USAG Fort Lee

Environmental Special Conditions

September 2026

This Standard Operating Procedure is subject to change at any time. It is the user's responsibility to ensure compliance with the most recent revision.

PROTECTING THE LAND WE DEFEND
ARMY GREEN IS ARMY STRONG

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Glossary of Abbreviations

ARPA	Archaeological Resources Protection Act
ASHRAE	American Society of Heating, Refrigeration, and Air Conditioning Engineers
COR	Contracting Officer's Representative
CRM	Cultural Resource Manager
VDEQ	Virginia Department of Environmental Quality
DPW-EMD	Directorate of Public Works – Environmental Management Division
EESOH-MIS	Enterprise Environmental, Safety, & Occupational Health – Management Information System
EMS	Environmental Management System
EPA	(US) Environmental Protection Agency
HAP	Hazardous Air Pollutants
HAZMAT	Hazardous Material
HMCC	Hazardous Material Control Center
IPMP	Installation Pest Management Plan
IRP	Installation Restoration Program
KO	Contracting Officer
LEED	Leadership in Energy and Environmental Design
LID	Low Impact Development
MI-EMS	Mission-Integration Environmental Management System
MS4	Municipal Separate Storm Sewer System
MSDS	Material Safety Data Sheet
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NOx	Oxides of Nitrogen
ODC	Ozone Depleting Chemical
OSHA	Occupational Safety and Health Administration
PCB	Polychlorinated Biphenyl
PM	Project Manager / Particulate Matter
POC	Point of Contact
RCRA	Resource Conservation and Recovery Act
REC	Record of Environmental Consideration
RMP	Refrigerant Management Plan
SHPO	State Historic Preservation Officer
SOP	Standard Operating Procedures
SMP	Stormwater Management Plan
ISWPPP	Integrated Stormwater Pollution Prevention Plan
TCLP	Toxic Characteristic Leaching Procedure
UST	Underground Storage Tank
VAC	Virginia Administrative Code
VDOT	Virginia Department of Transportation
VOC	Volatile Organic Compound(s)

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Foreword

All work, whether contracted or completed in-house and regardless of funding, shall comply with all Federal, State, and Local regulations and DOD and Army policies in addition to the Fort Lee Environmental Special Conditions (ESC). The ESC is published by USAG Fort Lee's Directorate of Public Works Environmental Management Division (DPW-EMD).

It is the Contractor's or its designated representative's responsibility to:

- Comply with all Federal, state, and local laws, regulations, and guidance.
- Execute environmental Best Management Practices (BMPs) where applicable.
- Pay any fines and penalties that result from actions by the Contractor, its subcontractors, employees, other representatives or agents of the Contractor.
- Ensure all requirements within this SOP and that all requested submittals are received and approved by the DPW-EMD.
- Failure to adhere to these requirements may delay final payment to the Contractor, and possibly require the contractor to uninstall out-of-spec equipment or re-design and correct any components of the project that do not pass final inspections.
- Submit Department of the Army (DA) Form 4283 (Facilities Engineering Work Request) or other project documentation to the DPW Business Operations and Integration Division (BOID) at usarmy.lee.imcom.mbx.gregg-adams-dpw-form4283@army.mil so that it may be properly tracked and routed through DPW's project review management system **PRIOR TO STARTING WORK.**
- Submit all required documents to DPW-EMD and KO for review. Refer to the section on Environmental Document Submittal Procedures for more information.
- Act as an Environmental Officer on all work performed under an awarded contract.
- Report spills immediately to Fort Lee Fire and Emergency Services (911), Installation Operations Center (804-734-1584), DPW (804-734-3560), and the KO.

It is the Government Contracting Officer's (KO) or its designated representative's responsibility to:

- Reference this SOP in all Performance Work Statements, Scopes of Work, and Contract Proposals for work at USAG Fort Lee.
- Notify the contractor of any non-compliance with environmental requirements and any corrective action to be taken. Such notice, when delivered to the Contractor or its representative, shall be deemed sufficient for this purpose.

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Environmental Policy

Per membership in the Virginia Environmental Excellence Program (VEEP), AR 200-1, and ISO 14001, the Fort Lee Garrison Commander's Environmental Policy is:

G – Generate less waste and pollution
R – Reduce environmental impact
E – Ensure compliance
E – Evaluate new projects
N – Notify 911 and IOC 804-734-1584 in the event of contaminant spills / hazardous discharges / toxic releases.

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The National Environmental Policy Act (NEPA) process begins when an agency proposes to take an action (this can include proposals to adopt rules and regulations, formal plans that direct future actions, programs and specific projects). Once a proposal is conceptualized and any reasonable alternatives have been developed, the agency must determine if the action has the potential to affect the environment. This process results in one of three NEPA analyses:

- Record of Environmental Consideration (REC) = application of a Categorical Exclusion (CX) listed in 32 Code of Federal Regulations (CFR) Part 651 Appendix B;
- FONSI = preparation of an Environmental Assessment (EA); or
- Record of Decision (ROD) = preparation of an Environmental Impact Statement (EIS)

However, it is important to note that CX's are sometimes not applicable because NEPA does not replace or supersede the requirements of certain other laws or regulations, such as the National Historic Preservation Act.

All procedures must follow the requirements in this SOP and the REC, FONSI, or ROD.

In order to facilitate effective and timely environmental review of a proposed project, the DA Form 4283 or other project documentation requires:

- A clear and complete description of the project and requirements. **If the requirement details are not known, the request should ask for design or engineering services**.
- Scaled plan view map or drawing showing specific location and limits of project.
- Understanding that any project which changes in size, scope of work, or location or has a REC older than one year must be resubmitted for review.
- Understanding that any project proposed in a constrained area (i.e. cleanup site, wetland, natural resources critical habitat, cultural resources preserved site) may take ONE OR MORE YEARS for appropriate consultations with outside agencies.

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Environmental Document Submittal Procedures

The following shall be submitted for proper project review:

- Copies and signatures of all licenses and permits (i.e. signed VDEQ permit authorization)
- Permit fees; copy of checks
- Calculations and methods identified
- Certified reviewed plans with P.E. stamp
- The Plan Reviewer's Certification
- Map with verified constraints including associated buffers or Resource Protection Area (RPA) Buffer that exists adjacent to or within the project limits

Unless otherwise noted, submittals shall be provided to the DPW-EMD NEPA Program Manager.

Training

Fort Lee specific Environmental General Awareness Training (EGAT) or equivalent International Organization for Standardization (ISO) 14001 Environmental Management Systems training is required one time and must be completed NLT 45 calendar days of new contractors and employees commencing performance.

Fort Lee EGAT is available at:

https://home.army.mil/lee/about/Garrison/directorate-public-works/environmental-management

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Environmental Protection Plans

The Contractor will establish and implement an Environmental Protection Plan (EPP), a single document comprised of several smaller documents addressing the topics of air pollution, asbestos/lead abatement, erosion and sediment control, pest management, spill control, stormwater pollution prevention, hazardous materials management, waste management, and cultural and natural resources. Within 30 calendar days from contract award, the Contractor shall submit to the KO a comprehensive EPP which describes the policies and procedures being implemented to ensure compliance in each of the above areas. All matters in reference to environmental protection shall be coordinated with the KO and DPW-EMD. No site work may be performed prior to DPW-EMD receipt and approval of the EPP.

The Contractor shall comply with AR 200-1 and all regulating entities regarding pollution control, clean air, clean water, toxic substance control, resource conservation and recovery, natural resources, cultural resources, the Installation Spill Contingency Plan, the Installation Hazardous Waste Management Plan, SWPPP, Qualified Recycling Program, Installation Pest Management Plan (IPMP), Refrigerant Management Plan (RMP), Green Procurement Plan, and Low Impact Development, as well as any other Federal, State, and local programs and policies and construction standards.

Project plans shall include pollution prevention provisions such as the elimination and minimization of oil and pollutant releases, address solid waste management (including hazardous waste, C&D debris) and all other potential impacts that Contractor activities may have on environmental quality. Environmental constraint maps are available by request from DPW-EMD, Building 6005, Room 110. PMs can reduce delays by including relevant scaled maps, manufacturer information, Safety Data Sheets, and schematics with plan submittals.

All personnel onsite shall be familiar with spill reporting and cleanup policies. Projects shall have readily accessible copies of the Fort Lee Spill Response Poster and Report Form to ensure that spills are reported and cleaned up appropriately. **Regulatory spill reports are due within 24 hours of discovery, and therefore must be reported to the Fort Lee Fire and Emergency Services (911), Installation Operations Center 804-734-1584, the DPW-EMD 804-734-3560, and the KO immediately.**

Non-Compliance, Fines and Inspections

- The contractor is responsible for establishing and ensuring compliance with Fort Lee's Emergency Spill Response Plan while working on site.
- The contractor will take immediate action to stop the spill and avoid any material getting in the stormwater infrastructure.
- The contractor will provide DPW-EMD a spill response plan within 2 hours of spill incident.
- DPW-EMD will take over spill response coordination when spill response plan is past the designated timeline or lack of adequate control measures are in place. Any spill response and cleanup will be at the contractor's expense or reimbursement.
- Fort Lee's Spill Response Team will take over the spill operations when it is a threat to

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human health or spill will cause a major environmental impact.

- Contractor or responsible party will reimburse DPW-EMD for all costs of spill cleanup expenses.

Non-Compliance, Fines and Inspections

In accordance with Federal Acquisition Regulation (FAR) 31.205-15 (fines, penalties and mischarging costs), the Contractor will be solely responsible for paying any penalties levied for noncompliance resulting from the action or inaction of the Contractor or the contractor's employees. The Contractor shall also be solely responsible for non-compliance resulting from the action or inaction of the owner(s) or employee(s) of firms with whom the Contractor has sub-contracts or agreements, in order to fulfill requirements of, or related to their contract with, or for, work at USAG Fort Lee.

Environmental Program Areas

The Directorate of Public Works-Environmental Management Division (DPW-EMD) focuses on four major areas: Compliance, Conservation, Pollution Prevention, and Restoration.

COMPLIANCE

The Compliance program consists of Air Quality, Asbestos, Lead, Refrigerants, Hazardous Materials, Hazardous Waste, and Stormwater.

Air Quality

Air Emissions Units are fixed, installed real property that produce or have the potential to produce any of the six criteria pollutants, hazardous air pollutants (HAPs), greenhouse gases (GHG), or fugitive ozone depleting chemical (ODC) emissions and are subject to regulations set forth under the Clean Air Act (CAA). All emissions units on Department of the Army property, USAG Fort Lee, must meet all applicable requirements and performance standards and be included on the Air Inventory.

Any owner/operator of a stationary or mobile source on USAG Fort Lee property has a duty to understand and adhere to the applicable legal requirements to protect human health and the environment. The following requirements do not set forth all existing stationary and/or mobile source Clean Air Act regulatory requirements for which the owner/operator may be subject.

Air Emission Producing Units

Stationary sources of air pollutants are required to be permitted, and their use and throughputs tracked in accordance with Fort Lee's Air Permit to ensure compliance with all Federal, State, local, and Army regulations. The installation has air pollutant limits.

The following equipment list contains EXAMPLES of common stationary sources which emit

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regulated criteria pollutants and GHGs, and as such, requires written approval from DPW-EMD PRIOR to procurement:

- Natural Gas-Fired Heating Equipment
- Compression / Spark Ignition Reciprocating Internal Combustion Engines
- Paint Booth Equipment / Blasting Equipment
- Fire Fighting Training Equipment
- Welding Equipment
- Solvent Cleaners
- Underground Storage Tanks (USTs)
- Aboveground Storage Tanks (ASTs)
- Woodworking Equipment, Dust Collection Systems
- Pumps
- Engine Testing / Heating Equipment or portable heaters
- X-Ray Operations
- Make-Up Air Unit
- Roof-Top Units
- Any other equipment that emits pollutants regulated under the Clean Air Act

Air Emission Producing Unit Procurement and/or Installation Process

Prior to procurement and/or installation, all proposed emissions units operated by USAG Fort Lee, a tenant organization, or other duly assigned non-USAG Fort Lee operational entity must be reviewed and approved by the DPW-EMD Air Quality Manager. Approval is acquired through the submission of a formal request to DPW- EMD with the project details, and the proposed product specification sheet. Failure to obtain said pre-procurement formal approval from DPW-EMD may result in equipment retrofit, uninstall or removal from USAG Fort Lee property at the cost of the contractor. To ensure the emissions unit meets USAG Fort Lee's air quality regulatory requirements, the applicable point of contact (Government PM, Tenant Organization POC, or Contractor) will submit the product specifications via email to the DPW-EMD Air Quality Program Manager. In addition, low NOx certification for natural gas equipment and EPA Certificate of Conformity for combustion engines must be obtained and sent to Air Quality Manager.

Low Nitrogen Oxides (NOx): Furnace/Boilers/Unit Heaters/Make-up Air Units/Other External Combustion Units

The emissions units covered in this section must be high-efficiency units and fired with only natural gas. Emissions units CANNOT be equipped with the capability of burning No. 2 distillate fuel oil or any other distillate, residual fuel oil type. They shall be equipped with a low nitrogen oxide (NOx) burner system for guaranteed NOx performance when using

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natural gas at no greater than 30 parts per million (ppm), dry volume basis and corrected to 3% excess oxygen (O_2).

Prior to equipment purchase, low NOx certification must be obtained and sent to the DPW-EMD Air Quality Program Manager. Reference that the equipment is on a South Coast Air Quality Management District (SCAQMD) low-NOx list or that it is in compliance with Rule 1146.2 is not adequate to demonstrate compliance with this performance standard. A sticker indicating NOx emissions performance is also not adequate to demonstrate compliance.

If quantitative low-NOx documentation that is technically-sufficient to meet the DPW- EMD's requirements is not obtainable from the manufacturer after equipment installation is completed, the Contractor must provide the field representative stack testing at no cost. The Contractor shall provide the DPW-EMD Air Quality Program with a copy of these stack testing results adequate to demonstrate compliance with the 30 ppm NOx guarantee within five (5) business days after commissioning the unit.

Emergency/Non-Emergency Generators
Regardless of the engine's power or date of manufacture, all generators shall be in accordance with 40 CFR 60, Subpart IIII and JJJJ, and be certified to Tier 4i standards.

No compression ignition or spark ignition internal combustion engine (CI/SI) shall be installed at USAG Fort Lee that is unable to demonstrate compliance with the tiered emission limits set forth by New Source Performance Standards Subpart IIII or Subpart JJJJ corresponding to either the actual year of physical installation or a year subsequent to the actual year of physical installation, unless the emission standards for a previous model year are equivalent in magnitude. This requirement applies to emergency, non-emergency, or any combination of units. EPA Certificate of Conformity must be submitted to DPW-EMD Air Quality Program Manager.

Fuel Requirements
All diesel stationary engines with a displacement of less than 30 liters per cylinder must use diesel fuel with a maximum sulfur content of 15 parts per million. Fuel suppliers must provide documentation upon delivery that fuel meets specific American Society for Testing and Materials (ASTM) as stated in the Air Permit.

Pollutant Emitting Equipment/Vehicles
All pollutant-emitting equipment shall operate in strict accordance with Virginia Regulation 9 VAC 5-40-5670, PART II Emission Standards and ARTICLE 41 Emission Standards for Mobile Sources (Rule 4-41).

In the event a unit fails to meet these criteria by emitting smoke during times other than immediate start-up or shut- down, the operator must shutdown the unit immediately and in a manner that ensures safety. The operator must ensure that repairs are made by a qualified technician or replace the unit with one that can be operated in a manner that adheres to this regulation.

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Volatile Organic Compounds (VOC)

All coatings and solvents used in the performance of this contract shall meet required performance specifications and not exceed the volatile organic compound (VOC) limits of the Air Pollution Control Districts where they are used.

VOC Work Practice Standards

Solvent products which contain VOCs shall not be intentionally spilled, discarded in sewers, stored in open containers, or handled in any other manner that would result in evaporation beyond that consistent with air pollution practices for minimizing emissions.

If the Contractor anticipates a use of VOC containing material during the course of a project, they shall maintain Safety Data Sheets (SDS) or other vendor information on site demonstrating the VOC content substance used.

Solvent Use

Depending on the type of solvent cleaning equipment, USAG Fort Lee will be subject to 9 VAC 5-40-3260 (Rule 4-24), Emission Standards for Solvent Metal Cleaning Operations Using Non-Halogenated Solvents. As part of an effective ozone pollution control strategy, operations that utilize solvent containing materials (e.g., hand wiping, immersion, or vapor degreasing for surface cleaning, paint clean up, and general maintenance activities) should employ pollution prevention measures such as use of non- or low-VOC content solvents. In addition, HAP emissions can be reduced by substituting very low HAP (less than five percent) or HAP-free/exempt products. A HAP-free water-reducible product should be used for cleaning paint guns and lines. Notably, the decision and authority to use an alternative product must follow the appropriate implementation route. Although methyl ethyl ketone was recently delisted as HAP, it is not to be considered a viable alternative solvent. Ozone Depleting Substances (ODS) containing solvents shall not be used without the approval of the Environmental Support Office of the Assistant Secretary of the Army (Acquisition, Logistics and Technology).

Fugitive Dust Emission Controls

Contractors and government personnel shall not cause any materials or property to be handled, transported, stored, used, constructed, altered, repaired or demolished without taking reasonable precautions to prevent particulate matter from becoming airborne. Reasonable and approved precautions include, but are not limited to:

- Use, where possible, water or approved chemicals for control of dust in the demolition of existing buildings or structures, construction operations, the grading of roads, application of gravel or the clearing / grubbing of land. Water must be on site daily prior to beginning work.
- Application of asphalt / gravel, water, or approved chemicals on dirt roads,

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material stockpiles and other surfaces which may create airborne dust and maintaining them in a dirt-free condition.

- Installation and use of hoods, fans and fabric filters to trap, catch, enclose and vent the handling of dusty materials. Adequate containment methods approved by the DPW-EMD shall be employed during sandblasting or other similar operations.
- Open equipment for conveying or transporting materials likely to create objectionable air pollution when loaded with dusty materials shall be covered or treated in an equally effective manner at all times when in motion or awaiting transportation.
- Ensure prompt removal of spilled, tracked dirt, dried sediments or other materials from paved streets resulting from soil erosion (9 VAC 5-40-90).

Anti-Idling Policy

USAG Fort Lee's Energy Conservation Measures Policy states that the maximum amount of idling time for vehicles should not exceed 30 seconds. With exception of diesel-powered vehicles, such as tour buses and fire/emergency service vehicles, State law requires that vehicles used during commercial and public service (which includes every government vehicle on the installation) shall not idle for more than three minutes. For diesel-powered vehicles, idling is limited to ten minutes.

Ozone Depleting Substances and Chemicals

The Contractor shall comply with the EPA regulations issued under Title VI, Sections 601-608 of the Clean Air Act pertaining to ODS and the Montreal Protocol. The Contractor shall not utilize or install Class I ODS equipment on USAG Fort Lee. Contracts may not include any specification, standard, drawing, or other document that requires the use of a Class I ODS in the design, manufacture, test, operation or maintenance of any system, subsystem, item, component, or process. Contractor shall comply with all requirements set forth within the most recent version of USAG Fort Lee's Refrigerant Management Plan (RMP).

Air Emission Producing Units Owned by Contractors

Only emissions units for which USAG Fort Lee assumes full ownership and complete guidance, management, and operational control are authorized to be included in our Air Permit. USAG Fort Lee assumes no legal responsibility for the emissions units operated by or on behalf of any other organization or contractor. Anyone bringing outside emissions units that do not belong to USAG Fort Lee must submit emission unit information to DPW EMD Air Quality Program. Submission should provide the air permit or registration associated with each proposed emission unit, make, model, and capacity of the unit, how many hours the unit will run, and fuel source.

Refrigerant

Contractors shall be responsible and accountable for compliance with the EPA Clean Air

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Act Section 608, 40 CFR Part 82 for all general air conditioning and refrigerant (AC&R) related work. Contractor shall comply with all requirements set forth within the most recent version of USAG Fort Lee's Refrigerant Management Plan (RMP).

Contractor will comply with all applicable sections of the Department of Defense (DoD) Ozone-Depleting Substances Turn-In Procedures, hereinafter referred to as DoD Procedures. The Contractor will follow the DoD Procedures in any case where the following ODC/ODS are present and require recovery: Chlorofluorocarbons (CFCs) 11, 12, 114, 500, 502; Halons 1202, 1211, 1301; and HCFC-22 (i.e. R-22).

Refer to the USAG Fort Lee RMP for more details on procedures and specifications pertaining to refrigerants.

Contractor shall hold USAG Fort Lee harmless from all regulatory action as a result of their failure to perform service that meets all requirements of federal regulations.

Asbestos & Lead

Asbestos containing materials (ACM) or lead based paint (LBP) will not be used on USAG Fort Lee projects. Contact the DPW-EMD to determine the extent of ACM or lead present in existing facilities impacted by a project. Contractors will coordinate with the DPW-EMD Asbestos/Lead Specialist and be included in the Asbestos/Lead testing protocol to determine the appropriate tests needed based on the scope of work. If asbestos/lead not previously known to exist is exposed, the Contractor shall cease work in the affected area immediately and notify the KO and DPW-EMD.

Inspection prior to renovation and demolition:
Federal, state, and local laws require a thorough inspection for asbestos and lead prior to any renovation or demolition, regardless of the age of the building! NESHAP (40 CFR 61.145) states in part, "…thoroughly inspect the affected facility or part of the facility where the demolition or renovation operation will occur for the presence of hazardous materials." The law does not specify any limit on the age of the building, nor does it limit the type or size of the activity. By definition (61.141), any activity that alters one or more facility components in any way is a renovation. These requirements will be tested with the same requirements as listed below.

Testing procedures for lead and asbestos

- The DPW-EMD shall be notified in advance of testing/sampling of ACM or LBP in order to have the option of being on site for witnessing
- All testing shall be performed by a third-party contractor that is trained, certified and licensed in the Commonwealth of Virginia as an Inspector
- The third-party contractor must be contracted by the Prime Contractor and have no affiliation to the abatement contractor
- All samples shall be accompanied by a Chain of Custody (COC)

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- The DPW-EMD shall receive a copy of the COC and lab results

Failure to follow the procedures above may result in the rejection of sample results.

Abatement Plans

USAG Fort Lee complies with all regulations involving asbestos and requires contractors to submit an Asbestos/Lead Abatement Plan if there is the possibility of asbestos and/or lead to exist, or if there are current surveys that indicate it is present. The Contractor will submit the Asbestos/Lead Abatement Plan, revisions, and all other associated documentation requested by the DPW-EMD to the COR as part of the EPP prior to the initiation of work. No work can begin until the plan is reviewed and approved by the DPW-EMD Asbestos/Lead Specialist.

Asbestos/Lead Abatement Plans must include, but are not limited to the following elements:

- Location, quantity, and description of how abatement is to be performed
- Schedule the Contractor will use to comply with notification deadlines, requirements
- Contractor's and Sub-contractor's current licensing, certifications, fit test, safety requirements, and air sampling documentation
- POC for the EMD-approved third-party contractor who will conduct environmental sampling and monitor the site at all times during the abatement process
- Drawings which include the locations of units on-site such as negative air machines, decontamination units, and waste dumpsters
- All asbestos manifest to be signed by Fort Lee Asbestos Manager prior to material leaving the Installation and a copy is to be collected at time of signature. A copy also must be submitted to the Fort Lee Asbestos Manager in 10 days of landfill receiving waste.

For questions about Asbestos or Lead testing, please contact DPW-EMD Asbestos and Lead Program Manager.

Mold

Instances of mold should be brought to the attention of DPW-EMD for inspection and identification before remediation. All contractors performing remediation should have a basic understanding of mold to include the environments and conditions that it proliferates in, the difference between mildew and mold, and the basic methods for handling its presence. The following videos will help with basic mold knowledge.

- Inspection Briefing https://www.youtube.com/watch?v=WQxTpuNbtpo
- Mold and Mildew Information, https://www.youtube.com/watch?v=K4rbNpH8Op0

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Hazardous Materials

Prior to bringing any Hazardous Materials (HAZMAT) on to USAG Fort Lee, a detailed summary of product, Safety Data Sheets, proposed use, storage description, and quantity must be provided to the Hazardous Material Control Center (HMCC) Building 6212 (804- 734-5243), DPW-EMD (804-734-3811), and the Installation Safety Office (804-765-3132) as required by the Community Right-to-Know Act. **The Contractor shall not bring any hazardous chemicals on USAG Fort Lee without prior approval from the HMCC.** The Contractor will maintain and provide an accurate consumption list and inventory of its HAZMAT. The Contractor will comply with the Installation Hazard Communication Standard Program and Hazardous Communication Policy. Please contact the Fort Lee Safety Office for the most current policy. There are several categories of HAZMAT present at USAG Fort Lee. These include, but are not limited to the following: Aerosols, Flammables, Fuels, Paints, Pesticides, Petroleum, Oils and Lubricants, and Solvents.

Spills and/or releases of hazardous materials must be reported immediately to the Fort Lee Fire and Emergency Services (911), Installation Operations Center (804-734-1584), DPW-EMD (804-734-3560), and the KO.

Hazardous Waste

USAG Fort Lee is regulated by the EPA as a large quantity generator of hazardous wastes and holds the appropriate EPA ID number. All hazardous waste as defined in 40 CFR 260-265 is subject to Resource Conservation and Recovery Act (RCRA) provisions. All such waste generated by the Contractor during performance under this Contract shall be stored by the Contractor in containers approved by Department of Transportation Reg.49 CFR, part 172-173 and disposed of by the contractor in accordance with the Installation Hazardous Waste Management Plan available for review from DPW-EMD. All other wastes generated by the Contractor shall be disposed of by the Contractor in coordination with the KO (or designated Government representative) and DPW-EMD.

Hazardous Waste Regulations

The Contractor must, prior to removing any waste from USAG Fort Lee, properly classify each waste stream. Classification can be made based on generator knowledge or through laboratory analysis. The identification and classification of each waste stream shall be shown in the Waste Management Plan, if applicable. The Contractor will coordinate with the KO and DPW-EMD Hazardous Waste or Compliance Program Manager to ensure hazardous waste removed from USAG Fort Lee is accompanied by a Uniform Hazardous Waste Manifest, including USAG Fort Lee's EPA ID number, to be signed by the DPW-EMD Hazardous Waste Manager. The generator copy of the manifest must be returned to the DPW-EMD within 10 days of removal of waste from the Installation. A copy of manifest to be given to Installation delegated personnel when manifest is signed.

All waste produced on Fort Lee, by law, is generated by the Garrison Commander (GC).

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Only GC-delegated personnel shall sign manifests.

HAZMAT/Hazardous Waste Storage

The Contractor will manage HAZMAT and Hazardous Waste properly at all times during performance of this contract. Specific storage requirements for HAZMAT/Hazardous Waste include:

- Containers must be in good condition and properly labeled with the contents and hazard class (flammability, toxicity, corrosivity, oxidizer, etc.)
- Containers will be closed when not in use
- Containers will be kept under cover to prevent stormwater runoff, damage from the elements, or movement from high winds
- Gas cylinders shall be stored in labeled (i.e. flammable, oxidizer, etc.) and shaded or covered areas, be kept in the upright position with caps on properly and secured with chains and locks to prevent tampering or falling over
- Tanks and 55-gallon liquid drums require secondary containment
- Post and enforce NO SMOKING signs in HAZMAT storage areas
- Do not store hazardous materials/wastes or portable toilets near storm drains
- Upon completion of the project, the Contractor shall remove all hazardous materials and hazardous waste

The Contractor shall submit all trip tickets from the landfill facility, incinerators, and recycling companies to show that all debris is being land-filled, incinerated, re-used or recycled in an approved location and in accordance with all federal requirements. Each trip ticket must be submitted to the KO.

Waste Accumulation Areas

Contractor activities generating hazardous wastes as defined in 40 CFR Part 261.3 must contact the DPW-EMD for assistance in setting up a designated Satellite Accumulation Site (SAS). The Contractor will designate a single and back-up POC to manage the SAS at all times in accordance with Federal, state, Army, and USAG Fort Lee policies. The POC, and their back-up, shall have training as prescribed in 29 CFR 1910.1200 and as set forth in the USAG Fort Lee Hazardous Waste SOP. This includes placing a roll-off for disposal of a hazardous waste, i.e. demolition wastes. However, roll-offs are greater than 55 gallons and fall outside the SAS rule.

Contaminated Absorbents

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The Contractor will clean up all hazardous materials/wastes using the proper absorbent materials. Spills caused by the Contractor will be the Contractor's responsibility to containerize and dispose of the contaminated absorbent material.

Hazardous Waste in Excess of 55 Gallons

Hazardous waste in excess of 55 gallons must be manifested off USAG Fort Lee within 72 hours of generation in order to comply with the requirements of the satellite accumulation rule. If, in an emergency, waste in excess of 55 gallons must be stored on site for more than 72 hours, arrangements may be made to use Fort Lee's 90-day storage site, at the government's discretion. Roll-offs, due to their size, may remain onsite until removed. Roll-offs containing hazardous wastes are required to be in good condition, properly labeled, covered with poly sheeting or equivalent material to prevent rainwater infiltration, and are subject to weekly inspections by the DPW-EMD Hazardous Waste Manager.

Hazardous Waste Soil

Soil must be tested for contaminants prior to removal from USAG Fort Lee. Testing and disposal of soil shall follow Virginia Solid Waste Management Regulations 9 VAC 20-81-660. A minimum of one composite sample shall be analyzed for each required test for every 250 cubic yards of soil to be disposed. HW soil sampling should include RCRA hazardous waste characteristics (corrosivity, ignitability, reactivity, and toxicity) total metals; volatile organic compounds; semi-volatile compounds; total petroleum hydrocarbons (TPH), pesticides/herbicides; polychlorinated biphenyls (PCBs); presence of liquids; and total organic halides (TOX). Contractors will contact the DPW-EMD Hazardous Waste Manager to determine if further tests are required. If test results determine "other than clean", the material must be transported to an appropriate landfill or processing center based on the contaminants identified. Contaminated soils shall be containerized and managed as either hazardous waste or non-regulated waste, depending on the contaminant. The disposal of the containerized contaminated soil shall be the responsibility of the Contractor. DPW-EMD must review the sample results and sign all hazardous/non- hazardous waste manifests prior to disposal.

Subsequent to coordination with the KO (or designated Government representative), the Contractor shall contact the DPW- EMD Hazardous Waste Program Manager to coordinate proper characterization, disposition, and disposal of any contaminated soils.

Hazardous Waste Testing

All hazardous wastes that cannot be characterized through generator knowledge shall be tested for hazardous wastes constituents according to EPA testing methods in SW- 846. Wastes may be required to have the method 1311 TCLP performed to determine constituents. Contractors will coordinate with the DPW-EMD Hazardous Waste Manager to determine the appropriate tests. Testing shall adhere to the following procedures:

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- The DPW-EMD shall be notified in advance to have the option of witnessing the testing.
- All testing shall be performed by a Third-Party contractor.
- Containers shall be labeled with a unique identifier to distinguish them from other waste containers on the installation.
- Sampling shall be representative of the waste.
- All samples shall be accompanied by a Chain-of Custody (COC).
- Sites with multiple containers may require a site diagram.
- The DPW-EMD shall receive a copy of the COC and lab results.

The DPW-EMD Hazardous Waste Manager and Compliance Manager have the final authority on waste determinations. Multiple sampling or re-sampling of containers is not permitted without permission from the DPW-EMD Hazardous Waste Manager. Failure to follow these procedures may result in the rejection of sample results.

Universal Waste

Universal waste is a subset of Hazardous Waste with reduced requirements. Provided the wastes are recycled, they may be kept for up to 365 days and not the 90 days for hazardous waste. Containers will be labeled “Universal Waste”. The contents shall be clearly listed along with an accumulation start date.

Universal Waste Lamps

Upon removal of fluorescent lamps, mercury vapor lamps, high pressure sodium lamps, projector lamps, and high-intensity discharge bulbs, the Contractor will box the lamps and manage them as universal waste. Contractor is responsible for proper disposal, manifesting ,etc. as with Hazardous Waste. All lamps will be packaged and sealed with tape in a suitable container and labeled with an accumulation start date, the number of bulbs in the container and the phrase “UW lamps”.

Ballasts

Upon removal of fluorescent light ballasts, the Contractor will separate PCB and non-PCB ballasts and place them in DOT-approved containers suitable for shipment. Contractor is responsible for proper disposal, manifesting, etc. as with Hazardous Waste.

Rechargeable Batteries

Batteries (NiCad, NiMH, Lithium, and Lead) may not be disposed of in the ordinary trash and shall be recycled by the Contractor. All rechargeable batteries will be counted, have their terminals taped and be properly packaged and labeled for shipment. Contractor will provide the weight of each battery type recycled and proof of recycling to DPW-EMD. For questions

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about disposal or manifests of contaminated wastes, please contact DPW-EMD Hazardous Waste Program staff.

Stormwater

The Contractor shall prepare a Stormwater Management Plan (SMP) and a Stormwater Pollution Prevention Plan (SWPPP) in accordance with current Virginia Stormwater Management requirements.

For land-disturbing activities affecting one or more acres of land, the Contractor shall apply for coverage under the Construction General Permit to the VDEQ. The Contractor shall be responsible for all fees associated with obtaining General Permit coverage. The Contractor shall provide a postmarked copy of the submitted VDEQ stormwater permit application, to include the SMP and SWPPP, to the KO and DPW-EMD within 5 days of submission to VDEQ. The Contractor shall submit this registration statement and any required plans and specifications to VDEQ at least 60 days prior to the commencement of ground disturbing activities. Prior to commencement of land- disturbing activities, the Contractor shall provide evidence of coverage by submitting a copy of the VDEQ coverage letter under the Construction General Permit to the KO and DPW-EMD. The following is a list of items required for inclusion in the plans:

- Copies & signatures of all licenses and permits (i.e. signed VDEQ permit authorization)
- Permit fees; copy of checks
- Calculations and methods identified
- Certified reviewed plans and P.E. stamp
- Responsible Land Disturber Certification from VDEQ
- The Plan Reviewer's Certification
- Map with verified constraint, wetland, and 100' Resource Protection Area (RPA) boundaries adjacent to or within the project limits
- Miss Utility verified ticket number informing the DPW-EMD of the presence of any existing utilities to be demolished or relocated as part of the project. USAG Fort Lee utilities are privatized. USAG Fort Lee owns the gas distribution infrastructure. Some of the utility infrastructure on USAG Fort Lee has been found to contain asbestos. See DPW-EMD Asbestos Specialist for additional information.

Stormwater site design must incorporate strategies which include a combination of structural and/or nonstructural BMPs which are appropriate for the site. The design is to include adequate long-term operation and maintenance of BMPs and include appropriate maintenance instructions and schedules that can be added to the BASOPS contract requirements. Water quality protection will be considered in accordance with the Federal Water Pollution Control (Clean Water) Act and current Commonwealth of Virginia regulations.

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At the conclusion of work, the Contractor shall provide a copy of the General Permit Notice of Termination to DPW-EMD concurrently with submission to VDEQ.

State and Federal manuals which address proper Stormwater management design techniques include the Virginia DEQ Erosion and Sediment Control Handbook, Virginia Stormwater BMP Clearinghouse (vt.edu), and Army Low Impact Development Technical User Guide.

USAG Fort Lee Stormwater Requirements Quick Reference:	
Disturbed Ground (square feet)	**Requirement**
< 10,000	Install appropriate E&SCs to prevent sediment from being washed into storm sewer.
= 5,000 (new impervious surface)	Project must demonstrate conformance with the requirements of Section 438 of the Energy Independence and Security Act and Army Low Impact Development Technical User Guide. In general, development of more than 5,000 square feet of land must either retain the 95th percentile rainfall event on site, or use site-specific hydrological analysis to determine the pre-development hydrology. A justification must be provided if this requirement cannot be met. A Stormwater Management Plan must be submitted to the DPW-EMD for review.
= 10,000	Submit E&SC Plan in accordance with the Virginia Erosion and Sediment Control Handbook and the Virginia Stormwater Management Handbook, Volumes I and II to the VDEQ for review and approval. Provide evidence of approval to DPW-EMD.
= 1 Acre	Prepare and submit application for coverage in accordance with the Virginia Stormwater Management Permit program. Application must be approved by VDEQ and a coverage letter received by the DPW-EMD prior to beginning ground altering disturbance. Submit E&SC Control Plan in accordance with the requirements of the Virginia E&SC regulation to the DPW-EMD for review and approval.
Privatized Utilities	For privatized utility installation, upgrade, repair, etc. as a stand-alone project or part of a large project, utilities with an approved statewide E&SC Plan shall abide by that plan in lieu of the following requirements, but must provide a copy of the plan to the DPW-EMD for its records. Utility work on hard surfaced roads, drives, sidewalks and individual utility connects are exempt.

Erosion and Sediment Control

All land-disturbing activities must comply with the Virginia Erosion and Sediment Control Laws and Regulations, Virginia Stormwater Management Act and Regulations, Virginia Stormwater Management Program General Permit, and the Chesapeake Bay Preservation Act.

All E&SC and SWM Plans must be reviewed by the DPW-EMD to ensure compliance with the State Laws and Regulations and the USAG Fort Lee Municipal Separate Storm Sewer System (MS4) Permit. The Contractor shall provide a copy of any required plans and specifications to the DPW-EMD for review **at least 60 days prior to commencement of ground disturbing activities**. The Contractor must receive approval of its E&SC Plan from the VDEQ prior to commencement of land-disturbing activities.

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Hay/straw bales SHALL NOT BE USED for erosion control and inlet protection from storm water run-off on Fort Lee, with the exception of the Ranges as long as it meets the needs of the project and does not interfere with operations. Soil stabilization such as straw, netting, blankets, and stabilizer mats will be included as needed and must be properly maintained. All straw blankets/netting must be fully biodegradable and free of plastic/nylon components. Acceptable products can be found at the following link in a spreadsheet titled "Wildlife Friendly Erosion Control Product List": https://www.fws.gov/media/wildlife-friendly-erosion-control-product-list. Turf areas shall be provided with a minimum slope of 1 percent to provide positive drainage and a maximum slope of thirty percent to prevent erosion and allow for maintenance.

Questions about Stormwater should be directed to EMD Compliance Program staff.

Requirements for Offsite Soils

Test offsite soils brought in for use as backfill for Total Petroleum Hydrocarbons (TPH), Benzene, Toluene, Ethyl Benzene, and Xylene (BTEX) and full Toxicity Characteristic Leaching Procedure (TCLP) including ignitability, corrosivity and reactivity. Backfill shall contain a maximum of 100 parts per million (ppm) of total petroleum hydrocarbons (TPH) and a maximum of 10 ppm of the sum of Benzene, Toluene, Ethyl Benzene, and Xylene (BTEX) and shall pass the TCLP test. Determine TPH concentrations by using EPA 600/4-79/020 Method 418.1. Determine BTEX concentrations by using EPA SW- 846.3-3 Method 5030/8020. Perform TCLP in accordance with EPA SW-846.3-3 Method 1311. Provide Borrow Site Testing for TPH, BTEX and TCLP from a composite sample of material from the borrow site, with at least one test from each borrow site. Do not bring material onsite until tests have been approved by the Contracting Officer.

NO excess soil may be disposed of on Fort Lee property without written authorization from the DPW-EMD and DPW Master Planning Division.

Oil-Water Separators

For maintenance and service areas where a floor drain is required, all such drains shall discharge to an appropriately-sized and designed gravity oil-water separator. No coalescing media will be allowed. The separator shall discharge treated effluent to the sanitary sewer system. The oil-water separator shall be located such that it provides convenient access to a waste oil recycler truck. Drains, such as those at wash racks, which are exposed to rainwater, shall be bermed to prevent the entrance of stormwater.

Low Impact Development (LID)

The DoD requires the use of LID methodologies to manage stormwater runoff from development or redevelopment projects on a Federal Facility or utilizing Federal funds with a footprint that exceeds 5,000 square feet in accordance with Unified Facilities Criteria (UFC) 3-

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210-10 and the Energy Independence and Security Act of 2007 (EISA). This requirement is applicable to new construction, additions, new pavement and sidewalks (horizontal construction), and site redevelopment.

Prior to finalizing the design for a redevelopment project, the designer shall also consider whether natural hydrological conditions of the property can be restored. Estimated design and construction costs for implementing EISA Section 438, Stormwater Runoff Requirements for Federal Development Projects, shall be documented in the project cost estimate as a separate line item. For Military Construction projects, an additional 2% should be added as a supporting facility cost. LID Standards include American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) Standard 189.1, Unified Facilities Criteria 3-210-10, 4-030-01 (Sustainable Development), 1-200-01 (DoD Building Code), 4-010-01 (DoD Minimum Antiterrorism Standards for Buildings), and Chapter 10 of Army Regulation (AR) 420, Army Facilities Management.

Once final design is complete, Contractor must submit a completed EISA LID design certification to DPW-EMD using Maintaining Hydrology on Army Construction Projects form available from EMD.

Storage Tanks

Installation of permanent underground or above ground storage tanks must be approved by the DPW-EMD. Temporary storage tanks used to serve equipment during construction do not require prior approval, but must have secondary containment or be double walled (if 55-gallons or larger), and their location must be shown on an approved E&SC Plan or Environmental Protection Plan (EPP).

CONSERVATION

As one of the four pillars of the Environmental Management Division, the Conservation Branch oversees the preservation and management of USAG Fort Lee's natural and cultural resources.

Cultural Resources

More specifically, Section 106 of National Historic Preservation Act (NHPA) (36 CFR 800) requires that Federal agencies consider the effects of their actions on historic properties, following regulations issued by the Advisory Council on Historic Preservation.

Another federal law, the Archaeological Resources Protection Act of 1979 (ARPA), makes it a federal crime for persons to excavate, remove, damage, or otherwise deface any archaeological resource or even *attempt* to do so on Federal lands. **USAG Fort Lee proactively monitors the installation for violations of this provision and to enforce the laws prohibiting such activity**.

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An archaeological resource is "any material remains of past human life or activities which are of archaeological interest…" However, determination of age and significance will be made by the USAG Fort Lee Cultural Resource Manager (CRM).

Compliance with Section 106 of the National Historic Preservation Act:
If the project requires ground altering disturbance of any depth or alteration to a building, DO NOT PROCEED. Initiate the 4283 process, and contact DPW-EMD immediately.. All ground disturbing activity, regardless of whether the area has been previously disturbed or subject to a cultural resource survey, has the potential to cause effects on historic properties.

Note that all ground disturbance work must also contact miss utilities before execution to ensure there are no conflicts.

Inadvertent Discovery Procedures

- Immediately halt work in the area of any discovery and notify the CRM or Staff Archaeologist immediately. **Failure to stop work and notify authorities subjects the contractor and Fort Lee's Garrison Commander to liability under federal cultural resource protection laws**.
- The CRM and/or Staff Archaeologist will visit the site within 24 hours after notification and examine the area of discovery, which may require additional controlled excavation by cultural resource staff.
- The CRM will determine whether the artifacts represent a significant site (historic property); if a positive determination is made, the CRM will begin consultation with the Virginia State Historic Preservation Officer (SHPO) and other consulting parties to determine the appropriate course of action. **During this time, the location of the discovery must be secured and remains a "no go" zone**.
- If the determination by the CRM is that the inadvertent discovery is not significant, work may resume upon notification by the KO.

Metal Detecting

Per USAG Fort Lee Policy # 03-12, updated February 20, 2019, metal detecting ANYWHERE on Fort Lee is prohibited. Any individual who is metal detecting on Fort Lee will be subject to criminal prosecution.

Questions about Cultural Resources should be directed to EMD Cultural Resource staff.

Natural Resources

In general, natural resource management at USAG Fort Lee includes monitoring tree and forest (timber) health, protection of wetlands, ensuring the use of appropriate landscape and vegetation, and conservation and inventory of wildlife and wildlife habitat. Three federal laws which influence natural resources management on USAG Fort Lee are the Federal Water Pollution Control (Clean Water) Act, Endangered Species Act of 1973, and Migratory Bird Treaty Act of 1918.

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Wetland Protection

The Contractor shall not enter, disturb, destroy, or allow discharge of contaminants into any wetlands or Resource Protection Area (RPA) as defined by the Chesapeake Bay Preservation Act. No land disturbance shall occur within 100 feet of existing wetlands or protected stream channels without EMD approval. This 100 foot buffer is shown on all environmental constraints maps provided by DPW-EMD. All BMPs must be shown on the E&SC drawings or other detail drawings. A certified Responsible Land Disturber shall be on site for all ground disturbing activity in excess of 10,000 sq. ft. and must have an original, current, validated certificate on site and received by DPW-EMD.

Forestry

All projects that involve the cutting or clearing of timber must coordinate with the DPW-EMD Natural Resource Manager. Timber stands that exceed one quarter (.25) acre in size require an official Government estimate of the value, which must be paid to the Government upon harvest. This is a requirement of the Army's Reimbursable Forestry program which collects these fees, making them available to the Installation to supplement other Army natural resource management funding to implement conservation-based natural resource projects. Felling any trees or harvesting timber is not allowed to occur from 1 April to 30 September per the Migratory Bird Treaty Act and the Endangered Species Act as it pertains to protected birds and bats. Exceptions to this policy must be approved by the DPW-EMD Natural Resources Manager.

The Contractor shall provide fencing, supervised trimming, and general protection of existing trees and root systems for those trees which will remain or that are subject to the effects of project execution, whether the construction is temporary or permanent.
The Contractor shall ensure that the tree protection and trimming areas are coordinated and approved by the DPW-EMD and depicted on the site drawings upon completion of the design's final topographic survey. Existing utilities within or adjacent to the sites must be protected by the Contractor and remain active during all phases of construction activity. If work requires an interruption to utility service, the outage must be scheduled and reported through the proper channels in accordance with USAG Fort Lee Policy.

Wildlife

USAG Fort Lee's Wildlife Biologist manages and monitors wildlife on Fort Lee. The goal is to maintain biodiversity of healthy wildlife populations while supporting Fort Lee's mission. With regard to bats, USAG Fort Lee monitors for evidence of both federal and state listed, threatened and endangered species, as well as any evidence of disease or injury. Most importantly:

- Any bats found in buildings or on the grounds must be reported to the DPW-EMD Natural Resources or Pest Management.
- Bird nests discovered in areas conflicting with mission or Garrison activities must be reported to the EMD prior to taking action. Nests containing eggs or young may have to be protected until fledging of young has occurred, per the Migratory Bird Treaty Act.

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- All baby wildlife encountered must be left alone and NEVER captured or collected.
- All snakes should be reported to DPW-EMD Natural Resources and should never be harmed. If they are creating a problem, they should be photographed and observed until assistance arrives. If it can be done safely, they should be contained to avoid escape so that they can be safely relocated.

Landscape and Vegetation

The Contractor shall provide a Landscape Plan prepared by a Registered Landscape Architect or Landscape Designer and all landscape improvements must comply with UFC 4-010-01, UFC 3-210-02 (POV Site Circulation and Parking) and US Army Corps of Engineers Technical Instruction 804-11. Acceptable plants are those which are native to the area, low maintenance, low water and drought resistant species which can be installed in plant beds or areas. See *Native Plants for Wildlife Habitat and Conservation Landscaping* for more information. The use of berms to accent the building and plant beds is encouraged. When practical, existing trees will be protected and saved.

The Contractor is required to collect soil samples and submit them to an accredited testing laboratory and submit the results to the KO (or designated Government representative) and DPW-EMD. The Contractor will apply all soil amendments identified in the soil sample report at the identified rates.

The seed blend recommendations must be approved by the KO (or designated Government representative) and the DPW-EMD. In the event that the Contractor installs sod, it will be Tifway 419 Bermuda grass or another sod type approved by the KO (or designated Government representative) and DPW-EMD.

Additional Landscape Requirements:

- Furnished plants will be guaranteed to be in a vigorous growing condition for a minimum period of 12 months regardless of contract time period. Plant establishment period will continue until 12 months from the Building Occupancy Date after project completion.
- Planting soil consisting of 4-inch depth of amended existing surface soil, supplemented with imported or manufactured topsoil will be used for all seeded or sodded lawn areas. Topsoil analysis testing may be required in order to verify the suitability of the produce based on its intended use, and at the discretion of the DPW-EMD. Soil stabilization such as netting, blankets, and stabilizer mats will be included as needed and must be properly maintained. Soil stabilization such as straw, netting, blankets, and stabilizer mats will be included as needed and must be properly maintained. All straw blankets/netting must be fully biodegradable and free of plastic/nylon components. Acceptable products can be found at the following link in a spreadsheet titled “Wildlife Friendly Erosion Control Product List”: https://www.fws.gov/media/wildlife-friendly-erosion-control-product-list Turf areas shall be provided with a minimum slope of 1 percent to provide positive drainage and a maximum slope of thirty percent to prevent

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erosion and allow for maintenance. Turf areas shall be provided with a minimum slope of 1 percent to provide positive drainage and a maximum slope of thirty percent to prevent erosion and allow for maintenance.

- All new landscape materials and soil brought onto the site must be accompanied with a certification that the materials and soils are free of red fire ants and invasive species for Virginia. No material will be accepted without this certification. Clean soil certification and testing requirements are outlined in the "Clean Soil" section of the Installation Restoration Program.

- Areas used by the Contractor for the storage or staging of equipment and materials or for any other reason, shall be restored to the original or better condition. Gravel used to traverse grassed areas shall be removed and the area restored to its original condition, including the application of topsoil and seeding, if necessary.
- Mulch placed around new plants and trees should not exceed 3 inches in depth and should be evenly distributed around the stem. Piling mulch against a tree in a dome around the base is not acceptable.
- Virginia's Regulations for the Application of Fertilizer to Nonagricultural Lands, 2VAC5- 405-20, require certification for all licensees and contractor-applicators, state agencies, localities or other governmental entities engaged in the commercial application of fertilizers to non-agricultural lands. Anyone desiring certification as a Certified Fertilizer Applicator (CFA) must successfully complete approved training and submit an online application to the Virginia Department of Agriculture and Consumer Services. CFA certification is valid for four years from the date of issuance. Certified fertilizer applicators shall complete a minimum of two hours of coursework every two years for recertification.

For questions about Natural Resources, please contact the EMD Natural Resources Program Manager.

POLLUTION PREVENTION

Pollution Prevention (P^2) is a comprehensive initiative focused on recycling, sustainability, energy conservation and backflow prevention to reduce and prevent pollution at the source.

Solid Waste Management & Recycling

The Contractor shall collect all solid wastes generated during the performance of the contract in a container located in an area designated by the KO or COR and approved by DPW-EMD. The Contractor shall provide appropriate containers for the collection and segregation of solid wastes, recyclables, and construction/demolition debris generated directly and indirectly by work under this Contract. The Contractor is prohibited from using Installation dumpsters or other government owned/leased waste receptacles for the disposal of any solid wastes. Contractors may not utilize Fort Lee recycling center. All solid wastes shall be re-used, recycled, or disposed of prior to completion of work at USAG Fort Lee. Recycling to the

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maximum extent should be the objective. In 2026, **a minimum of seventy-four (74) percent of all construction waste is required to be diverted from landfills by reclaiming, recycling, or reusing.** If recycling is determined to be impractical, a memorandum stating how the determination was made must be submitted to DPW-EMD and approved before work begins.

Under no circumstances will any solid wastes, hazardous materials, or hazardous wastes be left on USAG Fort Lee property at the end of the project. These materials include, but are not limited to, piles of dirt, concrete, asphalt, and rubbish. No materials will be left for the future use of the Government unless instructed to do so in writing by the KO. This includes the aforementioned items as well as regular or touch-up paint, plaster, solvents, etc. If it is determined that the Contractor left materials/wastes behind, services may be terminated and/or a penalty payment to include the cost of disposal may be withheld from the project payment.

Construction and Demolition Waste Management Plan

A waste management plan (to include solid non-hazardous waste and solid hazardous waste) shall be submitted within 15 days after notice to proceed and prior to initiating any site preparation work. At a minimum, for FY26 this shall include the contractor's plan(s) for at least 74% diversion rate. The plan should include detailed information regarding the techniques used to meet the diversion rate. Should the Contractor deem that the 74% diversion rate cannot be met, justification for not meeting the goal is required to be included in the plan. The plan shall include the following:

- Name of individuals on the Contractor's staff responsible for waste prevention and management
- Description of the specific approaches to be used in recycling/reuse of the various materials generated, including areas and equipment to be used for processing, sorting, and temporary storage of wastes
- Characterization, including estimated types and quantities, of the waste to be generated
- Name of landfill and/or incinerator to be used and the estimated costs for use
- List of specific waste materials that will be salvaged for resale, salvaged and reused, or recycled, plus all recycling facilities that will be used
- Identification of materials that cannot be recycled or reused with an explanation or justification

The contractor shall notify the KO (or designated Government representative) if diversion activities will cause the project duration time to be exceeded. Along with the notification, the contractor shall provide the highest diversion rate that can be obtained based on the project schedule. If it is determined by the Government that the project is mission-critical, the diversion rate may be amended. If the cost of achieving the minimum diversion rate of 74% is significantly greater than the cost of conventional demolition methods and the risk can be attributed directly to

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meeting the minimum diversion rate, the contractor shall immediately notify the KO for a determination on whether a lower diversion rate is acceptable. If the KO determines that a lower diversion rate is acceptable, the rate may be amended to the highest obtainable rate that can be met, as agreed upon by all parties. Notify DPW-EMD Pollution Prevention Program Manager of new diversion rate and justification.

Records

Records shall be maintained to document the quantity of waste generated; the quantity of waste diverted through sale, reuse, or recycling; and the quantity of waste disposed by landfill or incineration. The records shall be made available to the KO/PM during construction, and a copy of the records shall be delivered to the KO/PM and EMD upon completion of the construction.

Cross Connection Control and Backflow Prevention

Fort Lee operates in accordance with the Safe Drinking Water Act, Cross Connection Control and Backflow Prevention in Waterworks of the Commonwealth of Virginia, State Board of Health, and Waterworks Regulations 1993, as amended and to include all site-specific requirements.

Domestic water mains entering a building shall be provided with a reduced-pressure backflow preventer. If the backflow is greater than 3 inches, the contractor will install a manifold system with the main line utilizing two smaller backflows that will provide the same amount of water with the ability to isolate each one independently for servicing. Additionally, domestic water systems shall be protected from contamination by hydronic water systems and other HVAC systems via a reduced- pressure backflow preventer and any mechanical equipment that may potentially contaminate the public water system. Backflow prevention/test ports must be placed in locations that allow ease of access in mechanical rooms, not at ceiling height or blocked by other equipment.

Questions about Fort Lee's backflow prevention program should be directed to DPW-EMD Backflow Prevention Program Manager.

Pest Management

The Contractor will submit a pest management plan to the KO (or designated Government representative) for DPW-EMD review and approval prior to the use of pesticides. The pest management plan must include all the information that is required in the IPMP, AR 200-1, USAG Fort Lee Policy 17-03, and any other applicable state or federal requirements. Only chemicals approved by the Army Environmental Command and on USAG Fort Lee's approved pesticide list can be used on the installation. The Contractor must be on the USAG Fort Lee Pest Contractor approved list, as provided by the DPW-EMD. After product is applied, submit amount of concentrated quantity applied on DA 1532 or another DPW-EMD approved format. In addition to these requirements, the Contractor must submit in the pesticide application the following information:

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- Name of the Pest Company and applicator with Virginia approved license.
- SDS and label of product being applied.
- Location of the area that product will be applied and square footage of application.
- Notification to the DPW-EMD at least 48 hours before application date.

Termite Treatment
It is a requirement to apply termiticide for all new building construction and renovations when ground-level square footage is added. The contractor shall provide soil treatment for termite control according to product label. All pesticides must be included in a Pesticide Management Plan developed by the Contractor and submitted to and approved by the DPW-EMD Installation Pest Management Coordinator prior to application.

Questions about Fort Lee's pests and pesticide program should be directed to DPW-EMD Pest Manager.

RESTORATION

The mission of USAG Fort Lee's Installation Restoration Program (IRP) is to identify and perform appropriate cost-effective contaminated site-cleanup, ultimately to protect human health and the environment and to return property to its pre-contaminated condition so that USAG Fort Lee property is suited for any installation use.

Restoration efforts at USAG Fort Lee are conducted under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA), as amended by the Superfund Amendments and Reauthorization Act of 1986 (SARA) or RCRA. Some cleanup may also be regulated under state programs that do not follow the CERCLA or RCRA process.

Site Safety

Ensure that all workers are informed of any potential hazardous exposure from working at IRP sites, and that appropriate precautions are taken to minimize hazards to human health and the environment.

The potential to find unexploded ordnance (UXO) at a Restoration site, or anywhere on Fort Lee, is real. UXO is dangerous. Do not enter areas with "Danger" signs. Learn what to do: Recognize, Retreat, Report. Call 911 immediately if you find potential UXO.

Monitoring Wells

There are multiple ground water monitoring wells and other ancillary support structures installed at IRP sites around USAG Fort Lee, some of which may be present at or near a construction site. Site maps and construction drawings which show the location of monitoring wells and ancillary support structures should be reviewed prior to commencement of work on a site and are available through the DPW-EMD. The Contractor

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shall take precautions to prevent any damage to wells and other structures. If damage to a monitoring well(s) occurs during the project, the Contractor shall repair/replace the monitoring well(s) at no additional expense to the Government. The Contractor shall dispose of all state and federally regulated materials during repair of the damaged structures as instructed by the DPW-EMD.

Required Onsite Documents

PMs shall always have in their possession the following documents available for inspection and employee review.

- Fort Lee Environmental Policy
- Fort Lee Spill Response Poster
- Signed Record of Environmental Conditions (REC)
- Applicable Permits
- Safety Data Sheets (SDS)
- Environmental Protection Plan and Stormwater Pollution Plan (if applicable)
- Records, logs, and manifests
- Training Certificates (including EGAT) and Applicable Credentials for work being performed

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Appendix A: Contract Language (page 1 of 2)

The Environmental Special Conditions (ESC) package was created by USAG Fort Lee's DPW-EMD to guide those engaging in construction projects and maintenance work within the boundaries of the installation. Federal lands are protected by many statutes, some of which are more restrictive and have requirements above and beyond those of the Commonwealth of Virginia or Prince George County.

The following language should be **edited to meet the specific requirements** of all solicitations, performance work statements, scopes of work, and contracts executed by or on behalf of USAG Fort Lee.

SECTION X

Environmental X.1 General: The Contractor shall comply with the most current version of USAG Fort Lee's Environmental Special Conditions Package (ESC) when bidding and executing the performance of this contract.

X.1.1 Intent. The ESC identifies general and unique environmental requirements that are to be complied with on all construction projects at USAG Fort Lee. Adherence to these requirements ensures full compliance with pertinent provisions of Federal, Commonwealth of Virginia and local regulations and procedures which are or put in effect during the course of contract performance. The ESC is not intended to be fully inclusive of all regulations. It is the Contractor's responsibility to comply with all Federal, State and local laws, regulations or guidance.

X.1.2 Environmental Best Management Practices (BMPs). The Contractor shall execute Environmental Best Management Practices (BMPs).

X.1.3 Fines and Penalties. Failure to comply with environmental requirements may result in local, state or federal fines and penalties, including delay of final contract or task order payment.

X.1.3.1 General. Any fines and penalties that are the result of actions by the Contractor, its subcontractors, employees, or other representatives/agents of the Contractor are the responsibility of the Contractor to pay. These fines/penalties are not to be passed on to USAG Fort Lee.

X.1.3.2 Delay of Payment. No final payment is to be made until all environmental due outs have been submitted and the conditions of the ESC have been met.

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Appendix A: Contract Language (page 2 of 2)

X.2.1 Environmental Officer: The Contractor shall designate a representative to act as an Environmental Officer for all work performed under the contract. The Contracting Officer or Contracting Officer's Representative (COR) will notify the Contractor of any non-compliance with environmental requirements and action to be taken. Such notices, when delivered to the Contractor or its representative, shall be deemed to be sufficient for this purpose.

X.2.2 Compliance: IF THE CONTRACTOR FAILS OR REFUSES TO COMPLY PROMPTLY, THE CONTRACTING OFFICER MAY ISSUE AN ORDER STOPPING ALL OR PART OF THE WORK UNTIL SATISFACTORY CORRECTIVE ACTION HAS BEEN TAKEN, AND MAY TAKE OTHER ACTION AGAINST THE CONTRACTOR IN ACCORDANCE WITH THIS CONTRACT.

Environmental X.3.

The Environmental Special Conditions document is available online and must be read to understand your action and reporting requirements for USAG Fort Lee.

Other applicable references include:

- Federal Fines FR/VOL 78, 2013-26648, Filed 11-5-13, Table 1 of Section19.4 - Civil Monetary Penalty Inflation Adjustments
- State of Virginia Fines and penalties - DEQ Chapter 4 Civil Charges and Civil Penalties.

If you have environmental questions, please contact DPW-EMD at 804-734-3560.

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Appendix B: Utility Company Points of Contact (POC) (page 1 of 2)

Prior to any excavation work, a Virginia Miss Utility ticket request to mark the locations of buried utilities must be made, either online or by phone at 811 or 1-800-552-7001.

Contractor must submit the Miss Utility verified ticket number informing the DPW-EMD of the presence of any existing utilities to be demolished or relocated as part of the project.

USAG Fort Lee utilities are privatized. USAG Fort Lee owns the gas distribution infrastructure. Some of the utility infrastructure on USAG Fort Lee has been found to contain asbestos. See DPW-EMD Asbestos Specialist for additional information.

USAG Fort Lee's Utility POCs:

DPW Public Utilities Specialist/COR
804-734-5092
Bldg. 6220

Natural Gas - Fort Lee DPW-OPS
Phone: 804-734-5086

Communication – Comcast
Justin Barden
Phone: 804-489-6667
E-Mail: justin_barden@comcast.com

Data/LAN – Fort Lee Network Enterprise Center (NEC)
Mr. Frederick James
2701 Clarke Ave
Fort Lee, VA 23801
Phone: (571) 644-0015
Email: frederick.james3.civ@army.mil

Electric – Dominion Energy
Billy Nahrebecki
Phone: 757-742-1330
E-Mail: Billy.W.Nahrebecki@dominionenergy.com

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Appendix B: Utility Company Points of Contact (POC) (page 2 of 2)

Wastewater – ASUS
Stephanie Hudik, PE
Phone: 757-771-0889
E-Mail: Stephanie.Hudik@asusinc.com

Drinking Water – Virginia American Water
Gregory R. Dreher
Phone: 804-621-3452
E-Mail: Greg.Dreher@amwater.com

Weld (Hot) Permits – USAG Fort Lee Fire and Emergency Management Service (EMS)
Fire Station # 1
Phone: 804-734-7973
E-Mail: usarmy.Lee.id-training.mbx.fire-prevention@army.mil

Appendix C: Environmental Management Division Points of Contact (POC)

Position	Personnel	Phone	Email
Environmental Chief	James (Alan) Mills	(804) 734-3560	james.a.mills80.civ@army.mil
Pollution Prevention	Alex Alvarado	(804) 308-4023	alexander.a.alvarado6.civ@army.mil
Natural Resources	John Allen	(804) 734-3766	john.r.allen180.civ@army.mil
Compliance	Craig Norris	(804) 734-3772 | (571) 644-5552	craig.a.norris10.civ@army.mil
Stormwater	Earl Long	(804) 308-6027 | (520) 673-4736	earl.l.long6.civ@army.mil
NEPA	Jacob Spain	(571) 644-5506	jacob.e.spain2.civ@army.mil
Backflow Prevention	Alex Alvarado	(804) 308-4023	alexander.a.alvarado6.civ@army.mil
Air Quality	Chabinath Maharaj	(520) 945-2764	chabinath.g.maharaj.ctr@army.mil
Hazardous Waste	Kyle Ketchum	(804) 734-3811 | (571) 644-5576	kyle.r.ketchum2.ctr@army.mil
Cultural Resources	Beth Bell-Monnich	(804) 734-4434	elizabeth.e.bell-monnich.civ@army.mil
Cultural Resources Alt.		(804) 734-4435	
Pest Management	Alex Alvarado	(804) 308-4023	alexander.a.alvarado6.civ@army.mil
Lead and Asbestos	Alex Alvarado	(804) 308-4023	alexander.a.alvarado6.civ@army.mil
UST/AST (Tanks)	Brandy Leigh | Jacob Spain	(520) 691-8762|(571) 644-5506	brandy.leigh.civ@army.mil | jacob.e.spain2.civ@army.mil

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