

REQUEST FOR APPROVAL OF DISPOSAL OF BUILDINGS AND IMPROVEMENTS

For use of this form, see AR 405-90; the proponent agency is USACE

DATE

20080520

NAME OF INSTALLATION

Fort Leonard Wood, MO
Installation # 29995

LOCATION

US Army MANSCEN and FLW
Fort Leonard Wood, MO 65473-8944

ACCOUNTABLE OFFICER

Ray Jones
Space Utilization Specialist

POST NO.	DESIGNATION AND DESCRIPTION <i>(Include information on installed property to be removed prior to disposal)</i>	TYPE OF CONSTRUCTION*	ORIGINAL COST AND YEAR BUILT <i>(Estimate if not known)</i>	
29995	Installation 29995 Construction: Semi-permanent Building Number 2282 Category Description: Appl Inst Bldg Category Code: 17130 Size: 24' X 98' Gross Square Feet: 2352 Foundation: Concrete Floor: Concrete Walls: Steel Siding Roof: Metal Real Property Cost: \$8,100.00 Year Constructed: 1969 Original Construction Cost: \$8,100.00 Original Construction Category Code 17130 Original Construction Category Description: Appl Inst Bldg	Semi-permanent	8,100.00	1969
TOTAL COST			8,100.00	

Continue on additional sheets, if necessary.

* P - Permanent; S - Semi-permanent; T - Temporary (See AR 420-70).

REMARKS (Include conditions prompting disposal, and indicate whether land on which property is located is leased or government-owned.)

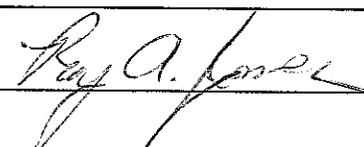
1. This building:

- a. does not appear on Form DD1391.
- b. is not in the footprint of a MCA project and can not be repaired or maintained at a justifiable cost.
- c. is not a permanent buildings and does not involve the disposal of family housing units, chapels, medical facilities, unaccompanied personnel housing and railroad equipment.
- d. does not involve a National Historic Place or other cultural or historic site.
- e. does not involve building or improvement acquired for Army use and transferred less than 2 years ago to the using command.
- f. is located on Government-owned land, which is not surplus, and is not located on public domain lands.
- g. all environmental contaminations or hazardous materials shall be removed by contract before the demolition of building.
- h. will be disposed of by contract.

2. The current real property inventory cost of building is less than \$200,000 and the estimated total sale value of the property is less than \$50,000.

3. There is no impact on the installation resources or the local civilian community resulting from this disposal.

4. Any usable installed building equipment will be removed and returned to appropriate supply channels. All equipment-in-place items will be removed prior to disposal.

The estimated total sale value of the property <input type="checkbox"/> is <input checked="" type="checkbox"/> is not in excess of \$50,000.	SIGNATURE OF ESTIMATOR 
TYPE NAME, GRADE, AND ORGANIZATION OF FINAL APPROVING AUTHORITY ROY A. BETHEL Director of Public Works	SIGNATURE 
FINAL DISPOSITION OF PROPERTY	

**ASBESTOS, Pb, and PCB SURVEY
U.S. ARMY MANEUVER SUPPORT CENTER AND
FORT LEONARD WOOD**

Project Title: 02282
Date: February 11, 2008
From: Lee A. Fuerst

Executive Summary:

The records review was conducted for the purpose of demolition of the referenced building. Building 02282's mechanical room has one confirmed sample of ACM. There are no records of any asbestos abatement. The building and surrounding area has the potential for containing further ACM, lead based paint, and PCBs based on the timeframe of construction and materials present. A new inspection and sampling of building 02282 is required. Based on the overall results, the appropriate measures to be taken for abatement and demolition can be determined.

Building:

Location: Rod & Gun Club
Square Feet: 7447* Materials: Metal siding, concrete block addition
Constructed: July 1, 1969
Property Authority: DMWR, Community Recreation Division, Community Sportsman Club
POC: Kayleen Flores, 596-5374

*There is a discrepancy in the records. DPW's IFS spreadsheet lists 02282 as having 7447 square feet. The November 2007 building hardcopy report from the Maneuver Support Center and FLW DPW lists the building with 2352 square feet. From a rough visual estimate only, the building appeared to have less than 3,000 square feet.

Background: The building is utilized as the Sportsman Center/Rod and Gun Club. A new building was constructed adjacent to building 02282 to replace it in the fall of 2007. Only one documented asbestos inspection could be found for this building which occurred in 1992 by Roy F. Weston, Inc. The building was utilized as the Rod and Gun Club at the time of the inspection. Three samples were collected and analyzed for asbestos content: acoustic and floor tile from the lounge and transite panel from the mechanical room. The transite panel tested positive for asbestos.

Weston further noted that additional material was found that was assumed positive for ACM. It noted that the flue extends from ceiling level up through the attic and exits at the roof. The flues consist of an 8" metal core surrounded by 3" of loose packing contained in a 14" transite material tube. The flues could not be sampled without using destructive sampling methods. The flue material should be treated as containing asbestos until a positive identification of the material is determined. In addition, Weston noted that one or more layers of asbestos containing floor tiles might be present under the existing flooring.

Asbestos Survey

Facility Number: 02282

A short exterior visual inspection of the property in February 2008 yielded the following observations. The building has a fuel oil furnace, a concrete block addition where ammunition has been stored, old playground equipment, and telephone poles with attached stadium lights lying in the nearby wooded area.

Recommendation:

No other documented inspections or samplings could be found. A new survey and re-sampling of the building, its additions, and the surrounding property is required. The building and surrounding area has the potential for containing further ACM, lead based paint, and PCBs based on the timeframe of construction and materials present. Based on the survey and sample results, the appropriate measures to be taken for abatement and demolition can be determined.

The records review performed was based on available documentation at Fort Leonard Wood, Missouri, DPW, Environmental Branch. Incomplete information regarding building surveys, condition, past sampling events, or previous abatement projects might exist that have not been reported to DPW Environmental Branch. The review is intended to be a recommendation based on available information. If an asbestos appearing material is encountered during work, work in that specific area must cease and the DPW Environmental Branch must be contacted for additional information.

References:

Roy F. Weston, Inc. October 12, 1992. Corrected Final Submittal Asbestos Survey Report, Option SP1, *vol II of II*. DACA41-90-C-0116. Weston-ATC project no. 3886-51-02. Fort Leonard Wood, MO. Pgs. 2282-1 to 9.

RECORD OF ENVIRONMENTAL CONSIDERATION
U.S. ARMY MANEUVER SUPPORT CENTER AND
FORT LEONARD WOOD

Date: 07 June 2008

From: John F. Morrissey, Chief, DPW Planning Division

To: Scott L. Murrell, Chief, DPW Environmental Division

Project Title: Demolition of Buildings 2282, 2841, 2842, 6050, 6051, and 6135.

Anticipated start date and duration of the proposed action: June 2008, until complete

Description: Demolition of Buildings 2282, 2841, 2842, 6050, 6051, and 6135. These facilities were constructed in 1969, 1966, 1966, 1988, 2007, and 1983, respectively. Documentation about asbestos-containing materials (ACMs) in these buildings is enclosed.

The reason for using this Record of Environmental Consideration (REC) is this action is covered by the following Categorical Exclusion (CX) as specified in Appendix B, 32 Code of Federal Regulations (CFR) Part 651, Environmental Analysis of Army Actions (Federal Register/Vol. 67, No. 61/Friday, July 01, 2005):

(c)(2) Demolition of non-historic buildings, structures, or other improvements and disposal of debris therefrom, or removal of a part thereof for disposal, in accordance with applicable regulations, including those regulations applying to removal of asbestos, polychlorinated biphenyls (PCBs), lead-based paint, and other special hazard items.

This action has been reviewed in accordance with Subpart D 651.29, *Determining when to use a CX (screening criteria)*, of 32 CFR Part 651, Environmental Analysis of Army Actions, FR/Vol. 67, No. 61. The following three screening conditions have been satisfied:

- (1) This action has not been segmented. Consideration of connected, cumulative and similar actions has been completed.
- (2) No exceptional circumstances exist.
- (3) The CX(s) (c)(2) encompasses the proposed action.

This CX is applicable since the proposed action will not, either by itself or cumulatively with other past or currently known future actions, have a significant effect on the human environment. The action is consistent with the Fort Leonard Wood Master Plan, which an Environmental Assessment was prepared in 2006 and a Finding of No Significant Impact was approved on 07 August 2006. Therefore all regulatory compliance requirements will be met. No extraordinary circumstances preclude the use of CX (c)(2) discussed below:

RECORD OF ENVIRONMENTAL CONSIDERATION

Project Title: Demolition of Buildings 2282, 2841, 2842, 6050, 6051, and 6135

1. There is no reasonable likelihood of significant effects on public health, safety, or the environment.
2. There is no reasonable likelihood of significant environmental effects (direct, indirect, and cumulative).
3. There is no imposition of uncertain or unique environmental risks.
4. The potential action does not exceed the scope or size than is normal for this category of action.
5. No reportable releases of hazardous or toxic substances as specified in 40 CFR Part 302, Designation, Reportable Quantities and Notification are anticipated or associated with the proposed action.
6. The proposed action will not have the potential for releases of petroleum, oils and lubricants (POL) except from a properly functioning engine or vehicle.
7. The proposed action will not involve the application of pesticides and herbicides.
8. The proposed action will not result in the requirement to develop or amend a Spill Prevention, Control, or Countermeasures Plan.
9. The proposed action will not cause air emissions to exceed de minimis levels or result in the requirement for a formal Clean Air Act conformity determination. (The proposed action will not result in a modification requirement or non-compliance with the FLW Air Permit).
10. There is no reasonable likelihood of violating any federal, state, or local law or requirements imposed for the protection of the environment.
11. There are no unresolved effects on environmentally sensitive resources, to include threatened or endangered species (or critical habitats), significant archaeological resources, National Register or National Register eligible historical sites, prime or unique agricultural lands, wetlands, the coastal zone, wilderness areas, aquifers, floodplains, wild and scenic rivers, or other areas of critical environmental concern.
12. The proposed action does not involve effects on the quality of the environment that are likely to be highly controversial.
13. There are no anticipated effects on the environment that are highly uncertain, involve unique or unknown risks, or are scientifically controversial.
14. The proposed action does not establish a precedent (or makes decisions in principle) for future or subsequent actions that are reasonably likely to have a future significant effect.

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15. This action does not have the potential for degradation of already existing poor environmental conditions and does not constitute the initiation of a degrading influence, activity, or effect in areas not already significantly modified from their natural condition.
16. This proposed action does not entail the introduction/employment of unproven technology.
17. All petroleum, oil, lubricants, hazardous materials, and hazardous waste in 55-gallon containers or larger, must have secondary containment capable of holding at least 110% of the capacity of the largest container.
18. If this is a contracted action, the Contractor must receive approval for utility use from the DPW Energy Conservation Branch at 573-596-0131 extension 60645.
19. There are no environmental permits required for this proposed action.
20. There are no Project Design Features or Mitigation Measures required.
21. If components containing **lead based paint (LBP)** are removed or if a building is demolished, Missouri Department of Natural Resources (MDNR) Solid Waste Regulations require disposal in a State permitted demolition or sanitary landfill. If the presence of LBP is unknown, it should be assumed to be present and precautions must be taken to prevent the release of the hazardous substance such as whole component removal. During renovations, lead safe work practices will be used when any disturbance (sanding, scraping, etc.) of a painted surface occurs. If paint chips are rendered, the testing and disposal of the waste will be coordinated with the DPW Environmental Office (Building 2101; 573/596-0882).

The extent of **non-liquid polychlorinated biphenyls (NLPCBs)** is unknown; however the predominant source of NLPCB is masonry expansion joint sealant and caulk in windows and doors. Because there are no federal or state regulations regarding NLPCBs, FLW will defer to the guidance above for Lead Base Paint contaminated buildings for both renovation and demolition. However, buildings containing caulk in expansion joints, windows or doors should be tested for the presence of PCBs prior to renovations.

Buildings built in and after 1980 have a minimal chance of containing **asbestos-containing materials (ACMs)**. However, all 9 square inch floor tile is assumed to contain asbestos and some 12 square inch tile contains asbestos. Therefore, floor tile which is broken and in poor condition or is to be disturbed needs to be tested for asbestos content prior to beginning work. Furthermore, if any suspect ACMs are discovered, this project must stop, and the suspect material must be tested for asbestos content. If applicable, the Contractor is responsible for testing and must coordinate the testing with the FLW DPW Environmental Office. The testing may be done only by certified individuals. If testing confirms that asbestos is present, then

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The ACMs may be removed only by individuals certified to remove ACMs, and the ACMs must be disposed of in accordance with all applicable federal, state, and local regulations, including Fort Leonard Wood policies. Contact the FLW DPW Environmental Office at 572/598-0882 for more information.

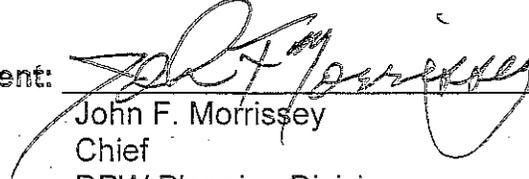
12. The proposed site is categorized as a Category I according to 40 CFR 191.15 (F 1)

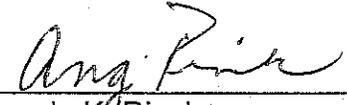
Category I: There is no reason to suspect contamination will be encountered during construction.

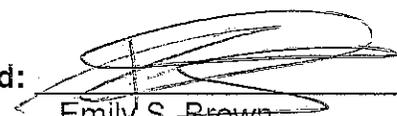
Category II: There is no known contamination; there remains some potential that contamination may be encountered during construction.

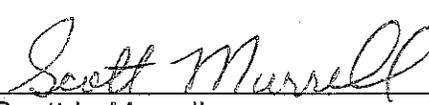
Category III: the site is known to be contaminated or there is a strong suspicion contamination will be encountered during construction.

Note: See enclosed documentation about asbestos-containing materials (ACMs) in these buildings.

Proponent:  Date: 9 JUN 08
John F. Morrissey
Chief
DPW Planning Division

Prepared:  Date: 9 June 2008
Angela K. Rinck
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DPW Environmental Branch

Reviewed:  Date: 9 June 2008
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Approved:  Date: 9 June 2008
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