

**RAC CONSTRUCTION REQUIREMENTS  
RECOMMENDATIONS TO TOWN COUNCIL  
Draft**

1. During construction, the EPA and its contractors shall abide by rules and restrictions, including but not limited to the below.
  - a. Construction will take place no more than 12 hours per day (24 hour day) and only between 7 AM and 7 PM.
  - b. Dust control will be maintained on the excavation site, on trucks, and at the consolidation of toxic waste site.
  - c. Barriers will be erected between any abutting houses/neighborhoods at the consolidation site to ensure reductions visibility, noise, light, and in exposure to dust.
  - d. Dumping of waste will take place no closer than XX feet from any residential property.
  - e. Police details, paid for by the project, will be in place at all major intersections.
  - f. A webpage will be maintained on a daily or more frequent basis updating the Town as to work hours, truck traffic, and other construction issues.
  - g. The project will establish, in conjunction with the Town, noise, dust, and odor and light standards and shall monitor compliance during construction.
  - h. Air monitoring will take place at the properties, along truck routes, and at consolidation sites, done with appropriate frequency and results provided as close to real time as possible with residents and Town.
  - i. All diesel equipment will be retrofit with the best available technology and use ultra low sulfur fuel to reduce harmful air emissions during construction.
  - j. The project will pay for an independent, separate construction oversight controlled by the Town with the ability to shut the work down if it is not meeting standards.
  - k. The EPA and its major contractors will meet with the neighborhood at least once a month during construction, and more so, if requested by the abutters or Town.
  - l. Any failure of adherence to the guidelines subjects the construction to an immediate halt until the error is corrected.
2. The project shall reimburse the Town for the estimated damage to Town roads due to the construction truck traffic.
3. Because of the Town-wide impact of the contamination and the on-going OU2 issues, no local property owner, including the Town, shall assume financial responsibility or liability for any on-going groundwater monitoring. This should be the sole responsibility of the agencies.
4. The EPA shall fund an independent construction oversight entity, accountable to the Town, to oversee these requirements during final design and construction.

**Raymark Superfund Process**  
**2007 Timeline**  
**Revised as of 7/10/07**

<b>DATE</b>	<b>ACTION</b>
December 06	Complete analysis of OU6 properties alternatives for cleanup and distribute to property owners for their information
	Initiate analysis of CAMUs for FS
January 07	Brief RAC on FS findings
	Complete draft FS with CAMU analysis (Jan 31)
February 07	GeoInsight review CAMU analysis in draft FS
	Brief RAC on CAMU analysis (February 13)
March 07	Review of conceptual alternatives and detailed information on each developed by Geo/CBI
	Encourage and invite property owners to RAC meetings
April 07	Further review revised alternatives "package" and discuss outstanding legal issues
May 07	RAC and agencies meet to discuss status and preferences of potential actions.
	RAC discusses legal questions with EPA attorney
June 07	Further CAMU analysis. No RAC meeting.
July 07	RAC begins to discuss possible recommendation to Town Council
August 07	RAC works to finalize recommendation to Town Council
	RAC reviews any final CAMU analysis by EPA.
	EPA holds posterboard sessions with neighborhoods
	EPA presents on its likely direction
September 07	RAC presents final recommendation to Town Council
	Town Council offers informal, initial comments/responses to RAC recommendations
	EPA forwards their draft preferred alternative to the EPA Remedy Review Board, required for alternatives over \$25 million (total remedy, not phases)
October 07	Remedy Review Board meets and provides EPA comments
November 07	EPA prepares proposed plan and obtains final comments from State
December 07	EPA initiates public comment period on Proposed Plan
	RAC comments during Proposed Plan comment period, as needed
January 08	EPA continues public comment up to 60 days
	Town Council and Mayor provide formal, final comments on

	Proposed Plan
	Public comment closes
February 08	EPA works to obtain final acceptance, as needed, before preparing final ROD at close of public comment period, from State, Town, others
March 08	EPA prepares ROD
	EPA prepares Response to Public Comment
	EPA obtains state concurrence on ROD
	EPA obtains state concurrence on ROD
April 08	EPA obtains state and EPA and CT signatures on final ROD
	EPA announces final ROD in local media and to Town Council, as needed

**DRAFT AGENDA**  
**Raymark Advisory Committee**  
**July 10, 2007**  
**6:30 – 9:00 PM**  
**Stratford, CT**  
**Birdseye Complex, 1<sup>st</sup> Floor Conference Room**

- 6:30 p.m     **Welcome and Review of Ground Rules, Approve April Meeting Summary**
- 6:45         **CBI and Geo Review of Draft Recommendation Ideas**
- Presentation
  - Review Tables
  - Review Construction Requirements
- 7:30         **Discussion**
- RAC members
- 8:30         **Take Stock of Where We Are**
- RAC member discussion with CBI/Geo
- 9:00         **Next steps**
- Schedule
    - Meeting with neighborhoods and public
    - RAC developing and finalizing recommendations
    - Presenting to Town Council
- 9:00         **Adjourn**

**TWO PHASES: TWO CONSOLIDATION SITES; LEAVE GOVT. SITES FOR LATER**

	Clean Closure	Recommendation	Phase (A & B does not indicate sequence)	Soil Volume Generated Phase I (yd3)	Capital Cost	Total Present Value (O&M)
576 and 600 East Broadway <sup>(6)</sup>	no	Alt 2 Hybrid	A	-	\$ 1,603,000	\$ 2,002,685
Ferry Boulevard Properties (230, 250, 280, 300 Ferry Boulevard)	no	Alt. 4	A	38,000	\$ 4,967,884	\$ 5,177,261
Third Avenue Property	yes	Alt. 4	A	630	\$ 156,006	\$ 249,300
Wooster Park Property	yes	Alt. 4	A	1,580	\$ 286,938	\$ 380,232
200 Ferry Boulevard	yes	Alt. 4	A	400	\$ 145,294	\$ 238,588
326 Ferry Boulevard	no	Alt. 4	A	500	\$ 176,375	\$ 309,861
250, 304 and 340 East Main Street	no	Alt. 4	A	3,200	\$ 444,691	\$ 630,925
380 East Main Street	yes	Alt. 4	A	25	\$ 106,409	\$ 199,703
DPW Lot AOC 2 & 251 E. Main St	yes	Alt. 4	A	4,000	\$ 579,300	\$ 695,953
Ballfield (OU4) CAMU	no	CAMU	A	-	\$ 4,700,000	\$ 5,560,000
<b>TOTALS FOR PHASE I</b>				<b>48,335</b>	<b>\$ 13,165,897</b>	<b>\$ 15,444,508</b>

Beacon Point AOC 3	no	Alt. 4	B	5,600	\$ 1,011,764	\$ 1,186,572
Beacon Point AOC 1	yes	Alt. 4	B	2,200	\$ 351,013	\$ 444,307
Beacon Point AOC 2	n/a	Alt. 1B	B	n/a	n/a	n/a
Lot Behind 326 Ferry Boulevard and Vacant Lot at Housatonic Avenue <sup>(5)</sup>	no	Alt. 4	B	8,900	\$ 1,207,441	\$ 1,352,354
DPW Lot AOC 1	yes	Alt. 4	B	5,300	\$ 733,536	\$ 826,830
Vacant DOT Lot Abutting I-95 Property	yes	Alt. 4	B	2,750	\$ 383,624	\$ 476,918
Connecticut Right-of-Way Property <sup>(5)</sup>	yes	Alt. 4	B	1,600	\$ 281,406	\$ 374,700
Airport Property North of Marine Basin Property	no	Alt. 4	B	7,400	\$ 1,053,956	\$ 1,187,442
Lockwood Ave	no	Alt. 4	B	13,700	\$ 1,810,789	\$ 1,944,275
Short Beach Park (OU9)	no	CAMU	B	11,000	\$ 4,200,000	\$ 4,920,000
<b>TOTALS FOR PHASE II</b>				<b>58,450</b>	<b>\$ 11,033,529</b>	<b>\$ 12,713,396</b>



**THREE PHASES: THREE CONSOLIDATION SITES**

Clean Closure	Recommendation	Phase (A & B & C does not indicate sequence)	Soil Volume Generated Phase I (cft)	Capital Cost	Total Present Value (O&M)
no	All 2 Hybrid	V	-	\$ 1,603,000	\$ 2,002,685
no	All 4	V	38,000	\$ 4,967,884	\$ 5,177,261
no	All 4	V	8,900	\$ 1,207,441	\$ 1,352,354
no	All 4	V		\$ 6,000,000	\$ 7,000,000
<b>TOTALS FOR PHASE I</b>					
			46,900	\$ 13,778,325	\$ 15,532,300
yes	All 4	B	630	\$ 156,006	\$ 249,300
yes	All 4	B	1,580	\$ 286,938	\$ 380,232
yes	All 4	B	400	\$ 145,294	\$ 238,588
no	All 4	B	500	\$ 176,375	\$ 309,861
no	All 4	B	3,200	\$ 444,691	\$ 630,925
yes	All 4	B	25	\$ 106,409	\$ 199,703
yes	All 4	B	2,750	\$ 383,624	\$ 476,918
yes	All 4	B	1,600	\$ 281,406	\$ 374,700
yes	All 4	B	5,300	\$ 733,536	\$ 826,830
yes	All 4	B	4,000	\$ 579,300	\$ 695,953
no	CAMU	B		\$ 4,500,000	\$ 5,360,000
<b>TOTALS FOR PHASE II</b>					
			19,985	\$ 7,793,579	\$ 9,743,009
no	All 4	C	5,600	\$ 1,011,764	\$ 1,186,572
yes	All 4	C	2,200	\$ 351,013	\$ 444,307
n/a	All 1B	C	n/a	n/a	n/a
no	All 4	C	7,400	\$ 1,053,956	\$ 1,187,442
no	All 4	C	13,700	\$ 1,810,789	\$ 1,944,275
no	CAMU	C	11,000	\$ 4,200,000	\$ 4,920,000
<b>TOTALS FOR PHASE III</b>					
			39,900	\$ 8,427,522	\$ 9,682,595

**TWO PHASES PLUS CAPPING OF FERRY BLVD PROPERTIES**

	Clean Closure	Recommendation	Phase (A & B does not indicate sequence)	Soil Volume Generated Phase I	Capital Cost	Total Present Value (O&M)
576 and 600 East Broadway <sup>(6)</sup>	no	Alt 2 Hybrid	A	-	\$ 1,603,000	\$ 2,002,685
Ferry Boulevard Properties (230, 250, 280, 300 Ferry Boulevard)	no	Alt. 2	A	18,500	\$ 4,555,000	\$ 5,116,622
Third Avenue Property	yes	Alt. 4	A	630	\$ 156,006	\$ 249,300
Wooster Park Property	yes	Alt. 4	A	1,580	\$ 286,938	\$ 380,232
200 Ferry Boulevard	yes	Alt. 4	A	400	\$ 145,294	\$ 238,588
326 Ferry Boulevard	no	Alt. 4	A	500	\$ 176,375	\$ 309,861
250, 304 and 340 East Main Street	no	Alt. 4	A	3,200	\$ 444,691	\$ 630,925
380 East Main Street	yes	Alt. 4	A	25	\$ 106,409	\$ 199,703
DPW Lot AOC 2 & 251 E. Main St	yes	Alt. 4	A	4,000	\$ 579,300	\$ 695,953
Lockwood Ave	no	Alt. 4	A	13,700	\$ 1,810,789	\$ 1,944,275
Ballfield (OU4) CAMU	no	CAMU	A		\$ 4,700,000	\$ 5,560,000
<b>TOTALS FOR PHASE I</b>				<b>42,535</b>	<b>\$ 14,563,802</b>	<b>\$ 17,328,144</b>
Beacon Point AOC 3	no	Alt. 4	B	5,600	\$ 1,011,764	\$ 1,186,572
Beacon Point AOC 1	yes	Alt. 4	B	2,200	\$ 351,013	\$ 444,307
Beacon Point AOC 2	n/a	Alt. 1B	B	n/a	n/a	n/a
Lot Behind 326 Ferry Boulevard and	no	Alt. 4	B	8,900	\$ 1,207,441	\$ 1,352,354
Vacant Lot at Housatonic Avenue <sup>(5)</sup>		Alt. 4	B			
DPW Lot AOC 1	yes	Alt. 4	B	5,300	\$ 733,536	\$ 826,830
Vacant DOT Lot Abutting I-95 Property	yes	Alt. 4	B	2,750	\$ 383,624	\$ 476,918
Connecticut Right-of-Way Property <sup>(5)</sup>	yes	Alt. 4	B	1,600	\$ 281,406	\$ 374,700
Airport Property North of Marine Basin Property	no	Alt. 4	B	7,400	\$ 1,053,956	\$ 1,187,442
Lockwood Ave	no	Alt. 4	B	13,700	\$ 1,810,789	\$ 1,944,275
Short Beach Park (OU9)	no	CAMU	B	11,000	\$ 4,200,000	\$ 4,920,000
<b>TOTALS FOR PHASE II</b>				<b>58,450</b>	<b>\$ 11,033,529</b>	<b>\$ 12,713,396</b>