
5HOHDVH \$EDWHPHQW 01
)RUPHU *HQHUDO (OHFV
)RUGKDP 5RDG :LQ\$LQ
571 -

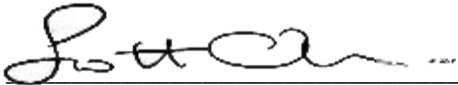
Prepared for:

Lockheed Martin Corporation/Wilmington Realty Trust

Prepared by:

AECOM

July 3, 2017



Prepared By: Scott Olson, RG



Prepared By: David Austin, LSP



DOCUMENT CHANGE HISTORY				
Revision Number	Prepared By/Approved By	Release Date	Change Description	
			Section	Narrative of Items Affected
0	S. Olson/ D. Austin	July 3, 2017		

LIST OF FIGURES

- Figure2-1 Site LocationMap
- Figure2-2 Site Plan
- Figure2-3 Site Redevelopment Activities

Section 1
, Q W U R G X F V

Pursuant to the Massachusetts Contingency Plan (MCP) 310 CMR 40.0440, AECOM Technical

2.1 CONTACT INFORMATION

The following site-specific information is provided.

Person Submitting RAM Plan

Lockheed Martin Corporation
Paul E. Calligan
1195 Sarasota Center Blvd.
Sarasota, FL 34240
(240) 687-1813

Person Conducting RAM
And Property Owner:

Wilmington Realty Trust
Gary Stanieich
424 Broadway
Somerville, MA 02145
(603) 860-5508
Telephone: 978-905-2100

A portion of the property formerly occupied by the GE facility and numbered 50 Fordham Road, has since been re-numbered as 40 Fordham Road. Number 50 Fordham Road was reassigned to the Building 2 area on the northern portion of the same property that is currently occupied by Ametek, Inc. Aerospace & Defense, a global manufacturer of electronic instruments and electromechanical devices.

The property is located in a mixed commercial, industrial, and residential area. It is bounded by wooded wetland to the east and north, beyond which are residential properties. Fordham Road is located along the western property boundary with commercial/industrial parcels further west and north along Fordham Road. The former Converse, Inc. (Converse) property and other commercial/industrial properties are located to the south along Concord Street.

The former GE property contains a number of former industrial buildings, paved parking areas, and an active sewage and wastewater treatment plant for the facility. The buildings are identified as Building 1 and 1A, which are attached, and Building 2. A Treatment Shed that houses an inactive groundwater treatment system is still present. Building 3, the Oil House, concrete ramp to the former Oil House, the Guard Shack, the former Pump House/Vault, the former Tank

-
- x Other trucking and commercial companies lease sections of the parking lot from WRT to park tractor trailers.

The site is underlain by fill, very fine to coarse sand and gravel, boulders, glacial till and organic deposits (peat), based on observations from site investigation activities conducted by previous

2.5 ACTIVITY AND USE LIMITATION

WRT placed an AUL on the southwestern portion of the site, encompassing Buildings 1 and 2, on September 28, 2015. This AUL was established to prevent uses of the site which would be inconsistent with maintaining a condition of No Substantial Hazard under the MCP. These prohibited uses include the following:

- x Residential, school, playground, park, or daycare
- x Activities that would result in exposure to or the disturbance of potentially contaminated soils, bedrock, groundwater, and indoor air, unless appropriate precautions to prevent human exposure are taken as described in the AUL

In addition, the AUL imposes certain obligations and conditions to maintain a condition of No Substantial Hazard, including maintenance of concrete floors, management of any excavated soil and/or bedrock under Soil Management Procedures set forth in ~~CMR~~ 310 CMR 40.0030, and appropriate management of any groundwater removed during dewatering activities. Lastly, any activities which could result in exposure to or disturbance of soil, soil gas/indoor air, bedrock, or groundwater must be conducted in accordance with the performance standards for Release Abatement Measures (RAMs) set forth by the MCP at ~~CMR~~ 310 CMR 40.0440, the Soil Management Procedures found in ~~310~~ 310 CMR 40.0030, the Similar Soils Provisions Guidance (WSC# 503), Construction of Buildings in Contaminated Areas (WSC# CCn-r1 0 0-(t)-226t

' H V F U L S W L R Q R I 5 H O H D & R Q G L W L R

Lockheed Martin never occupied or performed operations at the property, however, Lockheed Martin is responsible for any remediation required by the MCP under RTN 3-0518. As noted in Section 2.1 WRT is responsible for conducting the activities described in this RAM Plan.

Contamination of the Stickney Well, a currently inactive public supply well for the town of North Reading, was discovered in the late 1970s. Subsequent investigations of multiple surrounding properties, including the GE facility, began in the early 1980s. Remedial investigations and remedial actions have been ongoing at the site since 1986. In 1987, the MassDEP classified the former GE facility as a Priority Disposal Site, and in 1994, the MassDEP assigned RTN 3-0518 to the site. The Phase II CSA for the site (AECOM, 2017a) provides a detailed summary of investigative and remedial actions conducted from 1986 through 2011 by others, activities conducted by AECOM from 2012 through 2017, and includes a detailed risk characterization. The Phase III Remedial Action Plan (RAP) for the site (AECOM, 2017b) documents the development, evaluation, and selection of remedial alternatives, provides a feasibility evaluation, and projects time periods for achieving any Permanent or Temporary Solution at the site. The Temporary Solution Statement (AECOM, 2017c) describes the temporary solution that has been achieved for site RTN 3-0518.

Manufacturing processes have been performed by a number of firms at the property that have contributed to historic releases of fuels, oils, solvents, and metals to soil, soil gas, bedrock, and groundwater. These releases were primarily limited to the areas east of Buildings 1 and 2, beneath and to the southwest corner of Building 1, and to Outfalls 001 and 002 to the wetland east of the parking lot. Isolated areas of residual soil impacts are potentially present at the site, mainly beneath and east of Building 1 into the western portion of the parking lot, and east of Building 2. Groundwater impacts are the primary risk and regulatory drivers at the site, primarily in deep

overburden and in bedrock, and extend downgradient below the wetland to the east. Lesser concentrations of VOCs, petroleum, and metals are present in shallow groundwater.

Analytical data have shown that the following organic and inorganic compounds are associated with RTN 3-0518: chlorinated and volatile organic compounds (CVOCs and VOCs), petroleum hydrocarbons (EHPH), benzene, toluene, ethyl benzene, xylene (BTEX), dioxane, and metals.

Known impacted areas of the property are discussed below as four separate operating units (OU), in addition to the Tank F and Building 1 Areas:

OU-1 ±Former Tank Farm source area and Eastern Parking Lot (EPL) - four USTs were removed from the Tank Farm in 1987. Stoddard Solvent LNAPL has been detected in shallow soils and groundwater and VOCs, EPH and VPH and arsenic have been detected in soil and groundwater in this area. Product and dissolved phase recovery systems were operated in this area in the 1990s.





Additional details of the excavation work are included in construction drawings provided to AECOM by WRT and are available for review upon request.

4.2 RAM OBJECTIVE

The objective of the RAM is to ensure that potentially impacted soil, soil gas and groundwater encountered during construction activities proposed in the areas described above are managed in accordance with the requirements set forth in the AUL, the MCP, 310 CMR 40.0000, and Policy #WSC-00425. Based upon the WSC-00- S R O L F \ 3 F R Q V W U X F W L R Q D F W L V meet the regulatory definition of a remedial action, to the extent that such activities involve the removal, disposal and relocation (including re-grading) of released oil or hazardous material

4.3 HEALTH AND SAFETY

AECOM has prepared a Health and Safety Plan (HASP) in accordance with 29 CMR 1910.120 (OSHA, Hazardous Waste Operations and Emergence Response regulations) which will be used to cover AECOM employees for field activities conducted as part of this RAM. The HASP will be on-site during all field activities described herein, and will be monitored and updated as observations and/or data encountered deem necessary.

All work completed as part of this RAM will be conducted by OSHA hazardous waste operations (HAZWOPER) trained personnel, and WRT contractors will be responsible for completing and following their own HASPs.

4.4 ENVIRONMENTAL MONITORING

During excavation activities on site, AECOM personnel will observe and screen soils with a PID for the purposes of providing input relative to the segregation, management and sampling of soils debris, and groundwater, as noted in Section 4.5.

The Contractor will be responsible for monitoring the potential for explosive and oxygen deficient atmospheres in the event that exhaust-producing equipment is used indoors relative to floor cutting and trenching activity. A combination four-gas meter (LEL₂, O₂, and H₂S) is a typical instrument for this monitoring. The Contractor will also monitor with a PID for the presence of vapors migrating from sub-slab into indoor air during floor cutting and trenching work.





4.5.3 Groundwater Management

Based on proposed excavation depths and historic groundwater elevation data collected at the site, management of potentially impacted groundwater during the excavation activities is not anticipated as part of this RAM. However, if groundwater is encountered during the site redevelopment activities and it is determined that dewatering is necessary to facilitate excavation activities, it is anticipated that groundwater will be pumped from the excavation into a frac tank staged within the site boundary. AECOM will observe all dewatering activities. All groundwater collected and containerized will be sampled and analyzed for analytical requirements necessary to appropriately characterize the groundwater for off-site disposal. The areas in which excavations are planned are outside of the areas where light non-aqueous phase liquid (LNAPL) have historically been defined on-site. In the unlikely event that LNAPL is encountered, the LNAPL will be managed appropriately.

4.6 SCHEDULE

The RAM activities are expected to start in late June or early July 2017 and last approximately three months.

4.7 CONSIDERATION OF GREENER CLEANUP APPROACHES

5 H T X L U H G 3 H U P L
1 R W L I L F D W L R Q V & H U W L I L F
, Q I R U P D W L

5.1 PERMITS

A Dig Safe permit will be acquired prior to initiating the subsurface work at the Site. WRT will be responsible for obtaining all local, state or federal permits and completing any necessary notifications before initiating construction. WRT has obtained an Order of Conditions from each of the Conservation Commissions of Wilmington and North Reading as the proposed work on-site straddles the town line. WRT also has Town approvals from Wilmington of their full set of civil engineering plans and specifications for this site redevelopment and construction and WRT is also pursuing all relevant building and code permits through the Town of Wilmington. Additional permits are not anticipated to be required to conduct the RAM activities discussed herein.

5.2 FUTURE MCP SUBMITTALS

In accordance with the MCP, specifically 310 CMR 40.0446, AECOM will submit a RAM Completion Report within 60 days following completion of the RAM. Otherwise, RAM Status Reports will be submitted in compliance with the MCP, 120 days after the submittal of this Plan and every six months thereafter, until a RAM Completion Report is submitted.

5.3 PUBLIC NOTIFICATION AND PIP PROCEDURES

Pursuant to the public notification requirements in the MCP at 310 CMR 40.0447, the Wilmington Health Department and the Town Manager of Wilmington have been notified of the proposed RAM and the availability of this RAM Plan. Copies of the public notification letters are included in Appendix A.

5.4 STATEMENT OF FINANCIAL ABILITY

As discussed herein, proposed RAM activities include the potential excavation and management of greater than 1,500 cubic yards of soil. Specifically, based on proposed excavation areas shown in Figure 2-3 a maximum of 450 cubic yards of impacted soil may be removed from the site. Based on this information and pursuant to 310 CMR 40.0442(5), Wilmington Realty Trust certifies that it has the financial resources to manage the excavated materials and dewatered groundwater in the manner and time frames specified at 310 CMR 40.0030. The signed statement is included in Appendix B.

5.5 LIMITATIONS

If, during the course of RAM activities, site conditions become significantly different from those previously documented at the site, if an Imminent Hazard is identified to exist, or if conditions requiring App 461B()-69ae u()-6(72T)-81667(-)3h(oum)-o(ti)-3ific-5(a)4(ti)-3(on)-69(of)3()-69ae reenc34.333routnerea be4(rinn 1pp461B()-89pde)-5frremde in cutme RAn eter53(mi)-3((a)4(t)-1 RAMTrausmia45lt reT (B180(W)-5(S)-3(C)-2n)49(106)n)463iflied. I

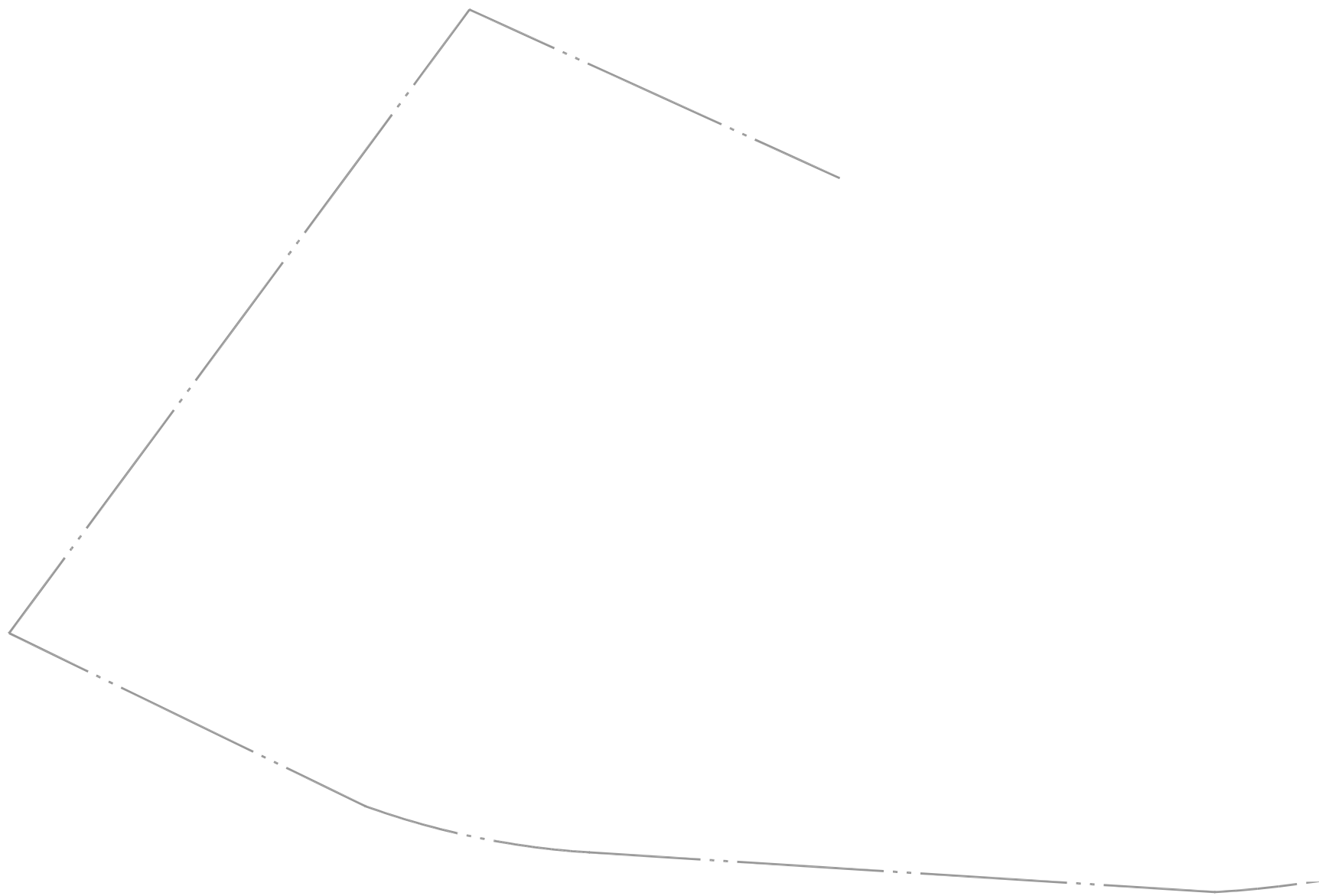
1. AECOM, 2017a. Draft MCP Phase II Comprehensive Site Assessment, Former General Electric Facility, 50 Fordham Road, Wilmington, MA, RTN 3-0518. May 2017.
2. AECOM, 2017b. Draft Phase III Remedial Action Plan, Former General Electric Facility, 50 Fordham Road, Wilmington, MA, RTN 3-0518. May 2017.
3. AECOM, 2017c. Temporary Solution Statement, Former General Electric Facility, 50 Fordham Road, Wilmington, MA, RTN 3-0518, May 2017.
4. MassDEP, 2014. Massachusetts Contingency Plan, CDR 40.0000, December 31, 2007, Amended April 25, 2014 and June 20, 2014.
5. TRC, 2004. Phase IV As-Built and Final Inspection Report and Partial Response Action Outcome Statement (RAO) - Wetlands, Former GE Facility (RTN# 3-0518), Wilmington, Massachusetts. December 2004.
6. TRC, 2010. Partial Response Action Outcome, Tank Area, Former GE Facility (RTN# 3-0518), Wilmington, Massachusetts. November 2010.

FIGURES

WE 7

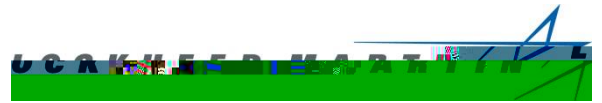
WETLANDS
AREA

WETLANDS AREA



APPENDIX A – PUBLIC NOTIFICATION DOCUMENTATION

Lockheed Martin Corporation
1195 Sarasota Center Blvd
Sarasota, Florida 34240



Via U.S. Mail

June 16, 2017

Subject: NOTIFICATION OF CONSTRUCTION-RELATED FIELD ACTIVITY
Associated with a Release Abatement Measure (RAM)
Former General Electric Facility, 50 Fordham Road, Wilmington, MA, RTN 3-0518

Dear Community Members and Municipal Officials:

Lockheed Martin & R U S R U D W L R Q ³ / R W I N K S H O R C O M D E W I N T R O Q u n i t y of upcoming field activities at the above referenced site, specifically the property at 50 Fordham Road. In accordance with the Public Involvement Plan (PIP) for the site, Lockheed Martin has prepared this notice to inform you that construction-related field activities that are subject to a Release Abatement Measure (RAM) are scheduled to take place at the former General Electric Facility located at 50 Fordham Road, Wilmington, Massachusetts (the site). Additional information related to the submittal of the RAM Plan and notice of the required public comment period and public meeting will be forthcoming.

A RAM is required for excavation activities planned during site redevelopment construction only in areas of the site limited to the property at 50 Fordham Road where oil or hazardous material impacts may be present. The purpose of the RAM is to manage and dispose of potentially impacted soil and groundwater at the site, if encountered during excavation activities related to the redevelopment process. The soil will be managed using proper handling and storage techniques in order to: (1) minimize the potential for human contact with contaminated materials, (2) control the potential for



Lockheed Martin Corporation
1195 Sarasota Center Blvd
Sarasota, Florida 34240



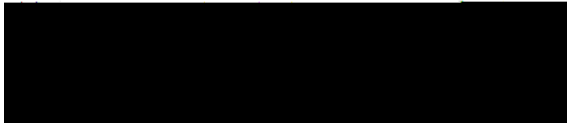
Via U.S. Mail

June 30, 2017

Subject: NOTIFICATION OF DOCUMENT AVAILABILITY , PUBLIC MEETING , AND PUBLIC COMMENT PERIOD
Release Abatement Measure (RAM) Plan , Public Involvement Plan (PIP) Meeting
Former General Electric Facility, 50 Fordham Road, Wilmington, MA, RTN 3

Monday, Tuesday and Thursday 10 AM to 8 PM; Wednesday and Friday 10 AM to 5 PM; Saturday (Labor Day to Memorial Day) 10 AM to 5 PM then closed for the summer; closed on Sunday.

Public Meeting and Comment Period ±In accordance with the November 2000 PIP, Lockheed Martin will host a public meeting at the North Reading Town Hall on Ju





Wilmington Realty Trust
Gary Stanieich
424 Broadway
Somerville, MA 02145