other data as determined by the BCT to be appropriate for inclusion in the BCP to the contractor no later than 15 days after completion of the version two coordination meeting for the data to be included in the final Version 2 of the BCP (Paragraph 3.6).

3.5 **Version 1 BCP (ELIN A013):** The contractor shall prepare a draft and final Version 1 BCP for DDMT IAW the format specified in the BCP Guidebook, Appendix A (Paragraph 2.1), BCP Guidance, Appendix B (Paragraph 2.7) and Appendix C. The contractor shall utilize the data collected during activities in Paragraphs 3.4.2, and 3.4.3 to prepare the report. The contractor shall indicate draft or final Version Number 1 and date on each page in the BCP. In order to facilitate page changes, the contractor shall submit the Version 1 BCP in a 3 ring binder. The contractor shall generate all maps required for the Version 1 BCP reports using a computer geographic information system (GIS) that is ARC/Info®

compatible. Maps included in the Version 1 BCP shall be plotted in black and white. The contractor shall also provide two additional copies of each BCP map plotted in color. The contractor shall prepare the text and tables using Word Perfect 5.1®. The contractor shall prepare all schedules using Project Scheduler 5®. The contractor shall submit the reports IAW paragraph 5.1.

3.6 **Version 2 BCP (ELIN A013):** The contractor shall revise the final Version 1 BCP (Paragraph 3.5) prepared IAW the format specified in the BCP Guidebook, Appendix A (Paragraph 2.1), BCP Guidance, Appendix B (Paragraph 2.7) and Appendix C. The contractor shall utilize data collected during activities in Paragraphs 3.4.3 and 3.4.4 to prepare the Version 2 BCP report. The contractor shall submit the Version 2 BCP report in a 3 ring binder. The contractor shall indicate Version Number 2 and date on each changed page in the Version 2 BCP. The contractor shall generate all maps required for the Version 2 BCP reports using a computer GIS that is ARC/Info® compatible. Maps included in the Version 2 BCP shall be plotted in black and white. The contractor shall also provide two additional copies of each Version 2 BCP map plotted in color. The contractor shall prepare the text and Tables using Word Perfect 5.1®. The contractor shall prepare all schedules using Project Scheduler 5®. The contractor shall provide all data contained in the report on 3 1/2 inch computer disk in the following format: (1) document text: Word Perfect 5.1®; (2) schedules: Project Scheduler 5®; (3) maps: computer GIS that is ARC/Info® compatible, and (4) data files: ASCII text, for future updating by the government. The contractor shall submit the reports IAW paragraph 5.1.

4.0 **Testing Requirements:** N/A.

5.0 **Items/Data to be Delivered:**

Item Description	Frequency	First Submission	Reg/Repro/Computer Disks Copies
Monthly Cost and Performance Reports	Monthly		3/0/0
Meeting Summaries	Each	5 Days After	3/1/1

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	Meeting	Meeting	
Resource Management Plan	One	15 DADEBS 45 DADEBS	2/0/0 (Draft) 5/0/0 (Final)
Version 1 BCP	One	35 65 DAV1CM*	15/1/1 (Draft) 25/1/1 (Final)
Version 2 BCP	One	35 65 DAV2CM*	15/1/1 (Draft) 40/1/1 (Final)

DADEBS=Days After Draft Environmental Baseline Survey
*DAV1CM=Days After Version 1 Coordination Meeting
*DAV2CM=Days After Version 2 Coordination Meeting

6.0 **Government Furnished Property and/or Assistance:** None

7.0 **Hazards Information:** This task does not require the contractor to handle sensitive items, hazardous materials, chemical surety material or microbiological or biomedical material.

8.0 **Period of Performance:** The period of performance of this task is 565 days from task award and shall include delivery of all copies of Versions 1 and 2 of the BCP.

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