DEPARTMENT OF THE ARMY
OFFICE OF THE ASSISTANT SECRETARY OF THE ARMY
INSTALLATIONS AND ENVIRONMENT
110 ARMY PENTAGON
WASHINGTON DC 20310-0110

March 31, 2003

REPLY TO
ATTENTION OF

The Honorable Duncan Hunter
Chairman
Committee on Armed Services
United States House of Representatives
Washington, DC 20515

Dear Mr. Chairman:

Conference Report 107-731, page 18, and Senate Appropriations Committee Report 107-202, page 20, accompanying the FY03 Military Construction Appropriations Act, direct that a report be submitted to the congressional defense committees on plans for reuse of existing and partially-constructed chemical demilitarization buildings, no longer needed as a result of the accelerated neutralization program, at Aberdeen Proving Ground and Newport Army Ammunition Plant, respectively.

The required report is enclosed.

Sincerely,

Joseph W. Whitaker
Deputy Assistant Secretary of the Army
(Installations and Housing)
OASA(I&E)

Enclosure

cc: The Honorable Ike Skelton
Ranking Member

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Report to Congress
Plans for Unused Facilities at Chemical Demilitarization Sites
Due to Change in Neutralization Process

Background: A decision to change the neutralization process for Chemical destruction sites at the Aberdeen Proving Ground (APG) and Newport Chemical Depot has resulted in several facilities already under construction becoming unnecessary for the process. Work was halted and these structures now remain in various states of construction. Since these structures are no longer required for the neutralization of chemical agent, and the Chemical Demilitarization program has no other uses for these structures, there are no funds in the program to either complete them or to demolish them.

The entire area of construction at both sites, including these unused facilities, falls within the area governed by the respective State Resource Conservation and Recovery Act (RCRA) permit. As such, they may not be usable until they can be inspected, and if required; decontaminated, cleaned, and certified under the appropriate State and Army standards.

Aberdeen Proving Ground, Maryland

On account of the changed chemical neutralization process, there are several structures at the APG site that are no longer required:

- Chemical Demilitarization Building (CDB). The facility would have been 62,000 Gross Square Foot (GSF) when completed. It is currently 43% construction complete.

- Process Auxiliary Building (PAB). The facility would have been 26,000 GSF when completed. It is currently 41% construction complete.

- Waste Solidification Building (WSB). The facility would have been 4,100 GSF when complete. It is currently 35% construction complete.

- Sodium Bicarbonates Area (SBA). The facility would have been 1,230 GSF when complete. It is currently 37% construction complete.

There are several additional facilities or structures too small to consider in this reuse report: Fuel Oil Storage; Stand-By Generators; and the Solid Waste Storage building. The 14,000 GSF Utility Building (UB), which is partially constructed and 47% construction complete, will have a partial use in the neutralization process.

The Army plans to install a fence around the area which includes the CDB and the PAB structures and isolate them from the facilities being used in the neutralization process. By doing so, it is anticipated that the State of Maryland will allow a permit modification to delete these two structures from the RCRA permit, and any associated clean-up requirements. This action would allow the installation to have access to these structures at the end of Agent Neutralization Operations, currently scheduled for October 2003. It would also allow reuse of the facilities pursuant to Title 50, United States Code,

section 1521 (c) (2) which states that such facilities "shall, when no longer needed for the purposes for which they were constructed, be disposed of in accordance with applicable laws and regulations and mutual agreements between the Secretary of the Army and the Governor of the State in which the facility is located." If the State does not allow the permit modification, the installation will not have access to the facilities until the chemical demilitarization site completes decontamination, clean-up, and closure actions. It is too early to estimate how long this closure action will take. The remaining unused structures are integrated into the chemical demilitarization site. They can not be separated from the facilities that will be involved in the neutralization process in the same manner as the CDB and the PAB. Therefore, they are not being considered for any type of reuse at this time.

In expectation of receiving the exemption from the State of Maryland RCRA permit, the Army has undertaken studies to determine if the CDB and PAB structures can be used to meet other requirements, and take advantage of a site cleared of Unexploded Ordinance (UXO), with partially installed utility systems, partially completed structures, and some previously purchased equipment. The site work for this area is 90% complete, and includes security lighting and fencing. The result of these studies, considered in view of the Master Plan for APG, show two possible uses for these facilities.

One potential use for these structures is to support the US Army Center for Health Promotion & Preventive Medicine (CHPPM), currently occupying 21 various facilities at APG, some of which were constructed during the WWI. An extensive study was conducted to investigate the feasibility of modifying and augmenting the partially completed structures to satisfy CHPPM's urgent need for a total of 262,387 gross square feet of laboratory and administrative facilities. In order to meet the CHPPM requirements on this site, additions and modifications would need to be addressed for both the CDB and PAB structures. The cost of the CHPPM plan is in the $85 million range, with potential savings of approximately $2 million for reusing what is already been constructed on-site. After reviewing the site constraints and the partially constructed structures, CHPPM believes the site can not be conformed to efficiently meet their mission and requirements. APG has identified an alternate location on the installation that is believed to be free of UXO, and provides room to build the facilities in a configuration that will be optimal for CHPPM's mission.

Another potential use is for the Soldier and Biological Chemical Command's (SBCCOM) Sample Receipt Facility (SRF), now being considered for inclusion into the FY06 Military Construction, Army (MCA) program. The PAB, a concrete slab on grade and steel structure, will provide enough space to house the SRF. Inspections of the materials left behind from the original construction contracts are necessary to see if anything can be salvaged for use in converting the structure to its new use. This could result in additional cost mitigation. Photos #1 through #3 show various views of the PAB.

Photo # 1 – Process Auxiliary Building

Exterior View

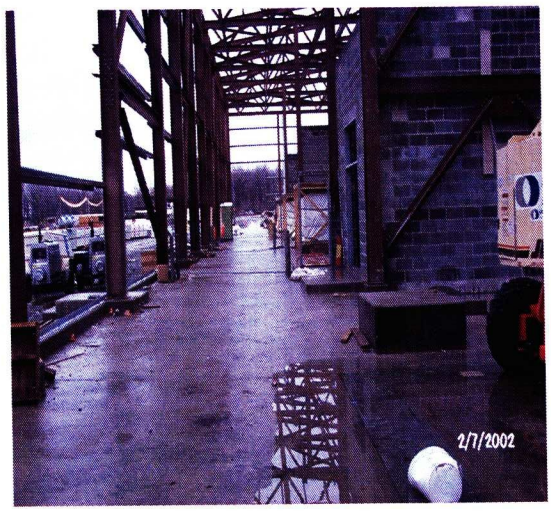

Photo # 2 – Process Auxiliary Building

Interior View

Photo # 3 – Process Auxiliary Building

Shows installed steel tanks that will need to be removed

Anti-Terrorism and Force Protection (AT/FP) requirements were also be taken into account when looking at uses for these structures. Because the PAB and CDB structures are only 48 feet apart, there would be insufficient clearances around the new SRF facility. If the PAB is converted into the SRF, it may be possible to use a portion of the CBD for agent storage, a function best not located within the footprint of the SRF, and still meet AT/FP requirements. Otherwise, the Army will have no other uses for the CDB structure. The current concept is to demolish the CDB structure down to the concrete floor slab. Leaving the concrete slab in place will provide an excellent site to build the Agent Storage Facility. If at a future date another use is validated, this slab will provide an ideal starting point for construction. Photos #4 and #5 show both interior and exterior views of the partially completed CDB.

Photo # 4 – Chemical Demilitarization Building

Exterior View

Photo # 5 – Chemical Demilitarization Building

Interior View

The installation and the potential new, SBCCOM, are reworking a detailed cost estimate for the SRF based on reusing the PAB structure, demolishing the CDB, and demolishing the antiquated facility at APG that they are currently occupying for the SRF function. Early estimates for this project are: $16 million for converting the PAB into the SRF including provisions to clean and refurbish the exposed structural features; $5 million to demolish the CDB structure down to the slab; and a range of $4 million to $10 million to demolish the existing facility being used as a SRF. There is no detailed cost estimate for the demolition of the existing facility, but due to the nature of operations within it, the facility will need to be decontaminated and disposed of as hazardous waste.

In conclusion, providing the State of Maryland agrees to exempt the portion of the neutralization site at Aberdeen Proving Ground to be fenced off from the RCRA permit, the Army has requirements which can be met by reusing some of the structures abandoned when the new accelerated chemical neutralization process was approved. One facility, the PAB, will be reused to the maximum extent possible. The installation will have to review existing and future requirements to see if any other uses can be placed in this area in the future.

As far as other facilities located inside the permit area, and which are to be used in the neutralization process, there can be no decision on reuse until the process is complete, scheduled for October 2003. All facilities used in the neutralization process will need to be inspected, and if required, cleaned to meet State and Army standards. If any facilities remain after this decontamination / clean-up process, they can be evaluated against Army requirements for reuse purposes. The neutralization process at Aberdeen Proving Ground is scheduled to start in April 2003.

Newport Chemical Depot, Indiana

Because of the new accelerated chemical neutralization process, one structure at the Newport Chemical Demilitarization site under construction is no longer be required:

- Chemical Demilitarization Building (CDB). The facility would have been 72,575 GSF when completed. It is currently 46% construction complete.

All of the buildings involved with the neutralization process fall within the RCRA permit area. Unlike the Aberdeen site, the CDB at Newport can not easily be fenced off from the rest of the site and excluded from this permit. As a result, the CDB is not compatible for any uses other than the demilitarization process.

A portion of the partially completed CDB structure has been enclosed from the elements, and is now being used by the demilitarization contractor to support the construction activities associated with the chemical neutralization process. This includes material storage and labor activities, such as welding and carpentry, that are now able to be performed out of the elements. Once the neutralization process starts, it is anticipated the building will be used to support the chemical demilitarization effort, with potential uses to include storage and possibly cleanout of the ton containers, and possible storage of Hydrolysate. Hydrolysate is a by-product produced during the nerve agent neutralization process and is a hazardous waste material. It must therefore be stored and handled in accordance with appropriate hazardous waste regulations.

In conclusion, there are no current or potential Army requirements identified for any of the facilities at Newport Chemical Depot, IN, including the Chemical Demilitarization Building. The neutralization process at this site is scheduled to start in September, 2003 and be completed in May, 2004. Until completion, the Army will not be able to fully evaluate other uses for any of the facilities. At completion of the neutralization process, the Chemical Demilitarization program is to clean the facilities to State and Army standards. If any facilities remain after this decontamination / clean-up process, potential reuse by the Army or other entities (government agencies, private corporations) will be reevaluated .

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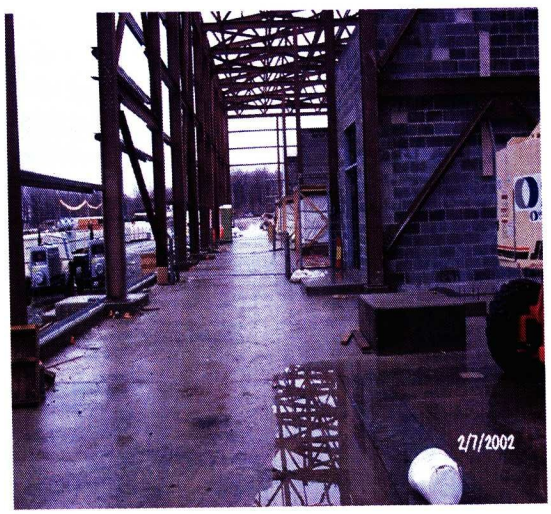

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