Visual Inspection Report
14 June 13

Facility: Air Force Plant (AFP) 59
Inspection Dates: 3 – 6 June 2013
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A visual inspection was conducted at AFP 59 in Johnson City, New York to identified areas of potential contamination and hazardous materials that remain in the building. The survey team entered all areas that were accessible and inspected the area using only flashlights for light. Doug Skrlac and David Kovacs from the Air Force escorted the inspection team through the buildings. The amount of asbestos identified in the report is an estimate only. Due to the lack of light and numerous areas in which asbestos was covered (above ceiling tile, in walls, under other floor coverings or roofing or under floors an exact amount of asbestos containing material could not be provided. The survey team did not take any samples of materials identified to be suspect asbestos-containing or PCB-contaminated. They used the information provided in the asbestos management plan in which many building materials were sampled for asbestos. The PCB management plan and the signs posted in the plant were used for identifying areas of PCB contamination. The team met with three representatives from BAE, the last contractor to run the facility for the Air Force for several hours on 5 June 2013. The BAE representatives provided valuable insight into the materials remaining in this building. There are numerous drawings and previous reports that provide useful information on the contamination and previous uses of the building. These include but are not limited to:

1. 1942 drawing 846-1-A1
2. 1942 Pit drawing 846-1-SK8 & SK35
3. 1949 drawing 1460
4. Oil-Water Separator drawings JC1612-1 (2 sheets), 6278-3 (3 sheets),JC1582 (1 sheet)
5. PCB Management Plan, dated March 2005
6. Asbestos Management Plan, dated December 12, 1990

For the purpose of the report AFP 59 was divided into the following buildings.

1. Crawlspace/basement areas underneath the production building.
2. Pump Station (including the adjacent reservoir)
3. Outside areas (including the parking lot around building and parking lot north of AFP 59)
4. Roofs
5. JP-4 Storage Building

6. Range Building
7. Production Building
8. Office Building

CRAWLSPACE/BASEMENT

There is a crawlspace/basement beneath the southwest and southeast section of the production building. There are two exterior entrances to these two locations one is behind the building –SW side and the other on the east side of the building at the south end. The floors are dirt and the area is fairly clean. No asbestos containing materials (ACM) were observed in either crawlspace. The following items were found in these areas. The team observed a large pump and piping in the SW basement. The pipe was labeled "well water".

Item	Amount
Beams, appear to be treated with oil base substance	Unknown
Florescent Light Bulbs	
Single, swirly (SMALL)	40
Single, tube (LARGE) (approx 4 ft long)	18
Smoke Detectors	10
Compressor Area with Sump (SW crawlspace)	1
liquid has an oily sheen	20'X 10'
Pit covered by a grate	10' X 6'

PUMP STATION

The pump station has concrete floors, walls and ceiling. It is located in the southwest corner of the property. The roof on the adjacent reservoir was unstable; the inspection team was not able to walk on it. At the time of the survey all equipment and electricity was still energized in this building.

Item	Amount
Diesel Fuel Tank, 300 gallon capacity	½ full
Smoke Detector	1
Thermometer	2
Florescent Light Bulbs Single, tube (LARGE)	8
Pipe used for fire suppression (According to BAE this system contains glycol, goes underground near the pump house (PH) and continues around the bldg. PIV near PH is at a depth of 15 ft)	3600 LF
Steam Pipe from Power Plant (PP) to Outside of	

Building (Covered in metal jacket, ACM inside bldg, assumed to be ACM outside)	
Pipe is underground from PP to edge of PP property (AF is not sure if this is required to be removed. Verify with them.)	24" Pipe --100 LF 12" Pipe-- 100 LF
Pipe from south side of train tussle to outside of AFP 59. (Assumed to be ACM, has metal jacket covering the insulation.)	24" Pipe--500 LF 12" Pipe—500LF
Train Trestle, appears to be treated with oil base substance	170 FT long (other dimensions not measured)

OUTSIDE AREAS

The outside areas for the purpose of this report consistent of the parking lot that surrounds the building, the parking lot annex (north of the site and is not adjacent), several out buildings and several feature of interest on the outside of the main building. It should be noted that telephone and lighting poles are located around the properties perimeter and there are high voltage lines in close proximity.

Item	Amount
Oil-Water Separators* (underground) S Parking Lot	
South of Bldg exit 10 (SE) Round Man Hole Cover (Refer to drawing JC1612-2 & -1, D1080-1)	1
South of Bldg exit 16 (SW) Round Man Hole Cover (Refer to drawings	1
South of Pump Station near concrete wall, very large round man hole cover (Refer to drawings D-1080-1)	1
Middle of the Annex Parking Lot north , round man hole cover between two storm drains (refer to drawing JC1612-6)	1
Solvent-Oil Separator* (underground) , N of range building, E of engine shed, Rectangular man hole cover (approximately 4'X10'), Refer to drawing JC1582	1
Acid Storage Area**, dock (south end of Bldg), Pit with grate. Pit contains liquid.	1
Shed Out Building, 2 covered areas	
Pit in back with sump. Pit contains liquid	1
Machine Shed	
Fluorescent Light Bulbs, large	12
Incinerator Stack***, brick, located along the east wall in the SE corner of the bldg exterior	1

Local Exhaust Dust collection tank****, bldg exterior, south end	1
Old Transformer Area East of Production Building	2 sumps with potential for PCB contamination (were cleaned and sampled at close of plant but need to be pumped out again)
Natural Gas Pipeline Shed East Parking lot	12 SF Oil staining on gravel
Pipes containing glycol (heated side walk) South end of building outside exit 16, sidewalk & smoking area	1000 LF

NOTE 1: According to the Air Force POCs, Johnson City's main sewer line goes underneath AFP 59 at a depth of approximately 15 feet. This must remain intact during and after the demolition.

NOTE 2: There are three underground pipes which carry storm water to the creek south of the property. The contractor must leave a way for the storm water to get to the creek.

NOTE 3: According to the BAE representatives, there was a gas station in the south parking lot of AFP 59 during the "War Era". The underground tanks to this gas station were discovered and removed in the 1980's. It was not clear that all of the surrounding soil that may have been contaminated was cleaned up during this effort. Also, the BAE representative cautioned us that there may be additional tanks.

*The contractor will need to sample the sludge inside the oil water separators and solvent-Oil separator. There was some discussion as to whether these would need to be removed or just have the contractor leave them in place because the storm lines go through them.

**According to BAE representative this pit was sampled and cleaned. Contractor may still need to sample to verify or request results in writing from BAE.

***The plant had an incinerator in its early years of operation. It was not used while BAE operated the plant. The BAE representative thought it was used to burn FOUO type documents; however, BAE stated that samples of the stack indicated a high level of chromium. This can be seen on the 1942 drawing of the facility. The inspection team was not able to locate the incinerator inside the building.

****Dust collection system was currently being used in the carpentry shop by BAE. There is no information as to when this was installed or what it may have been used for in the past.

ROOFS

According to the BAE representatives the original roof, which probably contains asbestos has not been removed. It was covered over by the new roof. The contractor will need to sample both roofs for correct amount of asbestos-containing roof materials.

ASBESTOS-CONTAINING MATERIAL	AMOUNT
Rubber-Type Roof on Process Building	1,313,950* SF
Roof on JP4 Building**	750 SF
Spray-on Covering on Office Building	132,600* SF
Gravel and Tar Flat Roof	30,300* SF
Transite Panels (East Side of Process Building)	330 SF (11 panels)
Asbestos Shingles (East Side of Process Building)	6,200 SF
Roof Material, reservoir & Pump Station Tar and Gravel (assumed to be ACM)	Approx 4000 SF

*Amount estimated for the old roof covered by new roof.

**Roof of JP-4 building was not inspected. There was no access.

JP-4 BUILDING

The JP-4 Building contains several tanks for the storage of Jet Fuel (JP-4). It is a tall, skinny building made of concrete block located at the south end of the property just east of exit 16. Pipes carried the JP-4 from this building to inside the production facility. This building was not inspected. According to the BAE representatives all of the asbestos (not hidden by walls or ceilings) was removed in this building. The BAE representatives also stated that the tanks and piping were cleaned; triple rinsed and drained but residual JP-4 probably remains in the piping and the tanks.

Item	Amount
Fuel Tanks (residual JP-4)	2
Piping in JP-4 Bldg (residual JP-4)	Unknown
Pipes underground to production bldg, number of pipes unknown (assumed ACM insulation & residual JP-4)	50 LF
Pipe insulation, hidden in the JP-4 Bldg and inside the Production Building (assumed ACM insulation & residual JP-4)	Unknown

RANGE BUILDING

The range building (shoot house) is a large concrete structure located south of the Production Building between exits 13 and 15. It was originally built as a text firing range and the original drawings depict two firing lines with large sand pits at the end. Historical records indicate that this building was used to fire 20mm cannons. This was not confirmed during this site investigation. Over the years this facility was modified. Currently a mechanical room exists where the end of the two firing ranges once stood. There is no indication of any sand which was potentially contaminated with heavy metals.

Item	Amount
Fluorescent Light Bulbs (LARGE)	203
Fluorescent Light Bulbs (SMALL)	2
Thermometers	40
Thermostats with mercury	4
Room 936 mercury vapor lamps in room 936	4
PCB Contamination on the floor of Room 881 (PCB Sign posted)	Unknown quantity
Fluorescent Fixtures with old PCB –type ballasts in Room 948C	10
Fluorescent Fixtures with old PCB –type ballasts in Room 946	6
Centrifuge in Room 948 potential PCB contamination	Size unknown
Fluorescent Fixtures with old PCB-type ballasts in the Control Room	20
Bottle of Hydrochloric Acid on table	1 gallon
ASBESTOS CONTAINING MATERIALS (SUSPECT)	AMOUNT
Pipe Insulation (brown) on 2” & 10” pipe in Firing Line 1	20 LF (10”) 54 LF (2”)
Transite Board (6” segments) in Room 441	20 LF
Fire Doors in Storage Room between Lines – potential ACM fill	8 fire doors each are 15 LF x 3”
Sealant between walls in Room 946	200 LF (1 inch)
Pipe Insulation on 1” pipe in the Control Room	50 LF
Pipe Insulation on 8” pipe in the Pump Room	300 LF
Insulating end bells on tanks in the Pump Room	10 ends
Transite (green) in East Baffle Room (enter from cooling tower roof)	800 SF (2 ft X 2 ft) 150 LF X 3” 150 LF X 1” Unknown quantity inside baffles NOTE: Baffles are potentially contaminated with heavy metals

Transite in West Baffle Room (enter from outside ladder)	Unknown quantity inside baffles Note: Baffles are potentially contaminated with heavy metals
Pipe Insulation on 8" and 16" steam line in the Tank/Pump Room above old sand filter area	60 LF (16") 60 LF (8")
Asbestos Shingle located on the exterior wall north of Weapons Range Building Exhaust Chamber Wall	480 SF
Floor Tile 9X9 & mastic under the centrifuge	1200 SF

PRODUCTION BUILDING

The production building has gone through many changes, modifications and additions through the years. It consists of the main floor, two catwalks (north and south) and two dirt floor basements. The floors in this facility are tongue in groove hardwood made of maple. The flood waters caused severe buckling in many areas. BAE cut away some of this flooring in order to remove the heavy equipment in the plant. The buckling and subsequent removal of this material uncovered numerous areas which appear to be contaminated with an oily substance. In some areas BAE had information that identified this material to be PCB-contaminated and the posted signs. However, some of the plywood planking that was used to cover the oil covered floor appeared to have been moved and some oil covered areas were not posted with PCB signs. Areas of PCB contamination (with numeric ranges of contamination) are listed in the attached drawing from the PCB management plan. Unless the government can get a report showing that all of the areas with an oily substance have been tested it is recommended that these areas "assume" to be PCB-contaminated or be tested. Also, many areas are still covered with flooring so not all PCB contamination was identified during this site investigation.

There are many batteries through-out this building, ranging from AAA to Lead-Acid batteries, some are lying on the ground or counter tops while many are still in the items they are servicing (security alarm, emergency lighting etc…)

According to the interview with the BAE representative refrigerant and Freon remains in all applicable systems throughout the building and approximately 20,000 gallons of glycol was pumped into the chilled water loop. It still remains.

ITEM	AMOUNT
Fluorescent Light Bulbs (LARGE)	2400
Thermometers	10
Thermostats with mercury	7
Fluorescent Fixtures with old PCB-type ballasts	numerous
Lab Hoods – potential contaminated	4
Fuel oil tank & pump in room 924A	1
Mechanical Equipment with oil & oil spillage	8
Parts Cleaner and sump	3

Acetone & spray adhesive	1 each
PCB CONTAMINATION on FLOOR/LOCATION	AMOUNT
Outside Room 842	32 SF
North of R31	32 SF
North of Room 258	40 SF
North of Room 252	32 SF
West of G-15	240 SF
Room 750 B-26	100 SF
Room S23	64 SF
Room A38	64 SF
Room 703	Unknown
Room north of 703	Unknown
Timbers with PCB Contamination in North Catwalk (Painted to seal PCB contamination)	
G-7	876 SF
G-15	1168 SF
G-19	1168 SF
G-23	1168 SF
G-29	1168 SF
G-38	1168 SF
Timbers with PCB Contamination in South Catwalk (Painted to seal PCB contamination)	
D-7	584 SF
D-12	584 SF
D-20	1168 SF
D-26	1168 SF
D-32	1168 SF
D-37	1168 SF
D-42	1168 SF
D-46	1168 SF
PCB CONTAMINATED EQUIPMENT (POSTED)	Amount
Air Handler Units in Catwalk, posted PCB Contaminated	Several units
Metal Reclamation Units* & associated Ducts	42 Units (20'X20') Unknown LF of Ducts
ASBESTOS-CONTAINING MATERIAL	AMOUNT
Pipe Insulation on 16" steam line	60 LF
Pipe Insulation on 1" pipe	410 LF
Mud at ends of FG pipe insulation	Unknown
Duct Insulation (2'X2')	Unknown
Duct, vibration dampening material (grey woven)	6 LF X 3' wide
Mud & wire ceiling Material (Plaster) (room 373)	300 SF
Gaskets on the Reclamation Units	42 Units @ 2 gaskets per unit
Transite Walls (Catwalk Restrooms)	5,000 SF
Transite Ducts (Catwalks)	2000 SF
Transite doors	1000 SF

Sealant Material Exterior Production Building – South end	20 LF X 6" (depth unknown)
Sealant (grey) on ducts	2500 SF
Duct Insulation, Catwalk & above drop ceiling (posted ACM-containing)	Unknown
Pipe Insulation	Unknown (many hidden areas)
Pipe elbows, fittings, valves & mudded ends	Unknown (many hidden areas)

*According to BAE representatives 42 Units for the reclamation of metal chips and cutting oils were installed in the production facility. Most of these units are 20'X20' and are located in the catwalks of the production facility. When they were used the metal chips were transported via ducts to a waiting rail car on the east side of the building while the cutting oils were dispersed onto the roof. The roof part of these units has been removed. The ducting for these units goes throughout the production building in the walls and underneath the floors. The metal chips were swept into the holes in the floors and carried by this system to the waiting railcars. There was no way to estimate the LF of duct associated with this system. The systems will need to be tested for PCB and heavy metal contamination. Refer to drawing 846-1-SK35 dated Dec 1942.

OFFICE BUILDING

The office building consists of three stories that has been modified and added to over the years. The 1942 drawing details the location of the second story. The floors are mainly cement covered with floor tile, linoleum or carpet except in several offices on the 1st floor where the floor is made of transite. The walls are mainly constructed of wall board however; there are numerous locations in which they are made of transite and the ceiling is generally a drop ceiling consisting of numerous types of ceiling tile. The ceiling tile hides several other layers of ceiling tile that were used over the years including several types that were glued on. According to the BAE representative this ceiling tile mastic did not contain asbestos but it is recommended that the contractor collect samples of this mastic to confirm this account since there are no written sample results. Verification that the various other ceiling tiles above the current ceiling tile do not contain asbestos should obtained by the contractor prior to removal.

ITEM	AMOUNT
Fluorescent Light Bulbs (LARGE)	2600
Fluorescent Light Bulbs (SMALL)	55
Fluorescent Light Bulbs (U-Shape)	220
Thermostats	200 – 300*
Smoke detectors	8
Batteries (AAA to acid-lead batteries)	unknown
PCB CONTAMINATION	AMOUNT
Soil Under the Courtyard (capped with concrete)	1650 SF

Stairs leading to Courtyard	Unknown
PCB Ballasts	Most removed but several remain above drop ceiling according to BAE
ASBESTOS-CONTAINING MATERIALS	AMOUNT
9X9 Floor Tile**	125,000 SF
12X12 Floor Tile**	**
Mastic on FT	Unknown
Linoleum (production & office bldgs – see ACM Mgmt Report)	15,000 SF
Mastic on Linoleum	Unknown
Mastic on Base Cove	Unknown
Ceiling Tile (2X4 tan/gold fleck) 2001 store Room & 2nd Floor Hall (identified in mgmt plan. Has been painted or removed)	2000 SF
Transite Walls – 1st Floor	2200 SF
Transite Floors - 1st Floor offices	500 SF
Transite Ducts, outside RM 107	200 SF
Gaskets on AHU	Unknown
Sealant (grey) on ducts	500 LF
Plaster on Wood Beams (1st floor – limited area)	1100 SF
Plaster on Wood Columns (Room 124)	50 SF
Pipe Insulation	Unknown (many hidden areas)
Pipe Fittings, Elbows, Valves & Mud Ends	Unknown (many hidden areas)

*Total amount estimate by BAE for all buildings. Small percentage of these contains mercury. BAE had been replacing old thermostats.

**Floor Tile is found throughout the office building. It appears to be covered by carpet on the second floor of this building. According to the asbestos management plan all of the 9X9 floor tile contains asbestos while several types of the 12X12 FT contain asbestos. The BAE representative estimated 125,000 FT (both sizes) of asbestos containing floor tile in all buildings. It did not appear that the mastic associated with any of the floor tile was previously sampled. It is recommended that the mastic for all floor tile be sampled prior to removal or disturbance.

Pictures

(dates on pictures are not correct, all pictures were taken during the survey)

Pit Covered with Grate in Basement (SW) Area

Pump House and Reservoir Building, SW Corner of Property

Pump Station

Roof of Reservoir

Train Trestle

Train Trestle (Looking toward the Power Plant)

Steam Pipes go underground at the south end of the bridge

Fence to Power Plant

Steam Pipe (Metal Jacket Fallen Off)

Steam Pipe over the Concrete Wall and Berm

Fire Suppression Loop (West Side of Building)

Oil Water Separator near Pump House

Oil Water Separator near Exit 16

Oil Water Separator near Exit 16

Oil Water Separator near Exit 10

Oil Water Separator North Parking Lot

Oil Water Separator North Parking Lot

Oil Solvent Separator

Oil Solvent Separator

Collection System for Local Exhaust

Oil Staining in Natural Gas Pipeline Shed, East Parking Lot

Controls for Heated Sidewalk (South end of Bldg at exit 15)

Smoking Area (heated floors)

Heated Sidewalk outside exit 15 & JP-4 Building (left)

Access Door to Incinerator Stack (East Side of Building)

Transite Shingles on Roof

Asbestos Shingles on Roof

Roof

JP-4 Storage Building

Range Building Control Room

Oily Substance on Floor (Wood Planks removed) Room 703

Staining of Floors in the Production Building

Oil Contamination on Floor of Production Building

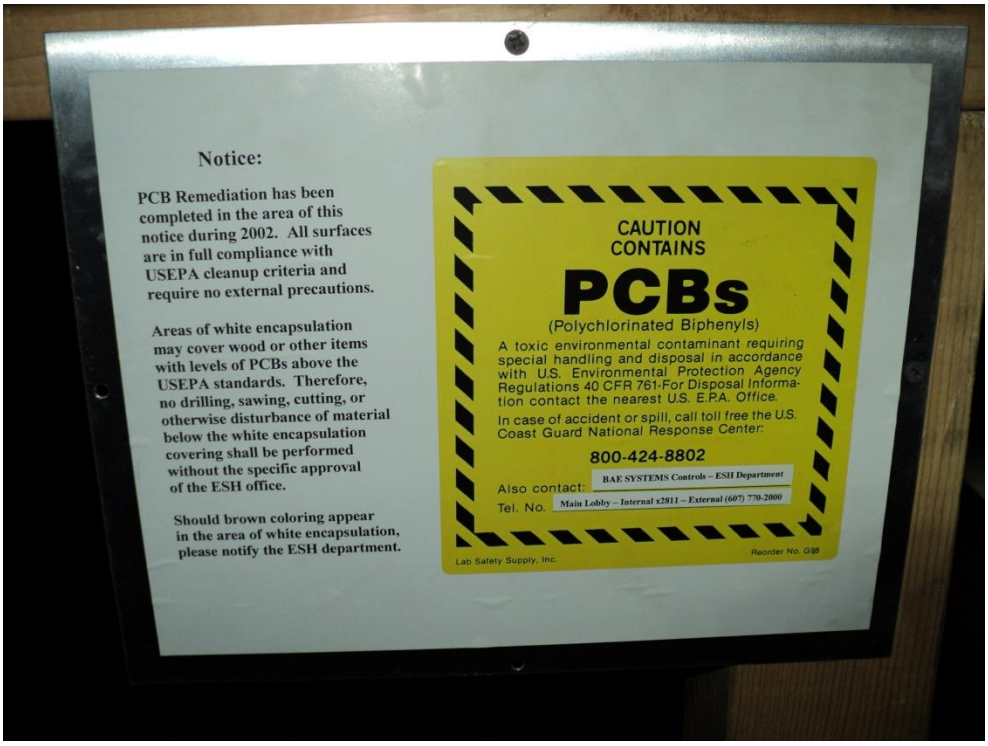
Oil Contamination on Floor of Production Building

PCB Contamination in Production Building

PCB Contamination in Production Building

PCB Contaminated Beams and Columns in Catwalk (Painted)

PCB Contaminated area in Catwalk (Posted)



PCB Sign

Metal Reclamation Units in Catwalk

Metal Reclamation Unit in Catwalk

Metal Reclamation Unit on Catwalk (Suspect CWM gasket)

Metal Reclamation Unit on Catwalk (Suspect CWM gasket)

Hole in Floor (Part of Metal Reclamation Unit) Production Building

Very Large AHU, North Catwalk (Posted PCB Contaminated)

Transite Duct above Catwalk

Transite Duct above Catwalk

Vibration Dampening Material on Duct in Catwalk

Vibration Dampening Material on Duct in Catwalk

Duct Insulation – Catwalk (Labeled ACM-containing)

Wall Sealant (Suspect ACM) near Exit 16

Wall Sealant (Suspect ACM) near Exit 16

Mercury Thermostats in Office Building

Suspect ACM on Beams & Some Columns Office Bldg & Production Bldg

Suspect ACM on Beams & Some Columns Office Bldg & Production Bldg