

REMEDIATION MOVES FORWARD

Summer was a busy time for the hustling professionals from Matrix Environmental Services. The Denver-based company has a contract with Great Plains Development Authority (GPDA) for testing and initial remediation at the former Kansas Army Ammunition Plant.

The team is small at this point. Senior project manager Peggy Llewellyn said she has been working with six unexploded ordnance (UXO) technicians and explosive safety technicians. Llewellyn is a professional explosives and civil engineer. She arrived here after two years in the same position at the former Fort McClellan Army base, Anniston, Alabama.

Under this contract the team has been going through all the buildings in the 500, 700 and 900 Areas determining the level of contamination. Llewellyn said that buildings are identified as "significant," "limited," or "no" explosive hazard. More than 6,000 swipe samples have been taken from floors, ceilings and walls.

During the summer heat the team routinely collected samples during the morning, moving to their laboratory and offices in the afternoon. Offices are set up on-site to ana-

lyze and record the data. Each sample is cataloged with a specific location and result.

A finding of limited or significant contamination leads to various remedies up to, and including building demolition and removal, as well as slab removal. Llewellyn also noted that if sumps are located in a building that they are a ready indicator of significant contamination because explosive sediment accumulates in the bottom of the sump.

While moving through all the buildings the team is also looking for raw explosives that may have been left behind.

Actual decontamination recently began in the 900 Area.

The Decontamination Process

Llewellyn outlined the decontamination process as beginning with a thorough cleaning of the building. Because of the explosive hazard all debris must be removed, such as paint chips and other residue. An explosives-proof high volume vacuum with a HEPA filter is used. HEPA filters are specifically designed to capture smaller particles and pollutants.

Asbestos must be removed prior to demolition, utilizing a Kansas-licensed asbestos abatement contractor. Other regulated items such as lights, PCBs, mercury switches and

other are removed before treating for explosives.

Since explosives can seep into small crevices and cracks the entire structure must be treated through a process of heat, friction and/or shock to eliminate the danger. Historically large fires were built inside structures to destroy the explosive hazard with heat. Today, hot air is pumped into smaller buildings at a specific temperature over a prescribed

time to thermally destroy explosives. Larger buildings are washed down, steam cleaned, and demolished using a prescribed process that causes enough shock and friction to remove the danger.

The rubble from concrete will be recycled and stored as gravel for future GPDA construction projects – a process known as horizontal mining.

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The 900 Area's three-story melt tower and emergency evacuation slide will no longer puncture the skyline one decontaminated and demotion are complete.



REMEDIATION (continued from pg.1)



Many locals have inquired about what will happen to the wood timbers of the buildings. Llewellyn said in the significantly contaminated buildings that explosives will have penetrated them far enough that the timbers must be destroyed. In buildings with limited contamination the timbers can be salvaged for future use.

Once slabs are removed from the ground, contaminated soil will also be removed. The GPDA plans to establish a Corrective Action Management Unit (CAMU) on the grounds for debris and contaminated soil, rather than have it hauled off-site. The CAMU will require long-term monitoring, as will the other existing landfills at the plant.

Matrix Environmental Services technician Fred Waggoner checks the explosive contamination indicator color of a swipe sample.

The 900 Area's decontamination is scheduled to be completed in the fall/winter of 2011. There is no timeline for the completion of decontamination of all the buildings. The Army Corp of Engineers has been doing remediation on the grounds for many years and may continue to have other projects.

Through an Environmental Services Cooperative Agreement (ESCA) with the Army, the GPDA has secured the ability to privatize some remediation projects so it can control the process to assist with redevelopment efforts. In doing so, contracts with the Army must be at, or below, what the Corp of Engineers expects the cost to be.

The first ESCA was awarded to the GPDA late in 2009 for \$4.1 million.

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FROM THE PAST . . .



This undated photo shows the guards at the Kansas Ordnance Plant sometime after 1942. If you have a historical photo you would like to share with us, please call or email: 620-421-1228 or mmorris@parsonsk.com.

KDWP TRANSFER CEREMONY

It was long-awaited, but the ceremonial transfer of 2,000 acres of unique Southeast Kansas habitat from the Great Plains Development Authority (GPDA) to the Kansas Department of Wildlife (KDWP) and Parks was held on Sept. 10 on the grounds of the Kansas Army Ammunition Plant.

KDWP Sec. Michael Hayden announced that the new park has been named the Grand Osage Wildlife Area, honoring the historic name of the Neosho River (Grand) and the Osage Indians who lived in the area.

Hayden and other agency officials expressed their pleasure at being able to acquire a total of 3,000 acres of the 13,727-acre property. The area has been designated by Outdoor Life magazine as having the 7th best whitetail deer hunting in the United States. In addition to the 2,000 acres in this transfer the department is also acquiring an additional 1,000 directly from the Army.

Hayden spoke of the excitement of being able to turn “this former war machine” into a property with a peace-time mission that will provide pleasure for so many.

In his opening remarks, GPDA chairman Bob Wood spoke of the diversified economic development opportunities Grand Osage will create by fostering growth in tourism. In turn, that will help build associated jobs and property tax base as private industry builds to accom-



Kansas Department of Wildlife and Parks secretary Michael Hayden addresses the attendees of the transfer ceremony, while GPDA chairman Bob Wood listens.

modate the new demand.

The event was followed by a tour of the new KDWP area for media representatives and a tour of the primary facility for the secretary and legislative representatives who were in attendance.



Lance Hedges (l. to r.) describes future plans for the area to Sen. Dwayne Umbarger, Sec. Hayden and Sen. Steve Morris, president of the Senate.

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Shhh...



Companies just keep knocking on the GPDA's door about potential projects. During the last couple months a national transit company was inquiring about opportunities for warehousing and short-term storage container parking.

Another company is investigating the possibilities of establishing a cartage and warehouse company. This kind of interest in such a challenging economy bodes well for the future when development efforts move forward.



WHY ENVIRONMENTAL INSURANCE?

Who benefits from the placement of an environmental insurance policy? Almost all people would say the insurance company selling the policy. However, when you think about it, there are others who benefit as well. In the case of the Great Plains Development Authority and the development of the KSAAP, the GPDA will protect itself against environmental risk as the policy holder. Additionally, with a properly crafted policy, other beneficiaries are the Army, the community, potential developers, buyers, and tenants of the Great Plains Industrial Park.

So you might ask, just what are some of the benefits? First, the GPDA is protected from environmental liabilities by having an insurance policy that augments protection provided by the Army's responsibility for coming back into clean up unknown conditions, which may be discovered in the future. Secondly, the GPDA, Army, and potential developers are reassured that clean-up costs are adequately contained and controlled. Finally, a properly designed environmental insurance program provides liability protection to future owners and tenants. The protection afforded with environmental insurance ultimately becomes a part of the GPDA's marketing plan.

With the above thoughts in mind, the GPDA recently conducted a search for a brokerage firm specializing in environmental insurance. Four nationally recognized companies responded to the GPDA's request to submit a proposal. Three of the four were selected for interviews. All were exceptionally well qualified and the GPDA selected Willis to partner with. Willis has extensive experience with other base closure sites. It also has the experience to help the GPDA understand the envi-

ronmental liabilities, to manage risk, and design and implement cost-effective insurance solutions.

Willis will not sell the GPDA any insurance policies. Rather it will do an overall assessment of the environmental risk and develop a plan for the GPDA to manage that risk. It will help determine insurance specifications and take those specifications to the insurance market with the objective of obtaining the best insurance coverage and price for the GPDA. Willis will then evaluate proposals from insurance companies and assist the GPDA in selecting preferred policies.

Once insurance is in place, Willis will continue to be involved and provide ongoing risk management, program administration, and claims advocacy. In effect, Willis will provide assistance for the life of the policy placed.

The GPDA has carefully considered the steps necessary to convert the Kansas Army Ammunition Plant into a first class industrial park. Environmental insurance is one tool to enhance the development of the Great Plains Industrial Park, ensure environmental restoration is done correctly and economically, assist in the marketing program, and finally, protect the GPDA and future tenants and land owners.

FROM THE CEO'S DESK



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Chief Executive Officer



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