

Getting One for the GFPR

HQDA BRAC and Parsons Lessons Learned on the Hingham Annex Closure

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Agenda

- **Site Background**
 - **Contract**
 - **Location**
 - **Stake holders**
 - **Site History**
- **Scope**
- **Closure**
- **Lessons Learned**
- **Next Time**

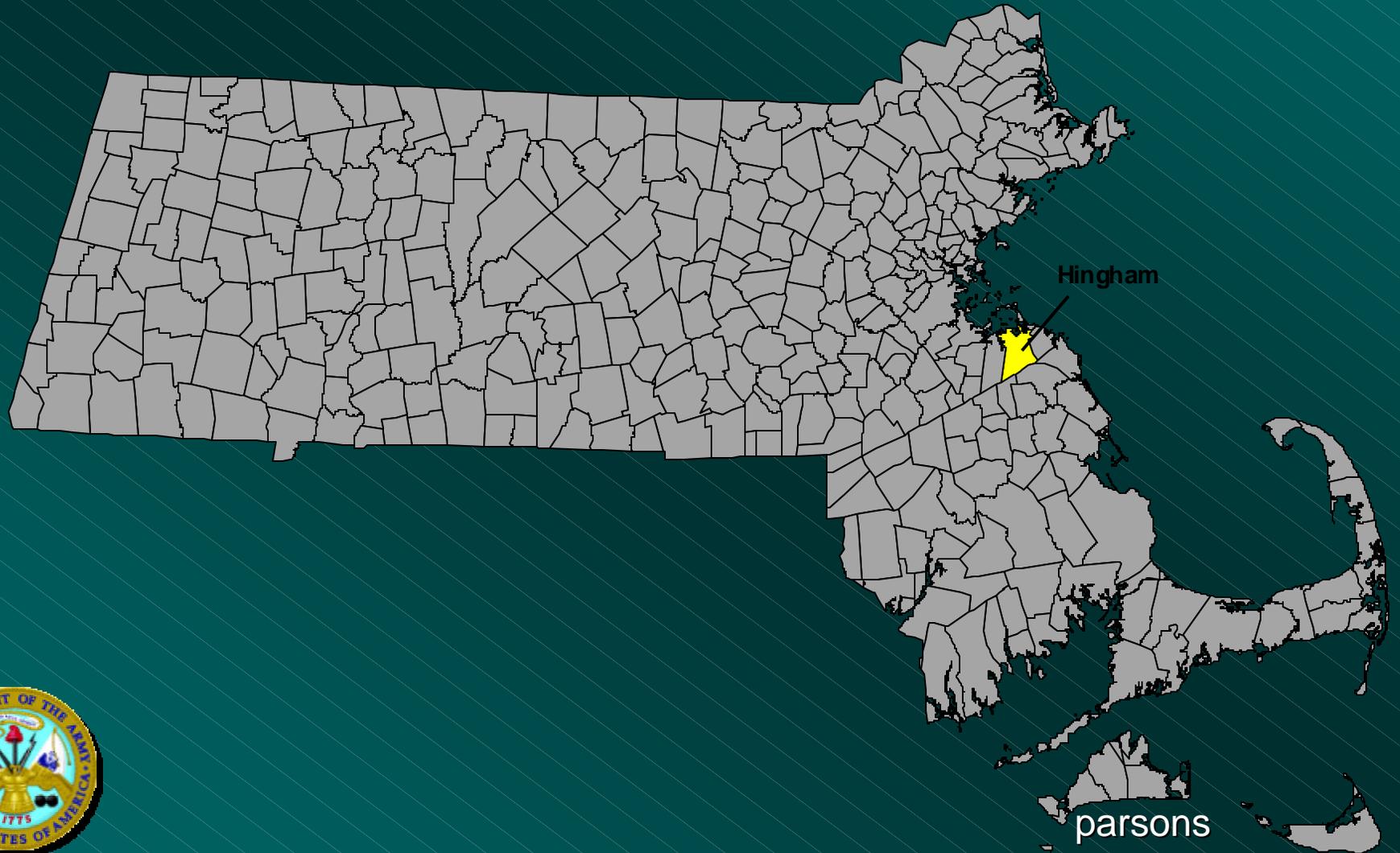


Contract

- **Guaranteed Fixed Price Remediation**
- **First competitively bid GFPR from HQDA BRAC Atlanta**
- **Attain regulatory closure in 465 days**



Location



Hingham - Derelict Buildings and Parking Lots, Brush and Wooded Areas



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Stakeholders

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



Site History

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



Site History (Cont.)

- **Investigations:**
 - 1986, 1990, 1991,
 - 1993, 1994-1995, 1996,
 - 2000, 2001(Parsons)
- **Removals**
 - 1986, 1993-1994,
 - 1996-1999 (Incl. asbestos)
 - 2002 removal actions (Parsons HTRW;
Army asbestos)

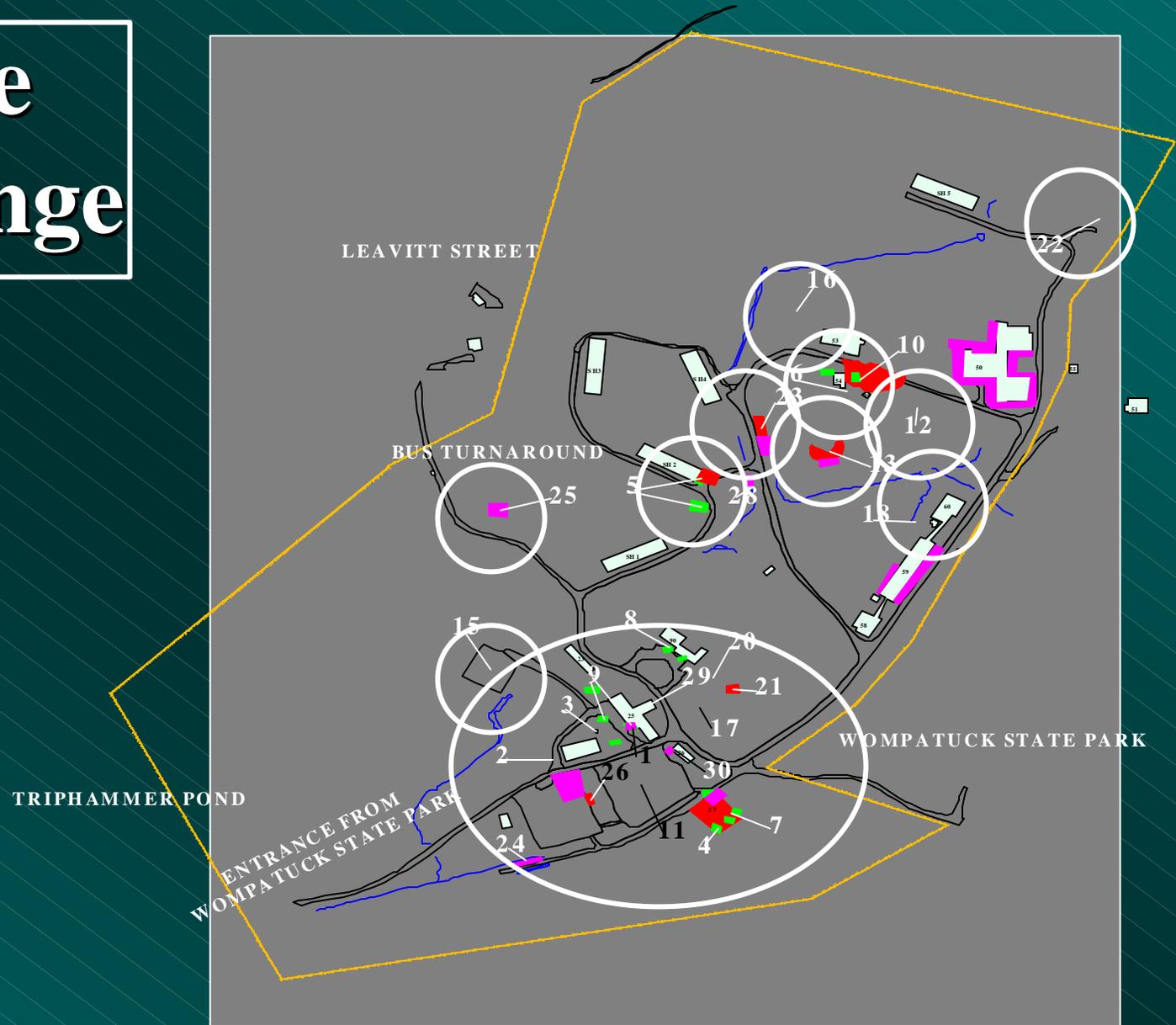


Scope

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



Closure Challenge



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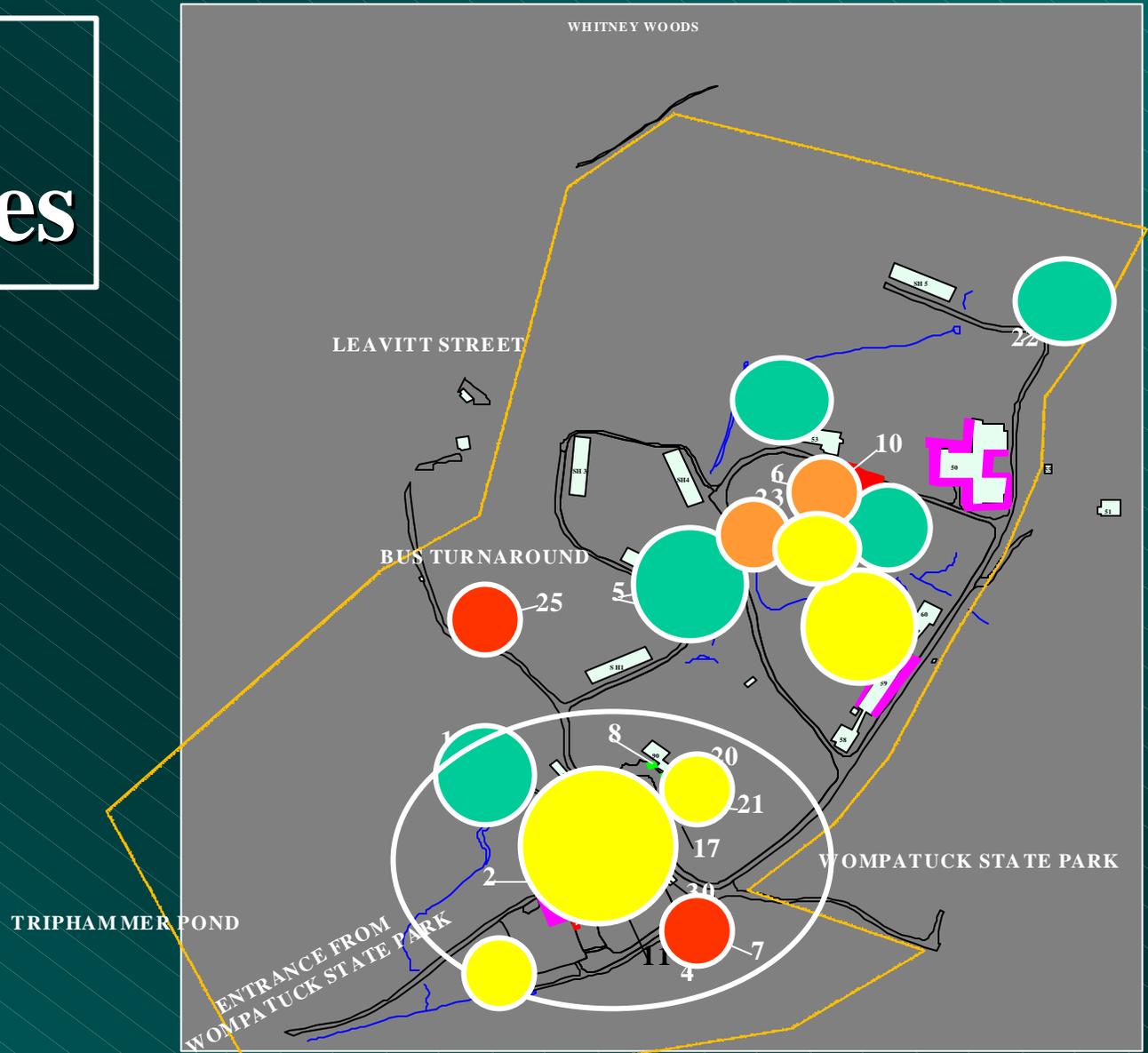
Attaining Closure



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Closure Outcomes

-  NSR
-  Risk/AUL
-  Remove
-  Remove /AUL



Lessons Learned

Pre-bid Homework

- **Study all the available material and documents, thoroughly**
- **Study existing closure documents**
- **Know what's left to investigate**
- **Trick -Balance risk with competitiveness**



Lessons Learned Regulators

- **Know your regulator**
- **Know your regulations**
- **Know how to negotiate**
- **Army will help – contractor ultimately responsible**



Lessons Learned

Army BRAC

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



Plans for Next Time

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

