

## Option 1 - Excavate High Risk areas to Water Table w/in-town consolidation

### Option 1

a)

- Address highest risk area(s) first.
- Finish any area once started.
- Provide a low capital cost while providing a protective remedy.
- Provide low, long-term O&M cost while being protective.
- Comply with ARARs without waivers
- When possible, clean close properties.

### Description of the option

The properties identified with the highest Human Health and ecological risk, are the properties located along upper Ferry Creek. These include; 230, 250, 280 & 300 Ferry Blvd, Lot behind 326 Ferry Blvd and the Vacant lot off Housatonic Ave, 576 & 600 East Broadway and OU3. These properties also have the largest volume of waste material of the OU6 properties.

200 & 326 Ferry Blvd each have a small waste quantity of waste and would be addressed while actions are being conducted on the adjacent lot and Ferry Creek.

Beacon Point AOC2 only requires an ELUR as a final remedy and could be done now.

I have corrected several cost estimates that are incorrect in the table.

This option moves about 76,000 CY of material for consolidation. → ? Ignore

This option uses the OU4 property as the selected CAMU as OU9 does not have adequate capacity for the proposed volume of material to be consolidated.

### Phase 1

Prepare the OU4 property to receive excavated material (funding to cap the property is set aside \$10million).

Excavation to the high water table would start at the 230, 250, 280 & 300 Ferry Blvd (\$5M), Lot behind 326 Ferry Blvd and The vacant lot off Housatonic Ave (\$1.2M). To save mobilization costs 200 & 326 Ferry Blvd would be addressed at this time. The Ferry Creek Channel would be dredged (2 ft) and restored (the Ferry Creek Option of dredging is not presented in the EPA cost table, I estimate this cost to be \$10 million (split 50/50 between state and EPA). The total cost estimate is \$21.6 Million and the consolidation of 67,800 CY (plus \$5M state share of OU3) (\$26.6 million).

By addressing these properties all at one time there would be some savings in the mobilization/demobilization costs and this portion of Ferry Creek would be completed, reducing the chance of recontamination of down-stream properties.

Beacon Point AOC 2 requires an ELUR only and this could be done in Phase 1.

→ would raise grade by 4ft  
spread over 10 Acres at 14

### Phase 2

Would excavate all remaining Raymark Material (**64,000 CY**) on the remaining OU6 properties (\$10M), OU7 - hotspot removal (\$1M) & OU8 - hotspot removal (\$1M), with consolidation and capping at OU9 (at an estimated cost of \$15 million?).

OU2- Groundwater would also be addressed in Phase 2 at an estimated cost of \$5 million.

The total Phase 2 cost is estimated to be \$32 million.

1500 x 27  
15000 CY x 4 =  
600k

Total Cost = 58mm.

Total Capital Cost

\$58 million (132,000 CY)

Total PV O&M Cost \$1.85 million, plus short-term groundwater monitoring.