

Remediation Cost Estimate Summary

MCD – Framingham Landfill
MLC ID 1290

October 30, 2009

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Background Information

The Framingham assembly plant is a closed automobile assembly plant that included a paint shop, aboveground storage tanks, industrial wastewater treatment plant, railways, wetlands areas, and stormwater settling lagoon. General Motors Corporation (GM) owned and operated the Site from 1946 to 1994. The original assembly plant was built in 1947 and began production in 1948.

The plant was closed in 1990 and subsequently sold in May of 1994 to the Auto Dealers Exchange of Concord, Incorporated (ADESA). The MLC Site consists of the 30-acre wetland area and adjoining former landfill, comprising approximately 4 acres, located on the south end of the former assembly plant which was not included in the sale.

This remediation cost estimate is for the remaining remedial management activities required for the Former Landfill.

Background information is provided below:

- Site Location

63 Western Avenue,
Framingham, Massachusetts
Facility ID 1290

- EPA ID Numbers

MAD019369602

- MLC Project Manager

Dave Favero

- Regulatory Agencies & Contacts

Massachusetts Department of Environmental Protection (MassDEP)

- Principal Consultant(s)

Conestoga Rovers and Associates

- LFR ARCADIS Lead Site Analysts

Raymond Kapp, ARCADIS
David Thompson, LFR

Current Phase of Site

Remedial Actions Completed
Monitoring and Landfill Cap OMM Ongoing

Real Estate Information

The following is a summary of the real estate information for the site:

- Current Land Use & Zoning/Permitted Use – M & RB, industrial and commercial. Weight restricted parking is permitted above asphalt cap.
- Activity and Use Limitation Recorded 4/3/06 – permits parking, precludes residential, allows for the potential for other commercial use provided that does not disturb the contaminated soil/waste below the engineered barrier.
- Building & Improvements – No buildings
- Size, age, condition – n/a
- Infrastructure – engineered asphalt cap
- Demo Cost (as necessary for remediation) – None

Environmental History

Prior remedial action and ongoing management and monitoring at the Site is subject to the requirements of the Massachusetts Contingency Plan (MCP). Each release reported to MassDEP is given a unique identifying number that is tracked in agency databases. These are called Release Tracking Numbers or RTNs. Prior to and after the sale of the plant, GM conducted environmental investigations and remediation activities at the Site and other areas of the Property, including the Former Landfill. The Former Landfill was assigned RTN 3-3939 by the MassDEP. GM also executed an Administrative Consent Order with Penalty for the Former Landfill on May 4, 2006 (ACOP NE-05-3A004) which has been closed.

The Former Landfill Site, 3.5 acres in size, was used for the disposal of manufactured waste material from 1947 to 1970. The area was capped with an unspecified low permeability soil in 1990. A Phase I Preliminary Site Investigation (PSI) presented in the Presentation on Environmental Site Assessment dated March 1992 by Metcalf & Eddy indicated that SVOCs, VOCs, and metals were detected in soils.

A Risk Characterization completed for the Draft Phase II CSA dated February 1999 by GZA indicated that 'No Significant Risk' exists at the former landfill pending the implementation of an Activity and Use Limitation (AUL) and installation of an engineered barrier over the landfill, thereby meeting Class A-4 RAO requirements for a permanent solution.

A MCP Phase II CSA Work Plan was submitted to MADEP in September 2004. The Phase II field investigation was completed in November 2004. Based on the results of the 2004 investigation, additional field work was required in 2005. The Phase II Investigation and Report was completed in 2005. The Phase III Remedial Action Plan/Feasibility Study and the Phase IV Remedy Implementation Plan was also completed in 2005.

The Remedial Construction of the engineered barrier and stormwater management controls and the Construction Report was submitted in 2006. The AUL was also recorded for the Site in 2006.

A Class A-4 RAO Statement was submitted to MADEP on January 25, 2007 to close the site and the Phase V Operation, Maintenance, and Monitoring (OMM) Plan was implemented in 2007.

The specific Chemicals of Concern at the site include: VOCs: (primarily benzene, toluene, ethylbenzene and xylenes); SVOCs: (primarily PAHs, phthalates); inorganics: (primarily lead); and total petroleum hydrocarbons (TPH).

Current Environmental Issues and Future Remedial Actions

Remedial obligations remaining for the Framingham Landfill Property are as follows:

- Inspection and maintenance of the engineered landfill cap.
- Inspection and maintenance of storm water control features.
- Inspection and maintenance of monitoring well network.
- Semi-annual groundwater sampling and analysis for metals and SVOCs of five wells for 3 years.
- Annual groundwater sampling and analysis for metals and SVOCs of three wells for 25 years.
- Semi-annual surface water and sediment sampling and analysis for metals and SVOCs of 2 locations for 3 years.
- Annual surface water and sediment sampling and analysis for metals and SVOCs of one location for 25 years.
- Completion of Inspection and Monitoring reports for each event.

Remediation Cost Estimate

The remedial cost estimate is provided below:

Remedial Activities

- Continue the implementation of a Phase V (OMM) Plan until property is transferred to new owner with the OMM obligation.

Regulatory Drivers

- The Massachusetts Contingency Plan.

Key Assumptions

- The OMM obligation will continue in accordance with the MCP.

The remediation cost estimate for this site in current dollars (2009) is \$2,016,000. Refer to the Remediation Budget Summary Spreadsheet below for more details on these costs.

Confidential, Subject to FOIA
Confidential Settlement Communication

Remediation Cost Estimate Summary

			Contingency	
Year	No.	Landfill OMM		Agency Oversight
2009	1	\$ 70,000	0%	\$ 3,500
2010	2	\$ 70,000	0%	\$ 3,500
2011	3	\$ 70,000	0%	\$ 3,500
2012	4	\$ 40,000	0%	\$ 2,000
2013	5	\$ 40,000	0%	\$ 2,000
2014	6	\$ 40,000	0%	\$ 2,000
2015	7	\$ 40,000	0%	\$ 2,000
2016	8	\$ 40,000	0%	\$ 2,000
2017	9	\$ 40,000	0%	\$ 2,000
2018	10	\$ 40,000	0%	\$ 2,000
2019	11	\$ 40,000	0%	\$ 2,000
2020	12	\$ 40,000	0%	\$ 2,000
2021	13	\$ 40,000	0%	\$ 2,000
2022	14	\$ 40,000	0%	\$ 2,000
2023	15	\$ 40,000	0%	\$ 2,000
2024	16	\$ 40,000	0%	\$ 2,000
2025	17	\$ 40,000	0%	\$ 2,000
2026	18	\$ 40,000	0%	\$ 2,000
2027	19	\$ 710,000	0%	\$ 35,500
2028	20	\$ 40,000	0%	\$ 2,000
2029	21	\$ 40,000	0%	\$ 2,000
2030	22	\$ 40,000	0%	\$ 2,000
2031	23	\$ 40,000	0%	\$ 2,000
2032	24	\$ 40,000	0%	\$ 2,000
2033	25	\$ 40,000	0%	\$ 2,000
2034	26	\$ 40,000	0%	\$ 2,000
2035	27	\$ 40,000	0%	\$ 2,000
2036	28	\$ 40,000	0%	\$ 2,000
2037	29	\$ 40,000	0%	\$ 2,000
2038	30	\$ -	0%	\$ -