

**STATEMENT OF WORK
FOR CONSTRUCTION SOLICITATION**

DATE: 05 May 2016

PROJECT TITLE: B1354 Storage Room Addition

PROJECT LOCATION: B1354 Navy Lodge
Naval Station Newport, Newport, RI

PART I - PROJECT SCOPE AND GENERAL INFORMATION:

- 1.1 GENERAL INTENTION: It is the declared and acknowledged intention and meaning to provide and construct an 18 ft. by 14 ft. by 8 ft., maintenance/storage addition to Building 1354 for NGIS (Navy Gateway Inns & Suites). The addition shall provide space for a maintenance supervisor and a small space for exterior storage. The Supervisor space shall be used to store maintenance and motel items with a small work area to repair small appliances. The exterior storage is for yard maintenance tools and equipment. The proposal shall include pricing for two options:
- a. Option1 – Storage Room Attached to Existing Building (see attached sketch)
 - b. Option 2 – Storage Room Detached from Existing Building (see attached sketch)
- 1.2 BACKGROUND: This project is in support of the Navy Lodge, Building 1354. Building 1354 is a two story, motel with R-2 occupancy and Type VB construction classification. Built in 2002, B1354 is approximately 31,000 square-feet in area and is fully sprinkled.
- 1.3 GENERAL DESCRIPTION: Provide all labor, materials, transportation, equipment, supplies and supervision to provide and construct a wood frame addition to Building 1354 with an insulated hip roof, vinyl siding, exterior insulated walls and a concrete slab on grade floor. The project shall include, but not be limited to the following:
- a. Life Safety: The addition shall be sprinkled and separated from the motel with a one hour fire resistance rated construction. The exterior storage area shall be provided with a dry sidewall sprinkler(s). The Supervisor room shall have a fire alarm system extended from and connected to the main motel fire alarm system. Fire Protection/Fire Alarm design shall be approved by Midlant Fire Protection Engineer prior to construction.
 - b.1 Option 1 Hip Roof: The roof shall be an asphalt shingle, insulated hip roof extending onto and over the existing Navy Lodge existing storage room bump out roof. Roof eave shall be 1 foot below exist eave at Navy Lodge existing storage room bump out. The asphalt shingles shall match existing shingles in color, texture and warranty. Samples of roof shingle shall be supplied for approval prior to ordering the material. Provide fascia and gutters to match existing structure. Provide drainage calculations to support size and quantity of drainage system components- gutters and downspouts. Install concrete splash blocks at each downspout required, away from exterior doors, and sloped away from building. The interior ceiling shall be painted 5/8" gypsum wall board insulated with blanket insulation.
 - b.2 Option 2 Hip Roof: The roof shall be an asphalt shingle, insulated hip roof. Roof eave shall be 1 foot below exist eave at Navy Lodge existing storage room bump out. The asphalt

- shingles shall match existing shingles in color, texture and warranty. Samples of roof shingle shall be supplied for approval prior to ordering the material. Provide fascia and gutters to match existing structure. Provide drainage calculations to support size and quantity of drainage system components- gutters and downspouts. Install concrete splash blocks at each downspout required, away from exterior doors, and sloped away from building. The interior ceiling shall be painted 5/8" gypsum wall board insulated with blanket insulation.
- c. Exterior Walls: The exterior wall shall be a 2x6 wood framed wall system with OSB or exterior grade plywood sheathing, building wrap and vinyl siding. Siding samples shall be supplied for approval prior to order the material. The walls shall be insulated with a continuous insulation (CI). The interior wall shall be finished with one-half (1/2) inch plywood panel, painted.
 - d. Exterior Doors: Provide and install insulated exterior metal doors/frames. Provide 3- 3'-0"x7'-0" exterior insulated metal doors/frames, and 1- pair of 3'-0"x7'-0" exterior insulated metal door/frame. Door Hardware shall meet functions as noted by end user.
 - e. Roof Connection to existing building for Option 1: Provide construction details at roof/existing wall connection. Indicate flashing and roofing materials, terminations, dimensions, and connection detail to existing masonry wall.
 - f. Concrete Foundation and Slab: The foundation shall consist of a reinforced concrete stem wall and continuous footing, installed 4' below grade. The slab shall be reinforced 5" thick concrete placed over a moisture barrier, two (2) inch thick rigid insulation on 12" compacted fill. The concrete slab shall have a steel trowel finish. The top of the concrete slab shall be one inch above the exterior sidewalk elevation.
 - g. Concrete Apron: The concrete apron shall be 4' wide around the perimeter of the new structure, and consist of a reinforced 5" concrete slab on six (6) structural fill. The apron shall slope away from the Storage Addition and match the elevation of the surrounding concrete sidewalks.
 - h. Dumpsters: Relocate dumpsters and existing fencing and galvanized posts into parking area. Remove asphalt paving in proposed dumpster area and replace with a 20' x 15' x six (6) inch deep reinforced concrete pad. Provide two (2) bollards, painted safety yellow, to protect area from mishap. Support and re-install existing fencing in new location. Replace any rotted wood slats of the existing fencing, and paint fence white both sides.
 - i. Mechanical System: Provide a thru-wall electric PTAC wall unit with 7,700 BTU heating and cooling capacity.
 - j. Electric Service: Energize Storage Addition from the adjacent motel. Provide a 100 amp subpanel, disconnect, lighting and power outlets appropriate for the space. Provide all electrical service required power mechanical system.
 - k. Utilities: Contractor shall be responsible for locating and verifying all existing utilities and relocate/re U install all utilities impacting the scope of work, for both Options. Refer to attached photos and sketches. Refer to NAVSTA Newport Soil Management Plan.

1.4 LOCATION: The work shall be located at Building 1354 Navy Lodge, Naval Station Newport, RI.

1.5 COMMENCEMENT, PROSECUTION AND COMPLETION OF WORK: The contractor shall commence work under the contract within 30 calendar days after the date of contract award. The contractor shall complete the entire work, ready for use, within 90 calendar days of Notice To Proceed. The time stated for completion shall include final clean-up of the premises. The contractor shall set up a meeting with the contracting officer or representative prior to the start of work. The Contractor shall schedule his work no less than 48 hours in advance with the Contracting Officer.

1.6 PARTIAL PAYMENT: Partial payment for work accomplished under this contract will not be made. Payment will only be made when work is 100 percent complete and accepted by the Government.

1.7 OSHA/EPA REGULATIONS: During performance of all work under this contract, the Contractor shall strictly adhere to regulations of the Environmental Protection Agency (EPA) and the Occupational Safety and Health Agency (OSHA NFPA 70), as well as all applicable State and Local requirements, Newport NAVSTA regulations, and the Army Corps of Engineers Safety and Health Requirements Manual EM-385.

1.8 ATTACHMENTS:

- drawings
- photos
- Naval Station Newport Soil Management Plan

1.9 EXAMINATION OF THE PREMISES: Bidders are expected to visit the site of work to make a survey of the conditions to be encountered which may affect the cost of the performance of the work. Failure to familiarize with the conditions shall not relieve the contractor from the responsibility for full completion of the work. The contractor is required to contact the Facilities Support Contracts Office at 401-841-2047 prior to commencement and upon completion of work. Work shall be performed during normal hours Monday through Friday 0700-1530 excluding federal holidays. Work performed outside of normal hours requires the approval of the contracting officer's representative. Submit requests for approval a minimum of 5 working days in advance. Utility outages shall be performed during off hours unless directed otherwise.

PART II - TECHNICAL REQUIREMENTS:

2.1 DETAILED REQUIREMENTS:

Submit all required materials to Officer in Charge prior to commencement of work for approval. B1354 Navy Lodge will remain operational and occupied, at all hours, during the performance of the work.

2.2 LOCATION OF UNDERGROUND UTILITIES

The Contractor shall review the attached utility plan for existing utilities near the area of the scope of work. The Contractor shall include relocation of the underground utilities as required to perform the scope of work.

The contractor shall obtain under his own accord all required digging permits by contacting the Contracting Officer a minimum 15 days prior to start of any excavation work. The contractor shall under his own accord provide a private utility locating firm to scan the construction site with Ground Penetrating Radar, and/or electromagnetic/sonic equipment and mark the surface where existing underground utilities are discovered. Verify elevations of existing piping, utilities, and any type of underground or encased obstruction not indicated to be specific or removed but indicated or discovered during the scanning in locations as noted in the scope of work.

2.3 UTILITY OUTAGE REQUESTS AND UTILTIY CONNECTION REQUESTS

Notify the Contracting Officer a minimum 72 hours prior to starting the excavation work; after all required digging permits have been approved by the Contracting Officer. The Contractor is responsible for marking, verifying and maintaining all markings of utilities- including those not marked.

Work shall be scheduled to hold outage to a minimum.

Utility outages and connections required during the progression of the work that affect existing systems shall be arranged at the convenience of the Government, and the building occupants.

The Contracting Officer may permit utility outages at the his/her discretion.

The Contractor shall not be entitled to additional payment for utility outages and connections required to be performed outside the regular work hours.

Requests for utility outages and connections shall be made in writing to the Contracting Officer at least 15 working days in advance of the time required. Each request shall state the system involves, area involved, and approximate duration of the outage and the nature of the work involved.

2.4 SOIL MANAGEMENT PLAN

The soils on Naval Station Newport, RI were found to contain arsenic that exceeds regulatory levels during a property-wide site investigation that included the collection and analysis of more than 1000 soil samples. These soils must be removed and disposed of, or covered with Department (i.e. State of Rhode Island Department of Environmental Management) approved engineered controls, consisting of building foundations, asphalt pavement, and landscaping and environmental land use controls (ELUR) in order to prevent direct exposure to regulated soils. The Contractor shall review and incorporate the requirements of the attached Naval Station Newport Soil Management Plan into the scope of work.

PART III – SUPPLEMENTAL REQUIREMENTS:

3.1 REFERENCES:

All work shall comply with Unified Facilities Criteria (UFC) 1-200-01, GENERAL BUILDING REQUIREMENTS.

3.2 SECURITY AND IDENTIFICATION BADGING:

All contractor employees and sub-contractors on the job site must be U.S. citizens. A list of individuals requiring access to the job site will be provided to NAVSTA Newport, RI. Prior to the start of the installation.

Obtain access to the installation by participating in the Navy Commercial Access Control System (NCACS) or by obtaining passes each day from the Base Pass and Identification Office. Costs for obtaining passes through the NCACS are the responsibility of the Contractor. One-day passes, issued through the Base Pass and Identification Office will be furnished without charge. Furnish a completed EMPLOYMENT ELIGIBILITY VERIFICATION (DHS FORM I-9) form for all personnel requesting badges. This form is available at <http://www.uscis.gov/portal/site/uscis> by searching or selecting Employment Verification (Form I-9). Contractor shall immediately report instances of lost or stolen badges to the Contracting Officer.

- a. NCACS Program: NCACS is a voluntary program in which Contractor personnel who enroll, and are approved, are subsequently granted access to the installation for a period up to one year, or the length of the SECTION 01 14 00 contract, whichever is less, and are not required to obtain a new pass from the Base Pass and Identification Office for each visit. The Government performs background screening and credentialing. Throughout the year the Contractor employee must continue to meet background screening standards. Periodic background screenings are conducted to verify continued NCACS participation and installation access privileges. Under the NCACS program, no commercial vehicle inspection is required, other than for Random Anti-Terrorism Measures (RAM) or in the case of an elevation of Force Protection Conditions (FPCON). Information on costs and requirements to participate and enroll in NCACS is available at <http://www.rapidgate.com/vendors/how-to-enroll> or by calling 1-877-727-4342. Contractors should be aware that the costs incurred to obtain NCACS credentials, or costs related to any means of access to a Navy Installation, are not reimbursable. Any time invested, or price(s) paid, for obtaining NCACS credentials will not be compensated in any way or approved as a direct cost of any contract with the Department of the Navy.
- b. One-Day Passes: Participation in the NCACS is not mandatory, and if the Contractor chooses to not participate, the Contractor's personnel will have to obtain daily passes, be subject to daily mandatory vehicle inspection, and will have limited access to the installation. The Government will not be responsible for any cost or lost time associated with obtaining daily passes or added vehicle inspections incurred by non-participants in the NCACS.

3.3 SHOP DRAWING AND SUBMITTAL:

- a. Prior to starting work, the contractor shall provide a minimum of 2 copies of all submittals for approval purposes for all materials to be used on this project (project specifications may require the provision of additional submittal copies). Partial submittals will not be acceptable and will be returned without review. Submittals shall be from the manufacturer and complete with manufacturer's name, catalog number, specifications, and any other information necessary to approve the materials. Material Safety Data Sheets (MSDS) shall be submitted along with product data for any potentially hazardous materials such as paints, adhesives, sealants, cleaners, gypsum board compound, flux materials, etc. Use low VOC materials wherever possible. No hazardous materials shall be brought on to government property without approved MSDS. The contractor shall maintain a copy of all MSDS at the job site at all times.
- b. Accident Prevention Plan (APP)/Safety Plan at least 10 days in advance of starting work, following Appendix A of EM-385-1-1. The plan shall incorporate all aspects of the project and additionally include the items mentioned below, as appropriate. Work may not begin until approval of the APP.
- c. Product information for all material to be used.
- d. Schedule
- e. Schedule of Values
- f. Warranties – Contractor shall provide a 1 year workmanship warranty and maintain any manufacturer's warranties.

3.4 GENERAL REQUIREMENTS:

- a. Before beginning any excavation, contractor will follow National and Navy Dig Safe requirements. Navy Dig Safe POC, Fran Furtado (401) 841-1355.
- b. Extreme care shall be exercised to avoid damaging government or personal property, damaged or destroyed objects will be repaired or replaced, at the contracting officers' approval at no expense to the government.
- c. Any road closures will be coordinated through the Navy road closure process set forth by the NAVFAC Newport Facilities Engineering and Acquisition Division.
- d. In accordance with the EM-385-1-1, contractor will be responsible for submitting an Accident Prevention Plan (APP) to the contracting officer or representative before the start of work.
- e. The contractor shall be responsible for proper disposal of all items to be removed from government property, and clean up all dust and debris generated at the construction sites on a daily basis. For specific direction, contact Naval Station Newport's environmental division at (401) 841-7561. The contractor shall comply with NAVSTA waste recycling and green procurement policies.

- f. During the performance of this contract, contractor shall strictly adhere to environmental protection agency regulations (EPA), the federal occupational safety and health regulations (OSHA), EM 385-1-1, as well as all applicable state and local requirements.
- g. Contractor parking is available on site.
- h. Contractor to provide preferred space for lay down area for Government approval.
- i. For exterior work, or work which involves closing a building's entrance, the contractor shall install and maintain temporary chain link construction fencing set into moveable concrete blocks, meeting the requirements of EM-385-1-1, around the entire work area unless otherwise indicated. Fencing shall be installed to prevent unauthorized personnel from entering the work zone or any unsafe area. The fence shall be equipped with signage as required by EM-385-1-1. Provide gates where necessary for access by emergency personnel or to allow personnel to escape during an emergency. Temporary chain link fencing shall remain in place and maintained for the duration of the project.
- j. The contractor shall take necessary precautions to ensure any roof or other building opening exposed to the weather are monitored and protected. Take immediate actions necessary to seal off such openings when rain or other detrimental weather is imminent, and at the end of each workday. Ensure that the openings are completely sealed off to protect materials and equipment in the building from damage.
- k. When a warning of gale force winds is issued, take precautions to minimize danger to persons, and protect the work and nearby Government property. Precautions shall include, but are not limited to, closing openings; removing or securing loose materials, tools and equipment from exposed locations; and removing or securing scaffolding and other temporary work. Close openings in the work when storms of lesser intensity pose a threat to the work or any nearby Government property. During severe weather the contractor will be required to take any additional actions as required by the contracting officer or representative. Any work required to protect against inclement weather or high winds shall be at the contractor's expense.

Contract Minimum Safety Requirements

The Contractor shall provide a Site Safety & Health Officer (SSHO) whose primary duty and responsibility is to prepare and enforce the Contractor's safety program on this contract. For contracts \$200,000/year or less or contracts of minimal safety risk, the SSHO shall have satisfactory experience in preparing and enforcing safety programs on contracts of similar size and complexity in the past, and **the SSHO must have completed the OSHA 10-hour construction safety class or equivalent within the last three years**. The SSHO may be the same person as the project manager and Quality Control Manager, but shall have fulfilled the pre-requisite qualification and experience.

EM 385-1-1 Minimum Requirements **Extracted from Appendix A**

4. RISK MANAGEMENT PROCESSES.

Detailed project-specific hazards and controls shall be provided by an Activity Hazard Analysis (see attached) for each major phase/activity of work.

5. ABBREVIATED APP for LIMITED-SCOPE SERVICE, SUPPLY AND R&D CONTRACTS.

If service, supply and R&D contracts with limited scopes are awarded, the contractor may submit an abbreviated Accident Prevention Plan. This APP shall address the following areas **at a minimum**. If other areas of the EM 385-1-1 are pertinent to the contract, the contractor must assure these areas are addressed as well.

- a. Title, signature, and phone number of the plan preparer.
- b. Background Information to include: Contractor; Contract number; Project name; Brief project description, description of work to be performed, and location (map); The project description shall provide a means to evaluate the work being done (see AHA requirements in 01.A.13) and associated hazards involved. Contractor's APP shall address the identified hazards involved and the control measures to be taken.
- c. Statement of Safety and Health Policy detailing their commitment to providing a safe and healthful workplace for all employees.
- d. Responsibilities and Lines of Authorities – to include a statement of the employer's ultimate responsibility for the implementation of his SOH program; Identification and accountability of personnel responsible for safety at all levels to include designated site safety and health officer (SSHO) and associated qualifications. The District SOHO will review the qualifications for acceptance.
- e. Training - new hire SOH orientation training at the time of initial hire of each new employee and any periodic retraining/recertification requirements.
- f. Procedures for job site inspections - assignment of responsibilities and frequency.
- g. Procedures for reporting man-hours worked and reporting and investigating any accidents as soon as possible but not more than 24 hours afterwards to the Contracting Officer/Representative (CO/COR). An accident that results in a fatal injury, permanent partial or permanent total disability shall be immediately reported to the Contracting Officer.
- h. Emergency Planning. Employees working alone shall be provided an effective means of emergency communication. This may be cellular phone, two-way radio or other acceptable means. The selected means of communication must be readily available and must be in working condition.
- i. Drinking Water provisions, toilet and washing facilities.
- j. First Aid and CPR training (at least two employees on each shift shall be qualified/certified to administer first aid and CPR) and provision of first aid kit (types/size).
- k. Personal Protective Equipment.
 - (1) **WORK CLOTHING** - Minimum Requirements. Employees shall wear clothing suitable for the weather however minimum requirements for work shall be short-sleeve shirt, long pants (excessively long or baggy pants are prohibited) and leather work shoes. If analysis determines that safety-toed (or other protective) footwear is necessary (i.e., mowing, weed eating, chain saw use, etc), they shall be worn.

(2) Eye and Face Protection. Eye and face protection shall be worn as determined by an analysis of the operations being performed HOWEVER, all involved in chain saw use, chipping, stump grinding, pruning operations, grass mowing, weed eating and blowing operations shall be provided safety eyewear (Z87.1) as a minimum.

(3) Hearing Protection. Hearing protection must be worn by all those exposed to high noise activities (to include grass mowing and trimming, chainsaw operations, tree chipping, stump grinding and pruning).

(4) Head Protection. Hard hats shall comply with ANSI Z89.1 and shall be worn by all workers when a head hazard exists. At a minimum, hard hats shall be worn when performing activities identified in (2) above.

(5) High Visibility Apparel shall comply with ANSI/ISEA 107, Class 2 requirements at a minimum and shall be worn by all workers exposed to vehicular or equipment traffic.

(6) Protective Leg chaps shall be worn by all chainsaw operators.

(7) Gloves of the proper type shall be worn by persons involved in activities that expose the hands to cuts, abrasions, punctures, burns and chemical irritants.

(8) If work is being performed around water and drowning is a hazard, PFDs must be provided and worn as appropriate.

l. Machine Guards and safety devices. Lawn maintenance equipment must have appropriate guards and safety devices in place and operational.

m. Hazardous Substances. When any hazardous substances are procured, used, stored or disposed, a hazard communication program must be in effect and MSDSs shall be available at the worksite. Employees shall have received training in hazardous substances being used. When the eyes or body of any person may be exposed to corrosives, irritants or toxic chemicals, suitable facilities for quick drenching or flushing of the eyes and body shall be provided within 10 seconds of the worksite.

n. Traffic control shall be accomplished in accordance with DOT's MUTCD.

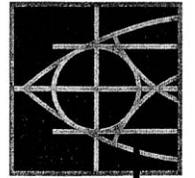
o. Control of Hazardous Energy (Lockout/Tagout). Before an employee performs any servicing or maintenance on any equipment where the unexpected energizing or startup of the equipment could occur, procedures must be in place to ensure adequate control of this energy.

p. Driving, working on (i.e., working with equipment/mowers) while on slopes, working from/in boats/skiffs, etc shall also be considered and dealt with accordingly.

q. Fall Protection – full text as required by the EM385-1-1.

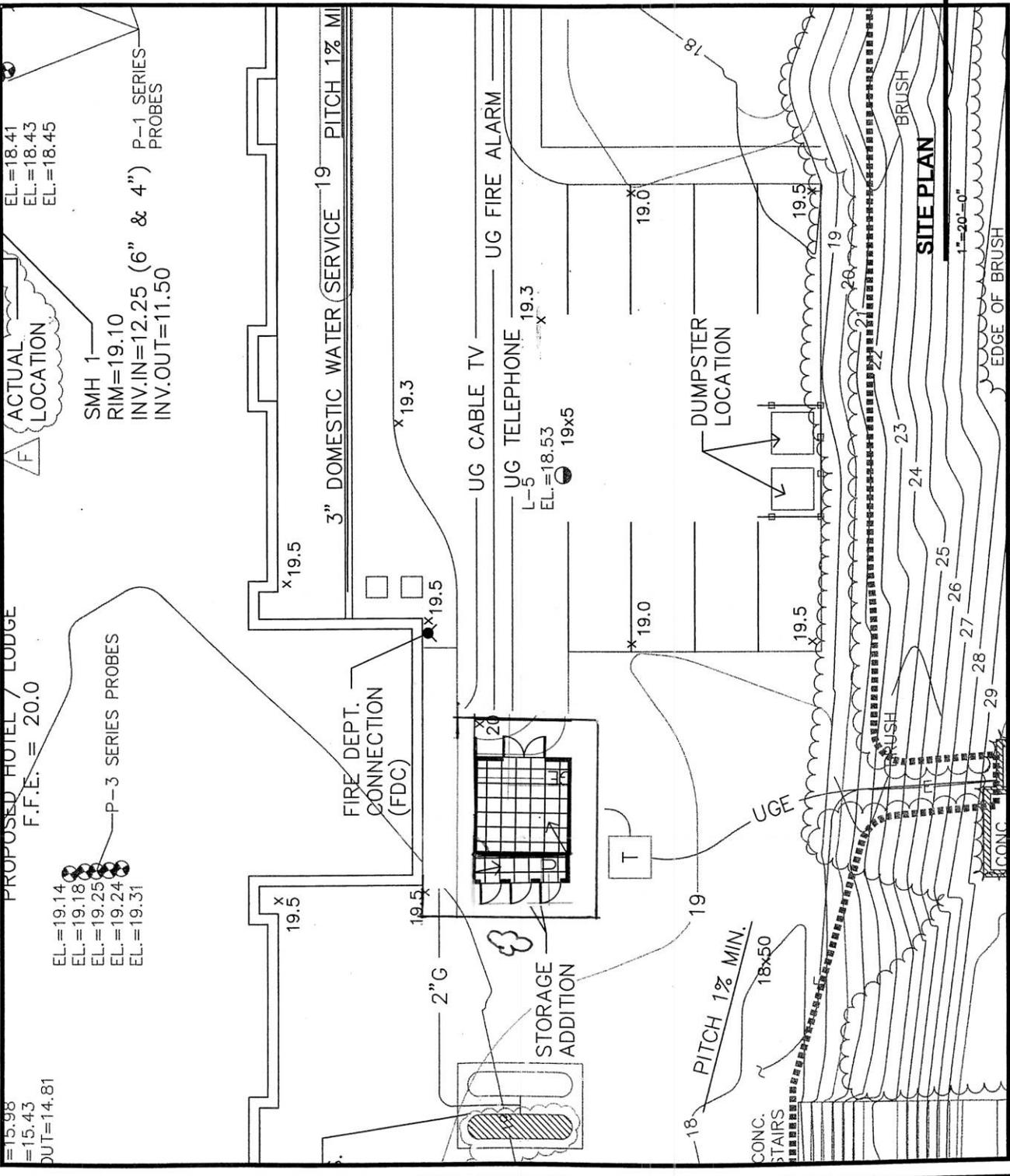
OPTION 2 - DETACHED FROM EXISTING BUILDING

NAVFAC



STORAGE ADDITION, NAVY LODGE

NAVAL STATION NEWPORT, NEWPORT, RI
27 MAY 2015



EL.=15.98
EL.=15.43
OUT=14.81

PROPOSED HOTEL / LODGE
F.F.E. = 20.0
P-3 SERIES PROBES
EL.=19.14
EL.=19.18
EL.=19.25
EL.=19.24
EL.=19.31

ACTUAL LOCATION
SMH 1
RIM=19.10
INV.IN=12.25 (6" & 4")
INV.OUT=11.50
P-1 SERIES PROBES
EL.=18.41
EL.=18.43
EL.=18.45

3" DOMESTIC WATER SERVICE 19 PITCH 1% MIN.

UG CABLE TV UG FIRE ALARM
L-5 UG TELEPHONE 19.3
EL.=18.53 19x5

CONC. STAIRS
18x50
PITCH 1% MIN.

BRUSH
1"-20'-0"
EDGE OF BRUSH

SITE PLAN

EXISTING PHOTOS
Storage Room Addition, Building 1354

































Soil Management Plan Naval Station Newport, Newport, RI

This Soil Management Plan (SMP) has been prepared to establish procedures that will be followed should future construction, demolition or maintenance activities at the Naval Station Newport (NAVSTA) require the need to manage disturbed or excavated soil. The plan cannot be used to manage soils on Navy Installation Restoration (IR) sites, soils with known contamination, such as PCBs, asbestos, or mercury, soils regulated by the State of RI with contamination other than arsenic, and on property leased to private entities (e.g. privatized Housing).

Background

The property, located in Newport, RI, was established in 1869 with the construction of a torpedo station. The Navy War College was added in 1884 and the site was used for sailor training and housing and fueling facilities during World War II. Post WWII the property footprint and training activities were reduced while research and development efforts were increased. The soils on the property were found to contain arsenic that exceeds regulatory levels during a property-wide site investigation that included the collection and analysis of more than 1000 soil samples. These soils must be removed and disposed of, or covered with Department (i.e. State of Rhode Island Department of Environmental Management) approved engineered controls, consisting of building foundations, asphalt pavement, and landscaping and environmental land use controls (ELUR) in order to prevent direct exposure to regulated soils.

Applicable Area

This SMP, and affiliated ELUR (when applicable), restricts the property to industrial or commercial usage, and pertains to the entire property. See attached site figure.

Soil Management

The direct exposure pathway is the primary concern at the site. Individuals engaged in activities at the site may be exposed through incidental ingestion, dermal contact, or inhalation of entrained soil particles if proper precautions are not taken. Therefore, the following procedures will be followed to minimize the potential of exposure.

During site work, the appropriate precautions will be taken to restrict unauthorized access to the property.

During all site/earth work, dust suppression (i.e. watering) techniques must be employed at all times. In the event that an unexpected observation or situation arises during site work, such activities will immediately stop (such as olfactory or visual evidence of waste material or contamination, PCB contamination or asbestos debris disposal). Workers will not attempt to handle the situation themselves but will contact the appropriate authority for further direction.

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If excess soil is generated /excavated from the property, the soil is to remain on-site for analytical testing, to be performed by an environmental professional, in order to determine the appropriate disposal and/or management options. The soil must be placed on and covered with polyethylene/plastic sheeting during the entire duration of its staging and secured with appropriate controls to limit the loss of the cover and protect against storm-water and/or wind erosion (i.e. hay bales, silt fencing, rocks, etc).

Excavated soils will be staged and temporarily stored in a designated area of the property. Within reason, the storage location will be selected to limit the unauthorized access to the materials (i.e. away from public roadways/walkways). No soil will be stockpiled on-site for greater than 60 days without prior Department approval.

Soils excavated from the site may not be re-used as fill on residential property. Excavated fill material shall not be re-used as fill on commercial or industrial properties unless it meets the Department's Method 1 Residential Direct Exposure Criteria for all constituents listed in Table 1 of the Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases (Remediation Regulations).

Excavated soil to be reused on non-Navy commercial or industrial properties must be sampled and analyzed, by a qualified environmental professional, at a frequency of one sample per 500 tons for all constituents in Table 1. Copies of the laboratory analysis results shall be maintained by the site owner and included in the annual inspection report for the site, or the closure report if applicable. In the event that the soil does not meet any of these criteria, the material must be properly managed and disposed of off site at a licensed facility.

Site soils, which are to be disposed of off-site (and not reused off-site), must be done so at a licensed facility in accordance with all local, state, and federal laws. Copies of the material shipping records associated with the disposal of the material shall be maintained by the site owner and included in the annual inspection report for the site.

Best soil management practices should be employed at all times and regulated soils should be segregated into separate piles (or cells or containers) as appropriate based upon the results of analytical testing, when multiple reuse options are planned (i.e. reuse on-site, reuse at a Department approved industrial/commercial property, or disposal at a Department approved licensed facility).

All non-disposable equipment used during the soil disturbance activities will be properly decontaminated as appropriate prior to removal from the site. All disposable equipment used during the soil disturbance activities will be properly containerized and disposed of following completion of the work. All vehicles utilized during the work shall be properly decontaminated as appropriate prior to leaving the site.

At the completion of site work, all exposed soils that remain on the site (i.e. have not been removed to licensed disposal facility) are required to be recapped with Department approved engineered controls (i.e. 2 feet of clean fill or equivalent; building foundations; 4 inches of pavement/concrete underlain with 6 inches of clean fill; and/or 1 foot of clean

fill underlain with a geotextile liner) consistent or better than the site surface conditions prior to the work that took place. These measures must also be consistent with the Department approved ELUR recorded on the property. Any clean fill material brought on site is required to meet the Department's Method 1 Residential Direct Exposure Criteria or be designated by an Environmental Professional as Non-Jurisdictional under the Remediation Regulations. The Annual Inspection Report for the site, or Closure Report if applicable, should include either analytical sampling results from the fill demonstrating compliance or alternatively include written certification by an Environmental Professional that the fill is not jurisdictional.

Worker Health and Safety

To ensure the health and safety of on-site workers, persons involved in the excavation and handling of the material on site are required to wear a minimum of Level D personal protection equipment, including gloves, work boots and eye protection. Workers are also required to wash their hands with soap and water prior to eating, drinking, smoking, or leaving the site.

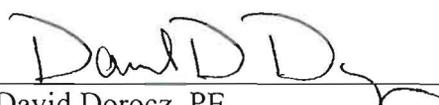
Department Approval

In accordance with the Departments' requirements, no soil at the property is to be disturbed after an engineering control has been implemented in any manner without prior written permission of the Department's Office of Waste Management, except for minor inspections, maintenance, and landscaping activities that do not disturb the contaminated soil that is left in place.

As part of the notification process, the Navy shall publish a notice, annually in the *Newport Daily News* that indicates that soil contain arsenic above the Department's Method 1 Direct Exposure Criteria, that soil work is planned on the property, and that individuals will be notified if work is to be done adjacent to privately-owned property.

In addition, the Navy will prepare an annual report to be submitted to the Department that summarizes construction work done on the property were soil was removed and inspections of sites on the property were soils with arsenic have been left in place and land use restrictions have been applied.

For soil that is removed, the report will identify the location, quantity, and ultimate destination. For sites with land use restrictions the inspections will include the location of the site and certification that the engineering controls remain in place.


David Dorocz, PE
Environmental Division Director
Naval Station Newport


Leo Hellsted, PE
Chief of Office of Waste Management
Department of Environmental Management
6-3-10

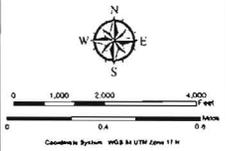
NAVSTA Newport

Commander Navy Region
Mid-Atlantic GeoReadiness
Center

Legend

- Gates
- Base Boundary
- Existing Structures
- Ammunition Storage Area
- Fence Line
- Runway
- Taxiway
- Helipad
- Apron
- Shoulder Overrun
- Aircraft Parking Area
- Railroad
- Golf Course
- Playground
- Swimming Pool
- Athletic Court
- Athletic Field
- Existing Piers
- Drydock

Print Date: 10 Oct, 2007



GeoReadiness Center

AM-OSM And-Atlantic
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