

12/22/99 WED 17:14 FAX



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, TULSA DISTRICT
1645 South 101st East Ave
TULSA, OKLAHOMA 74128-4609

REPLY TO
ATTENTION OF:

December 22, 1999

Contracting Division

Subject: Site Investigative Report at Former Laredo Air
Force Base, CO

CH2M Hill
502 S. Main St., 4th Floor
Tulsa, OK 74103-4438

Gentlemen:

We wish to negotiate with you for the subject contract,
DACA56-97-D-0010, Task Order No. 37. The required services
are described in the enclosed Scope of Work.

Please furnish two copies of a letter indicating your
proposed fee for accomplishing the work together with a
breakdown of the estimated costs used to arrive at your fee
by January 5, 1999. Your proposal should be mailed to
Contracting Division, Attn: Mr. Brad Hull
(918)669-7038, fax number 918-669-7436. A copy of your
proposal should be provided on computer diskette. After we
receive your letter and review your proposal, we will
contact you about completing negotiations. Questions may be
directed to Mr. Hull.

Sincerely,

Brad Hull

02648

SCOPE OF WORK

Site Investigation Report at the Former Laredo Air Force Base Sanitary Landfill

Contract No. DACA56-97-D-0010

Task Order No. 37

December 15, 1999

1.0 GENERAL. The A-E shall furnish all services, permits, materials, supplies, plant, labor, equipment, disposal, studies, superintendence, travel, and any other services required in connection with the preparation of the site investigation report as contained in this Scope of Work (SOW). The A-E, its subcontractor (s) and appropriate employee (s) of each, hereinafter collectively called the "A-E" or the "contractor", shall be responsible for obtaining and maintaining any registration or certification as required by the various Federal, State, and Local regulatory agencies, and any other registrations, certifications, licenses, permits, warrants, or other credentials or permissions required to perform the tasks in this SOW. The contractor shall obey all laws and regulations of the United States, the State of Texas and the local governments having jurisdiction over the activities in this SOW. The contractor is responsible for determining which laws and regulations apply to a particular task although the Contracting Officer Representative (COR) may require additional legal/regulatory compliance as that person may determine is required.

2.0 CONTRACT DURATION. The duration of this contract is anticipated to be approximately 4 months.

3.0 BACKGROUND INFORMATION.

3.1 Project Location. The Former Laredo Air Force Base (LAFB) is located in Webb County, in the northeast area of the City of Laredo, Texas. The former Sanitary Landfill is located in an area between Hillside Road, Gale Street, Daughtery Avenue and McPherson Road. See location on Figure 1.

3.2 Site History. On 7 May 1942, the U.S. Government acquired 2,085.43 acres of land for the construction of Laredo Army Air Corps Base (now known as former Laredo Air Force Base). The Government constructed runways and numerous facilities from 1942 to 1974. The main mission of the base was a gunnery and gunnery maintenance training. The base was initially deactivated on 17 June 1947; however, it was reactivated during the Korean conflict (1952). The former Base was again deactivated on 29 March 1974. Approximately 309 acres were either deeded or sold to other federal, state and local agencies, or private firms. The remainder of the Base was deeded to the City of Laredo. Historical military drawings and photographs indicate that an area northwest of what is the current Laredo International Airport property was used as a sanitary landfill.

3.3 Previous Studies. A Site Investigation (SI) was conducted by the Tulsa District Corps of Engineers at the Former LAFB (SLF) in 1997. A SI Report was generated in March of 1998. In August of 1999, the Tulsa District received comments from the TNRCC requiring report revisions and resubmission.

4.0 OBJECTIVE. The primary objective if this SOW is to revise the previously submitted report to incorporate regulator generated comments. The letter and review comments are attached at attachment 1. Major revisions to the report will be comparison of detected

contaminants to TNRCC standards rather than EPA Human Health Median Specific Screening Levels. If the report indicates that the contamination is within acceptable limits, or there are no human health populations subject to the contaminants the report shall so indicate, and recommend no further studies or action at this site. The primary objective is to receive concurrence and approval from the TNRCC.

- 5.0 REFERENCES.** The A-E shall follow the latest version of USACE, Federal and State of Texas regulations and guidance documents to accomplish the tasks required in this SOW. Clarification from the TNRCC may be required to determine if guidance referred to in the comments or newly established state regulations should be referenced. Where there are conflicts with USACE guidance, the requirements of the regulatory agencies shall prevail.
- 6.0 A-E SERVICES (Basic).** The A-E shall deliver their cost proposal to the government divided into 4 main tasks as follows:

- a. Comment Resolution
- b. Report Revisions
- c. Review Meeting
- d. Contract Administration

7.0 REQUIRED A-E SERVICES.

7.1 Site Investigation (SI) Report. The A-E shall prepare and submit a draft and final SI report. The previously submitted SI report will be provided to the A-E in electronic format for revisions. Some information may need to be supplemented by the A-E in order to complete the SI Report. The report shall discuss and include the following information: the purpose of the report, site history and background, information of the SLF area, available aerial photographs, description of field activities, physical characteristics of the SLF area, constituents of concern, nature of the contamination, a receptor survey and summary, limitations of data, comparison to Texas Risk Reduction Program or Rules, analytical results, electromagnetic survey results, table of boring and wells, boring completion logs, extent of contamination, zoning information, summary and conclusions, pathways of possible contaminant migration, Applicable or Relevant and Appropriate Requirements and any other required information. If the report indicates that the contamination is within acceptable limits, or there are no human health population subject to the contaminants, the SI report shall so indicate and recommend that no further studies or actions be conducted at this site.

7.2 Comment Resolution Meeting. A technical review meeting shall be held after the draft report has been reviewed by the USACE, but prior to preparation of the final report. For bid purposes the A-E shall assume the meeting will last approximately 2 hours.

7.3 Project Delivery Schedule. The following schedule for delivery of work items to the CO is in calendar days.

Work Item	Work Description	Completion Schedule	Approximate completion date	Number of copies
1	Draft SI Report	60 days after NTP	29 Mar 2000	6
2	USACE provided comments	30 days after receipt of draft	30 Apr 2000	Na

3	A-E response to review comments	7 days after receipt	6 May 2000	6
4	Review meeting	10 days after A-E receives comments	10 May 2000	Na
5	Final report submittal	20 days after A-E receives comments	20 May 2000	10 hard copies & 1 diskette
6	Final review and acceptance by USACE	14 days after final submitted	5 June 2000	

Assumption: Task order to be awarded 30 January 2000.

Na= not applicable.

7.4 Distribution of Submittals. All submittals shall be provided to the USACE Project Coordinator, and the USACE shall make distribution of the submittals. All copies of submittals, including detailed progress reports, confirmation notices, and draft and final reports shall be sent to:

Tulsa District, Corps of Engineers
ATTN: CESWT-EC-EF, (C. Wies)
1645 S. 101st E. Ave
Tulsa, Oklahoma 74128-4629

8.0 SPECIAL CONDITIONS.

8.1 Performance of Work. The A-E, in performance of the work shall adhere to the following guidelines.

8.1.1 The A-E shall furnish sufficient technical, supervisory and administrative personnel at all times to ensure the work is accomplished in accordance with the delivery schedule. Professional level skills and management practices are required in the performance of this contract. Accordingly, the A-E shall establish an effective quality control program to assure that the end product meets professional standards and complies with the contract requirements.

8.1.2 Meetings/conference call shall be held whenever requested by the CO or the A-E for discussion of questions and problems relating to the work required under this contract.

8.1.3 The A-E, its subsidiaries, affiliates or associates shall not release any information regarding the project to technical societies, news media or the general public without obtaining permission from the Contracting Officer.

8.1.4 An E-E performance evaluation shall be completed after the completion of this task order or in the interim if the A-E's work is found to be unsatisfactory.

8.2 Project Management.

8.2.1 A-E Project Coordinator or Manager. The A-E shall appoint a project coordinator or manager to serve as a single point of contact and liaison between the A-E and the CO and/or the CO's representative (s) for all work required under this contract. Upon award of the contract, the A-E shall furnish the name of the designated individual to the CO, in writing. The project coordinator or manager will be responsible for the complete coordination of all work developed under this contract. All work will be accomplished with adequate internal controls and review procedures that will eliminate conflicts, errors and omissions and ensure technical quality.

8.2.2 Government Managers. The Government Project coordinator for this project is Carol Wies, Formerly Used Defense Site Section, HTRW Design Center, Tulsa District (918- 669-7519, FAX 7508). Any questions regarding the work under this task order should be directed to Carol Wies. Any questions about contract procedures shall be directed to Mr. Bernd Koerber, A-E Contract Section, Design Branch, Tulsa District Corps of Engineers (918-669-7016). The Government Project Manager for this project is Mr. David Scotto, Programs and Project Management Division, Ft. Worth District (817-978-2724).

8.3 Document Review.

8.3.1 The deliverable documents described in the SOW shall be considered "Draft" only in the sense that they have not been reviewed and/or approved by the Contracting Officer (CO) or other members of a technical review team which, as determined by the CO, may include reviewers from the USACE, and local, state and federal regulatory agencies. The draft report shall be reviewed and approved prior to proceeding with the final report. In all respects, "Draft" and "Final" reports shall be complete, in proper format, one-sided typed, double spaced, and be free of grammatical and typographical errors. All documents shall maximize the use of tables and charts. All documents shall be bound in a good quality three ring binder, and shall have the project title, site name, site location, type of investigation, state of report (draft or final), contract and task order number, date and prepared for the Tulsa District on the cover and the binder. The final report shall be provided to the CO in MS DOS readable disks in MS Word for Windows.

8.3.2 Review. The A-E shall comply with the review process as outlined in this paragraph. The CO will furnish the A-E review comments on the data and reports submitted for this task order. The A-E shall comply with the review comments in the development of data and reports for the next milestone. If any review comments require clarification and/or amplification to assure compliance, the A-E shall verbally notify the Project Coordinator.

8.3.2.1 The A-E shall submit, in writing, within seventy-two (72) hours of verbal notification, a record of the conversation to the USACE Project Coordinator.

8.3.2.2 Changes in any work as a result of review comments will not be considered a change in the contract unless a significant change in scope is involved.

8.3.2.3 After each review, the A-E shall furnish one set of comments to be annotated and returned to the Government. Comments shall be annotated with a C-Concur, D-Do not concur, E-Exception, or X-Delete. Comments annotated with a D, E or X shall be explained to justify the non-compliance with the comment. The A-E shall furnish these annotated comments to the Government no later than 7 calendar days after receiving the USACE's comments.

8.3.2.4 To assist reviewers, a copy of all annotated comments shall be included in each subsequent submittal. These annotations shall, in addition to explanations previously required, include a brief notation for all comments concurred with as to what action was taken and where.

8.4 Government-Furnished Material. The following documents shall be furnished to the A-E by the USACE:

- a. Electronic copy of the previously submitted SI Report.
- b. Available aerial photographs.
- c. Available historical maps of landfill trenches.
- d. Laboratory reports of analytical results.
- e. EM survey information
- f. Field notes from investigation
- g. Completion logs.

Upon delivery of the government-furnished information, the A-E shall inspect and notify (within 3 days) the Project Coordinator acknowledging receipt of the information. If the A-E identifies conflicts with the furnished information in comparison to the SOW or other communication concerning the project, the A-E shall notify the CO in writing, within 5 days of the discovery of the conflict. Any Government furnished aerial photos, historical maps, drawing, or other shall be reproduced by the A-E for inclusion in the report, and originals will be returned to the Project Coordinator upon submittal of the final report.

8.5 Confirmation Notices. The A-E shall provide a record of all conferences, meetings, discussions, verbal directions, telephone conversations, etc., participated in by the A-E and/or his representatives on matters relative to the contract and work. The records, entitled "Confirmation Notices (CNs)", shall be numbered sequentially and shall fully identify participants, subjects discussed and conclusions reached. The A-E shall forward to the CO and the Project Coordinator, within 72 hours, a reproducible copy of each confirmation notice. The A-E, upon request, shall perform any additional distribution of the CNs as necessary.

8.6 Subcontractors. The A-E shall insert appropriate provisions in all subcontracts relating to this SOW to ensure fulfillment of all contractual provisions by the subcontractors. If for sufficient reason, at any time during the process of this contract, the CO determines that any subcontractor is unsatisfactory or is not performing in accordance with the contract, the A-E shall be informed in writing accordingly, and immediate steps shall be taken by the A-E to obtain acceptable performance or for cancellation of such subcontract. Subletting by subcontractors shall be subject to the same requirements. Nothing contained in this contract shall be construed to create any contractual relations between any subcontractor and the Government.

8.7 Meetings and Conferences. Meetings shall be held whenever requested by the CO or the A-E for discussion of questions and problems relating to the work required under this contract. The A-E shall be required to attend and participate in all meeting and conferences pertinent to the services and work required under the contract as directed by the CO.

8.8 Site Visits. The A-E or its representatives, including consultants, as necessary shall visit and inspect the subject site. All travel costs and expenses incurred by the A-E or its representatives, including consultants, for such site visits shall be included in the lump sum price for this task order.

9.0 GENERAL CONDITIONS.

9.1 Initiation of Work. The contractor shall not initiate any work item for this task order prior to receipt of approval by the CO to initiate the respective work item or receipt of a contract modification initiating additional contract work. Any work done without being directed to do so by the CO shall be at the contractor's expense.

9.2 Monthly Progress Reports and Payment Requests. The contractor shall prepare monthly progress reports that summarize the project activities which have occurred during that month, highlight any problems or potential problems which have become apparent regarding technical data adequacy, manpower, schedules, etc. and provide an estimated project completion status (%). The percent claimed shall coincide with the progress report. The report shall be delivered no later than the 5th day of the following month for the previous month's activities.

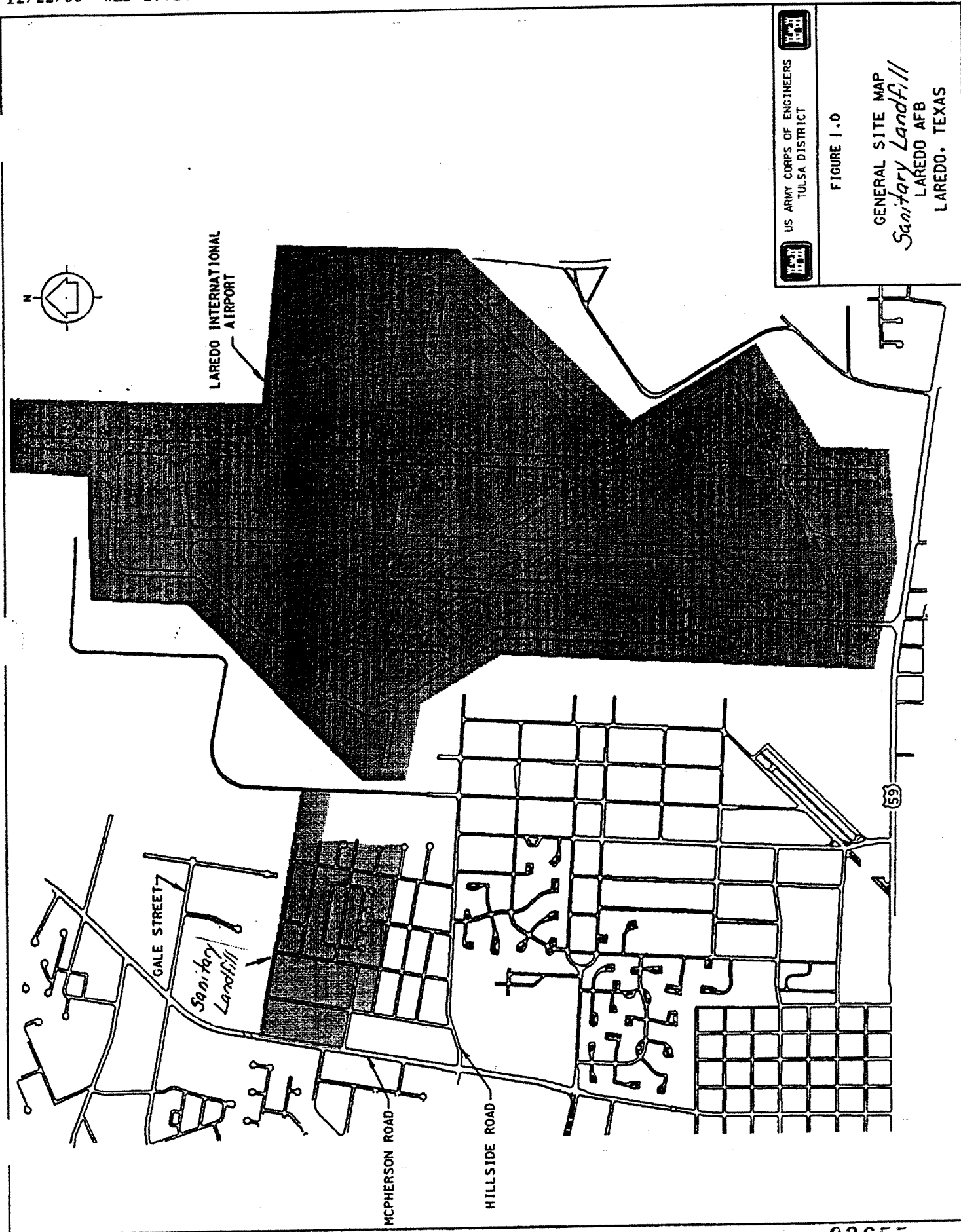
The payment request with progress reports shall be mailed to:
12/15/1999

Tulsa District, Corps of Engineers
ATTN: A-E Contracts and Documents Section (CESWT-EC-DA)
1645 South 101st East Avenue
Tulsa, Oklahoma 74128-4629

Progress reports shall be provided to:

Tulsa District, Corps of Engineers
ATTN: CESWT-EC-EF, Wies
1645 South 101st East Avenue
Tulsa, Oklahoma 74128-4629

9.3 Completion of Work. Work under this task order shall not be considered complete until the final SI report has been submitted and approved by the CO. If the task order is modified, the CO will consider completion of the modified task order schedule to constitute completed work. A retainage of up to 10 percent of the total fee will be withheld until the CO determines the contract complete.



Return Due 27 Sep 99

Robert J. Huston, *Chairman*
R. B. "Ralph" Marquez, *Commissioner*
John M. Baker, *Commissioner*
Jeffrey A. Saitas, *Executive Director*



TEXAS NATURAL RESOURCE CONSERVATION COMMISSION

Protecting Texas by Reducing and Preventing Pollution

July 29, 1999

Mr. John Forslund
Programs and Project Management Division
Military/Environmental Branch
Department of Army
Corps of Engineers / Tulsa District
P.O. Box 61
Tulsa, Oklahoma 74121-0061

CERTIFIED MAIL #
RETURN RECEIPT REQUESTED
Z 435 645 929

Re: Comments to Final Site Investigation Report for the Sanitary Landfill, dated March, 1998
Former Laredo Air Force Base
TNRCC Facility ID No. T1612

Dear Mr. Forslund:

The Texas Natural Resource Conservation Commission (TNRCC) has reviewed the above referenced submittal. A list of comments regarding the report submitted is enclosed. Please submit a revised report which addresses the enclosed numbered comments. The facility name, location and identification number(s) in the TNRCC reference line above should be included in your response.

An original and one copy of the revised report must be submitted to the TNRCC at the letterhead address using mail code number MC-127. An additional copy should be submitted to Mr. Jorge Bacelis, Waste Program Manager, TNRCC, Region 16 Office, 1403 Seymour, Suite 2, Laredo Texas, 78040-8752. Your response must be received within 60 days from the date of this letter. Should you need additional information, or wish to discuss these comments or the due date, please call me at (512) 239-0998. Thank you for your cooperation in this matter.

Sincerely,

Jürgen Koch
Jürgen Koch, Project Manager
Team II, Corrective Action Section
Remediation Division

JK/jk
h:\cas\cas staff\jkoch\laredo fud-ff008\nod.wpd

cc: Mr. Jorge Bacelis, Waste Program Manager, TNRCC Region 16 Office, Laredo
Ms. Lisa Lawson, Project Manager, USACE, Military/Environmental Branch, P.O. Box 61,
Tulsa, Oklahoma 74121-0061
Mr. Dave Scotto, Fort Worth District Corps of Engineers, CESWF-PM-J, 819 Taylor Street, Fort
Worth, Texas 76102-0300

Enclosure: Comments to Final Site Investigation Report for Sanitary Landfill, March 1998

TNRCC letter dated July 29, 1999
 ENCLOSURE 1
 TNRCC SWR No. T1612 / Former Laredo Air Force Base

Comments to Final Site Investigation Report for Sanitary Landfill,
 March 1998

Documentation of Pre-Investigation Assumptions

1. Please provide a legible, scaled copy of the four aerial photos (1955, 1959, 1964, and 1970) utilized to identify the location of the landfill trenches delineated in the May 1997 Workplan. In addition, please provide a copy of a scaled aerial photo of the sanitary landfill area taken recently after the base closure in order to identify any disposal/landfill construction activities performed in preparation for base closure. A scaled copy of the most recent aerial photo of the former sanitary landfill is also requested to confirm the statement made on page 95 regarding commercial zoning in the northwest corner of the investigated area. This "disturbed" area, which was utilized as a landfill cell beginning in the mid-1950s and where a variety of constituents were detected, now appears to be residential in land use. Therefore please delineate where the commercial zone referenced on page 95 is in relation to the residential area in the northwest corner of the study area. Please see item #11 for further zoning documentation requests. Please also provide more specific information regarding the construction details (dimensions, lined or unlined, etc.) of the landfill trenches and landfill cell.
2. Please provide some discussion of how the constituents of concern (COCs) in soil, vapor, and groundwater were determined. If historical process knowledge of the former military base is not available, then please provide documentation that representative soil and groundwater samples were collected and analyzed using the appropriate analytical methodologies to identify and quantify the presence of all those constituents listed in Appendix XIII of 40 CFR 261 - Hazardous Constituents and Appendix IX to 40 CFR 264 - Ground-Water Monitoring List.
3. If closure to Risk Reduction Standard 2 will be proposed, please provide some type of sensitive receptor survey and summary, in accordance with §335.556(b), which requires one to "evaluate other exposure pathways at or near the facility...by which human populations...or environmental receptors...are likely to be exposed to contaminants."

exception
 TNRCC, etc

Analytical Data

4. Provide clarification for why so few of the Target Laboratories chain-of-custody forms were signed and dated upon receipt. For those chain-of-custodies that were signed and dated upon receipt, please clarify why there are days between the signed relinquished time and date and the signed received time and date. While the TNRCC is aware of the indirect shipping

Soil Gas is
 Field screening
 no COC req

TNRCC letter dated July 29, 1999
ENCLOSURE 1
TNRCC SWR No. T1612 / Former Laredo Air Force Base

procedures practiced by the Corps of Engineers, the chain-of-custody must reflect all parties with custody of the samples.

5. Throughout the report, analytical results for vapor, soil, and groundwater were compared to EPA Human Health Media-Specific Screening Levels (HHMSSLs). The TNRCC requires evaluation of analytical data in compliance with the Risk Reduction Rules (30 TAC Chapter 335, Subchapter A and S), and more recently, the TNRCC Risk Reduction Rules Consistency Memorandum, dated July 23, 1998 and its periodic updates which may be accessed at <http://www.tnrcc.state.tx.us/waste/consismem.htm>. As a result, please revise all analytical tables and associated text to summarize the results of the laboratory analytical data in comparison to the most recent Risk Reduction Standard 2 Medium-Specific Concentrations (MSCs), issued April 14, 1999, for not just those analytes detected, but for all analytes considered to be present or attempted to be quantified by the respective analytical methodology. If MSCs are not available, or do not provide appropriate protection of human health or the environment, develop cleanup levels in accordance with 30 TAC§335.558 for applicable media of concern. Please see item #7 for a discussion regarding the assessment of metal contamination.
6. According to page 5 of Appendix B (Chemical Data Quality Report), "[t]he field and duplicate results were...found to be generally inconsistent" for the soil samples collected from soil boring SB-2 at the 2.0 foot bgs interval. As a result of this documented finding, the TNRCC is particularly concerned with the accuracy of the characterization of the former landfill cell (aka "disturbed area") in the northwest corner of the investigation area, and, more generally, the remainder of the investigation area. No laboratory analytical or QA/QC data was submitted for any portion of the investigation area; therefore, the TNRCC requests a copy of all the analytical reports documenting the soil, sediment, and groundwater sample analyses which the Corps of Engineers considers valid and do not intent to resample.

Documentation of Post-Investigation Results / Conclusions

- Because of NOV, they are not req'd to get approval, however a courtesy copy was sent*
7. Please clarify the general approval status of the workplan submitted in May 1997 regarding this scope of work. Include in the discussion the basis for determining if a release of metal constituents has occurred. Since the TNRCC is not aware of a background concentration survey being performed in the vicinity to establish site-specific background concentrations, please also propose a set of metal concentrations to be utilized as background concentrations and sufficient documentation to support your decision.
 8. Please provide a legible, scaled copy and accompanying descriptive text of both Electromagnetic (EM) surveys and resulting images. The TNRCC is particularly interested in the locations of those anomalies which were detected by the EM 61 equipment which

TNRCC letter dated July 29, 1999
ENCLOSURE 1
TNRCC SWR No. T1612 / Former Laredo Air Force Base

appear to represent landfill trenches whose presence was not known prior to the EM surveying activities.

9. With the exception of a brief reference on page 5 of Appendix B (Chemical Data Quality Report) there was no mention or discussion of the interference posed by the "[l]andfill materials (concrete, brick, wood, paper, plastic, glass) ...encountered" to representative soil sampling. Please provide a more detailed discussion of this issue, and the efforts made to minimize potential non-representative sampling along with the following items:
- a. a table of all soil borings, temporary monitoring wells, etc. in which the landfill materials were encountered during the investigation along with an accompanying summary column providing the depth interval(s) at which they were present in each; and
 - b. boring and/or completion logs for all those soil borings, temporary monitoring wells, etc. advanced or installed during the mid-1997 site investigation.

Additional comments / requests to be addressed and incorporated into updated report

10. In order to satisfy the requirement of 30TAC §335.553(a), the lateral and vertical extent of all VOCs, SVOCs, pesticides, herbicides, and metals detected must be delineated to the greater of the inorganic background concentration for that particular constituent or the lowest achievable PQL for the organic constituent.
11. Please provide a dated copy of the most recent zoning map for the vicinity of the former sanitary landfill. Clarification regarding the past and current land use patterns west of McPherson Road is also requested along with a legible, scaled, legal plat map of the vicinity documenting past and current property boundaries associated with this FUDS.

Carol has asked Mr. Flores