



DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING SYSTEMS COMMAND
BASE REALIGNMENT AND CLOSURE
PROGRAM MANAGEMENT OFFICE
33000 NIXIE WAY BLDG 50, SUITE 207
SAN DIEGO, CA 92147

11011
Ser BPMO/564
July 27, 2026

Mr. Steven J. King, P.E.
Managing Director
Quonset Development Corporation
95 Cripe Street
North Kingston, RI 02852

Dear Mr. King:

This correspondence is in response to your letter of July 16, 2026 requesting Navy approval for your General Dynamics Electric Boat (GDEB) Site Development Project located on Navy Parcels 7B, 7D and 7E (AP 194, Lots 6, 15, 16, and 18) – Relocation and Realignment of Roadways, under Navy Lease No. N62472-98-RP-00035, at the former Naval Construction Battalion Center, Davisville, Rhode Island.

The Navy can approve your request for the proposed work, subject to the following conditions. Please be advised that the below conditions refer to compliance with the aforementioned lease terms and any potential impact on Navy's CERCLA program. Quonset Development Corporation (QDC) is solely responsible for the sufficiency of all other aspects of the project.

1. QDC must coordinate the scheduling of all work with Mr. Chris Harding, including notification of the start date for construction. Notification must be provided at least 48 hours prior to the start of any work and a construction schedule must be provided prior to the commencement of work.
2. All work must be performed in accordance with the terms, conditions and restrictions of the MARAD agreement and Navy Lease No. N62472-98-RP-00035.
3. Work shall be performed in accordance with your letter of July 16, 2026 regarding the GDEB Site Development Plan and its attached Soil Management Plan dated 15 July 2026 (Enclosure 1).
4. QDC accepts the facilities "as-is, where-is", and the Navy makes no warranty as to their usability generally or as to their fitness for any particular purpose.
5. All work shall be done without liability, cost or expense to the Government. QDC at its sole cost and expense shall maintain the premises in good condition at all times and shall promptly make all repairs that may be necessary for the preservation and condition of the property.

6. QDC shall submit weekly progress reports with pictures to the Navy from groundbreaking through completion.
7. Access to all Navy environmental work sites must be maintained at all times, before, during, and after construction. No barriers, fences or other obstructions shall impede Navy (or Navy contractors) access to these areas.
8. The work area continues to be under a CERCLA assessment and remediation. As such, further investigation in this area may need to occur which may impact the property through installation of well points (temporary or permanent), soil borings, and/or test pits and other environmental investigations deemed necessary by the EPA. In the event the Navy is required to perform further environmental investigations, QDC shall ensure that Navy has unencumbered access to perform the work. QDC's contract should alert the contractor that the site is a CERCLA site and contractor shall acknowledge this in writing. A copy of the contractor's acknowledgment shall be provided to the Navy.
9. QDC is responsible for protecting all wells in the area from damage. Contractor shall familiarize itself with the location of all Navy monitoring wells prior to beginning construction. Any wells that require adjustment shall be coordinated with the Navy, and after such adjustment, a survey of the new elevation shall be furnished to the Navy. If wells become damaged they shall be properly repaired or replaced in kind, at no cost to the Navy.
10. QDC is responsible for compliance with all applicable Federal, State and local environmental laws, regulations and standards. QDC agrees to remediate, at its sole cost and expense, all hazardous substance contamination that is found to have occurred as a result of its use of the Navy's property.
11. QDC is required to maintain insurance on the Lease property in accordance with Paragraph 18 of the Lease. QDC shall deliver a certificate of insurance evidencing the required insurance to this office. Additionally, any contractors performing work on the property must maintain insurance, including worker's compensation, in accordance with Lease Paragraph 18.3, and provide evidence to this office.
12. All work is subject to inspection by the Navy.

If the above conditions are satisfactory, please have the appropriate QDC official indicate acknowledgement and concurrence by signing and dating below and returning this letter via PDF to Elizabeth.a.larson20.civ@us.navy.mil.

11011
Ser BPMO/564
July 27, 2026

If you have any questions, please contact Mr. Chris Harding, Base Environmental Coordinator (215) 897-4904.

Sincerely,

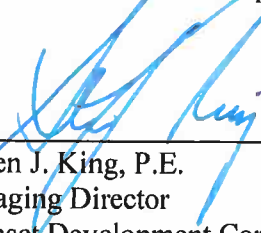
A handwritten signature in cursive script that reads "Elizabeth A. Larson".

ELIZABETH A. LARSON
Real Estate Contracting Officer

Enclosure: QDC Letter of July 16, 2026 w/enclosures

Copy to:
Mr. David Barney, BRAC PMOE

ACKNOWLEDGMENT AND CONCURRENCE IN THE ABOVE CONDITIONS
REGARDING, SITE IMPROVEMENTS TO GDEB SITE DEVELOPMENT PROJECT
LOCATED ON NAVY PARCELS 7B, 7D AND 7E (AP 194, LOTS 6, 15, 16, AND 18),
UNDER NAVY LEASE NO. N62472-98-RP-00035, AT THE FORMER NAVAL
CONSTRUCTION BATTALION CENTER, DAVISVILLE, RHODE ISLAND RIEDC,
ACTING BY AND THROUGH ITS AGENT AND ATTORNEY IN FACT, PURSUANT TO
R.I.G.L. 42-64.10-1 et seq., QUONSET DEVELOPMENT CORPORATION

By: 
Steven J. King, P.E.
Managing Director
Quonset Development Corporation

Date: 7/28/26

July 16, 2026



Ms. Elizabeth Larson
Real Estate Contracting Officer
Department of the Navy
BRAC Program Management Office
4911 South Broad Street
Philadelphia, PA 19112-1303

Re: Revised "Exhibit F" Proposal (Revision 4)
Navy Lease #N62472-98-RP-00035
Naval Construction Battalion Center, Davisville, RI
GDEB Site Development Project
Parcels 7B, 7D, and 7E/Plat 194 Lots 6, 15, 16, and 18

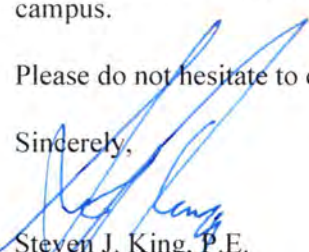
Dear Ms. Larson:

On June 11, 2026, the Quonset Development Corporation (QDC) submitted a complete revised Exhibit F proposal (Revision 2) to your attention detailing the proposed GDEB Site Development Project. Since that submission, the US Navy, the US Environmental Protection Agency (EPA), and the RI Department of Environmental Management (RIDEM) (i.e., the Agencies) have reviewed the revised package and provided comments throughout their respective review periods. Based on their review, QDC submitted a revised Soil Management Plan to Agency staff on July 10, 2026, and July 15, 2026 (Revisions 3 and 4) to address minor comments made by RIDEM. It is our understanding that the Agencies have concurred with all of the revisions, and that they have no further questions or comments on the proposal.

Based on the above, attached hereto is QDC's complete revised proposal (Revision 4) to undertake the proposed work, pursuant to Exhibit F of the subject Lease in Furtherance of Conveyance (LIFOC). This latest revision incorporates our responses to the reviewers' comments and questions. The Quonset Development Corporation respectfully requests approval of this final revised Exhibit F submission at your earliest convenience. The Navy's timely approval of this proposal is of paramount importance to the project, helping GDEB to secure the submarine shipbuilding supply chain as it seeks to expand its Quonset Point campus.

Please do not hesitate to contact me with any questions you may have.

Sincerely,



Steven J. King, P.E.
Managing Director
(401) 295-0044 x238
sking@quonset.com

Attachments

Attachment 1 to the Exhibit "F" (Revision 4)
Attachment 2 to the Exhibit "F"
Figure 1
Site Plans C-1 through C-6
Soil and Groundwater Management Plan (Revision 4)

July 16, 2026
Page 2 of 2
Navy Lease #N62472-98-RP-00035
GDEB Site Development Project

cc: Mr. Christopher Harding, PMP, BRAC Environmental Coordinator/US Navy
Mr. Gregory J. Coren, P.E., Dir. of Engineering and Construction/QDC
Ms. Gina Capalbo, Senior Project Manager/QDC

Q:_Development and Planning\USNAVY-LIFOC\Exhibit F Submissions\Davisville Road Relocation
(West)\2026-07-15_Revision 4\Cover Letter - Davisville Rd Relocation (West)_REV4.docx

ATTACHMENT #1 TO EXHIBIT “F”

DATE: July 16, 2026 (Revision 4 – No Changes to this Attachment 1 from Revision 2)

OCCUPANT: Quonset Development Corporation (QDC)

PROPOSAL TITLE: GDEB Site Development Project
Parcels 7B, 7D, and 7E/Plat 194 Lots 6, 15, 16, and 18
Davisville Road, Marine Road, and Sanford Road
North Kingstown, RI 02852

PROPOSAL DESCRIPTION:

The proposed work consists of relocating a portion of Davisville Road from its current position to an alignment to the south; abandoning and removing a portion of Marine Road; realigning Sanford Road; and performing site improvements on the parcels in and around the roadways to make them “pad-ready” for new manufacturing facilities at the site (Sheet Nos. C-1 and C-2). The roadway relocations and abandonment are intended to:

- Create a contiguous 42.3-acre± parcel slated for General Dynamics Electric Boat (GDEB);
- Prepare a 3.8-acre± parcel for additional laydown area;
- Reconfigure an existing stormwater treatment area within a 2.1-acre± area; and
- Segment 2.3-acres± to realign Sanford Road.

GDEB is the backbone of the United States Navy’s Nuclear Ballistic Missile Submarine program and is in imminent need of additional manufacturing facilities in order to expedite the supply of Virginia- and Columbia-class submarines to the Navy. The site improvements within the total 50.5-acre± project area are expected to include earthwork, paving, new and modified stormwater treatment areas, building construction, and landscaping.

The parcels owned by the Navy that are leased to QDC, and on which work will be occurring, are Plat 194, Lots 6, 15, 16, and 18 (Figure 1, Sheet No. C-1). Other sites that were formerly owned by the Navy that are now owned by QDC, and on which work will be occurring, are also listed below for completeness. All work performed as a part of this proposal will be subject to the Soil and Groundwater Management Plan provided hereto as an attachment.

OPERATION AND EXISTING FACILITIES:

LAND OWNED BY THE NAVY AND LEASED TO QDC UNDER THE SUBJECT LIFOC: Plat 194 Lots 6, 15, 16, and 18 (Parcels 7B, 7D, and 7E)

Parcels 7B, 7D, and 7E are currently owned by the Navy and leased to QDC for redevelopment. The lots are part of a CERCLA “Superfund” site, and a small portion of Lots 6 and 16 are located within the boundary of Operable Unit (OU 7). OU7 includes Study Areas 01 and 04, and Sites 02 and 03 (i.e., the Construction

Equipment Department [CED] Area) (Figure 1), which has Record of Decision (ROD) specified soil and groundwater restrictions¹.

Currently, Lot 6 is predominantly grassed areas and undeveloped woodlands, with the exception of the historic Allen Madison House². A previously abandoned portion of Sanford Road is also located on Lot 6, as well as Operable Unit 10 (OU 10). However, OU10 is outside of the project limits and will not be impacted. Lot 15 consists of a paved parking area, stormwater treatment systems, and a small area of grass/vegetation. Lot 16 is partially developed with a paved parking lot and stormwater treatment systems. See Sheet No. C-3 for further detail.

With respect to Lot 18, it is part of a CERCLA “Superfund” site, and it is QDC’s understanding that there is a Draft ROD being developed that will specify soil and groundwater restrictions within this area. Lot 18 is entirely woodlands and commonly referred to as the “Snake Pit”.

LAND OWNED BY QDC : Plat 191 Lots 60, 61, 67, and 72; & Plat 194, Lot 17 (Parcel 7A)

These lots have been transferred from the Navy to QDC and are a part of OU7. Lots 17, 60, 67, and 72 are occupied by North Atlantic Distribution (NORAD) and serve as parking areas for new vehicles. Lots 17, 67, and 72 are paved asphalt, and Lots 60 and 61 are gravel.

ADDITION(S)/ALTERATION(S)/IMPROVEMENT(S):

PROPOSED WORK ON LAND OWNED BY THE NAVY AND LEASED TO QDC UNDER THE SUBJECT LIFOC: Plat 194 Lots 6, 15, 16, and 18 (Parcels 7B, 7D, and 7E)

Roadway Relocations:

In order to create a contiguous 42.3-acre property for GDEB’s expansion, a 2,500 linear-foot (LF) portion of the existing Davisville Road will be relocated nearly 400-feet south of its existing alignment (Sheet No. C-4). The existing roadway surface will be pulverized and mixed with the existing roadway subbase, then regraded and repaved to match adjacent site grades.

Marine Road, which currently bisects Parcel 7A, will be abandoned. The existing asphalt surface will be pulverized and mixed with the existing roadway subbase, then regraded to match adjacent site grades.

To provide frontage and access to the newly created GDEB site and laydown area, Sanford Road will be realigned and lengthened approximately 1,450 LF (Sheet No. C-4). The portion of the roadway alignment to remain will be pulverized, regraded, and repaved. Along the lengthened portion, new roadway subbase consisting of imported gravel borrow will be installed, and new asphalt pavement will be placed.

¹ Reference *Final Record of Decision: CED Area – Study Area 01, Site 02, Site 03, and Study Area 04 (Operable Unit 07), Former Naval Construction Battalion Center Davisville, North Kingstown, RI*, dated March 2021.

² A separate Exhibit F document requesting transfer of ownership of the Allen Madison House from the Navy to QDC, for its eventual relocation, was submitted to the Navy on January 14, 2026. Accordingly, this document focuses on the proposed roadway relocations and site work, and only references the Allen Madison House for context.

Earthwork:

Site grading within the overall project area was designed to minimize the amount of cut into existing soils. A colorized heat map depicting locations of soil cut and fill is provided on Sheet No. C-5, which demonstrates that the net change at the site is approximately +68,000 cubic yards (CY) (i.e., net fill condition). Based on the areas of cut and fill, groundwater levels are expected to be below any excavations on the site, and as such, dewatering is not anticipated.

Any soil excavated from a cut area will immediately be relocated to fill areas. Where fill is required beyond the volume taken from cut areas, clean material will be brought to the site until design grades are achieved. Prior to site grading and earthwork operations, clearing and grubbing existing areas within the site will be conducted. This is expected to include felling trees; and grubbing and disposing root systems.

No soil generated as a part of the work will leave the site, unless as required by the Soil Management Plan. Furthermore, the earthwork design will minimize existing soil disturbance and the potential need for dewatering operations.

Site Utilities:

Existing utilities at the site are limited to an existing power pole line along Marine Road and some drainage structures. These utilities will be demolished and removed as a part of the work. Site utilities required for the proposed development include a water transmission line, electrical power pole lines, drainage piping, sewer mains, and natural gas services. The final locations of these utilities are to be determined, but will be in areas of fill where practical to minimize disturbance of existing site soils. The proposed water and drainage systems are expected to require the deepest burial depths, up to 5-feet below finish grade.

Stormwater Treatment Areas:

There are several existing stormwater basins at the existing site that will either need to be removed or modified/expanded to accommodate the proposed project. An existing stormwater basin along the upper border of the existing parking lot on Lot 16 will be filled as a part of the site grading (Basin A shown in the aerial below). To account for the loss of this area and to treat additional runoff from the site, the existing stormwater basin in the northern part of Lot 16 (Parcel 7B) (Basin B shown in the aerial below) will be expanded to the east (Sheet No. C-4). A portion of the new Basin B will cross from Lot 16 (Parcel 7B) to Lot 6 (Parcel 7D), and the bottom elevation of the expanded basin will remain the same as the existing – Elevation (El.) 22.0' Quonset Vertical Datum (QVD). Additionally, a new stormwater basin will be located in the proposed laydown area to treat runoff and will have a bottom elevation of about El. 23.0 QVD.

Neither Basins A or B have standing water, nor are they below the groundwater table. As such, and because the proposed expansion of Basin B will have the same bottom elevation, it is not anticipated that dewatering or groundwater treatment/handling will be required.



Structures:

The location and style of potential buildings/structures on the GDEB site is not known at this time. However, it is expected that these structures will require some type of shallow concrete foundation. Similar to the proposed site utilities, foundations will be constructed within fill areas to the greatest practical extent. All structures will be required to have a vapor barrier installed below the foundations and floor slabs to minimize the potential for vapor intrusion into the structure. Excess soil generated while constructing the foundations will be utilized as fill for other areas on the site. Additional details for these structures, as they relate to soil management activities not covered herein, will be provided as they become available.

Monitoring Wells:

Approximately forty-five (45) existing monitoring wells are located within the project area (Sheet No. C-6). These are a mix of Navy and US Army Corps of Engineers (USACE) wells, some of which are no longer active. Steps to protect these wells (it will be assumed that all of the existing wells are active) will be taken during construction, which are expected to include:

1. Identifying and locating each well on the design plans;
2. Incorporating provisions in the construction documents that require the contractor to protect the wells during construction;
3. Requiring engineering and site controls be implemented, such as physical barriers and indicators, to minimize the potential wells are damaged during construction; and
4. Monitoring the status of the existing wells during construction.

Wells that are found to have been damaged during construction will be repaired, replaced, or abandoned, at the direction of the Navy. Wells will be raised to final grade during construction and will receive an appropriate surface treatment depending on their location (e.g., concrete collar and road box for wells within parking and roadway areas, and new well caps for wells within grassed areas). For wells that will require relocation due to utilities or structures, QDC will coordinate with the Navy regarding a feasible location for new wells.

PROPOSED WORK ON LAND OWNED BY QDC : Plat 191 Lots 60, 61, 67, and 72; & Plat 194, Lot 17 (Parcel 7A)

The work proposed on lots owned by QDC, which are not a part of the subject LIFOC, is similar in scope and nature to the improvements described above. The work is expected to include demolition of existing parking lot and roadway pavements by pulverization; earthwork and site-grading; removal and/or modifications to existing stormwater treatment areas (loss of any stormwater treatment area will be compensated by stormwater treatment area improvements described above); and the installation of utilities as required. In addition, the protection and modification of all monitoring wells will be conducted in the same manner, such that the future use of the wells will be preserved. This work is common to all of the QDC-owned lots listed.

As depicted on Sheet C-5, areas within Parcel 7A will require earthwork. Soils from these areas will be managed in accordance with the agreed-upon Soil Management Plan established for Parcel 7A, provided as an attachment to the Parcel 7A ELUR currently with RIDEM for review. Soils disturbed within Parcel 7A, specifically within the designated CED areas, will not be allowed to leave the site.

**CERTIFICATIONS
UNDER
LEASE NO. N62472-98-RP-00035**

Occupant: Quonset Development Corporation

Proposal Title: GDEB Site Development Project - AP 194 Lots 6, 15, 16, and 18

1. ENVIRONMENTAL MATTERS

The proposal or operation involves the handling, storage, disposal or treatment of any hazardous or toxic substances, materials, waste or chemicals or involves a release, discharge or emission of any pollutant into the environment and the Lessee hereby certifies, by signature below, that all the provisions of the lease in addition to all the requirements of federal, state, and local law have been satisfied.

Lessee: [Signature]

(Signature)

Date: 7/16/26

2. REUSE PLAN AND RECORD OF DECISION
(Must be executed for all proposals.)

The Lessee hereby certifies, by signature below, that the proposal is required and necessary to support a use consistent with the Comprehensive Reuse Plan Davisville Naval Construction Battalion Center dated January 1994 as discussed in the Record of Decision for the Disposal and Reuse of Naval Construction Battalion Center Davisville, North Kingstown, Rhode Island issued by the Department of the Navy on July 16, 1997.

Lessee: [Signature]

(Signature)

Date: 7/16/26

3. BUILDING CODES
(Must be executed for all proposals.)

The Lessee hereby certifies, by signature below, that the proposal complies with all applicable local and national building codes.

Lessee: [Signature]

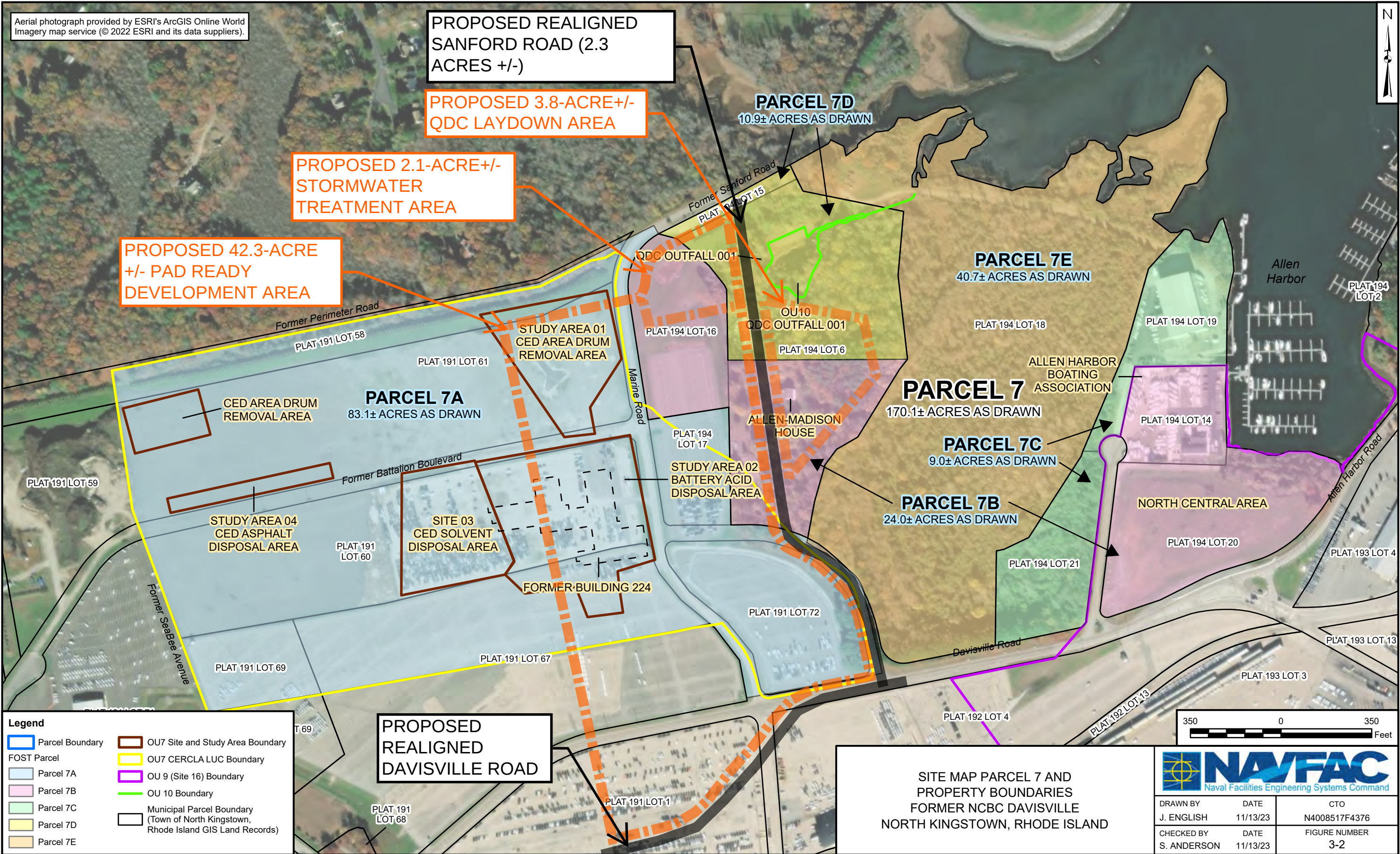
(Signature)

Date: 7/16/26

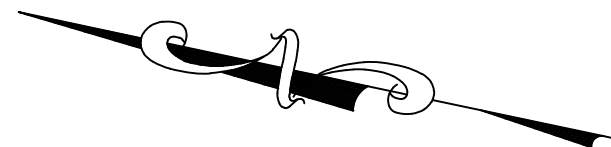
FIGURE 1

FIGURE 1

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SITE PLANS C-1 THROUGH C-6



NO.	REVISION	DATE
DESIGN BY	GEC	CHECKED BY GJC
DRAWN BY	GEC	ENGINEER GEC
SCALE	1" = 100'	PROJECT NO.
CONTRACT NO.		
FILE NAME:		
APPROVED		
GREGORY J. COREN, P.E. DIRECTOR OF ENGINEERING & CONSTRUCTION		
DATE 02-04-26		

**GDEB SITE
DEVELOPMENT PROJECT**
QDC PARCELS 43 & 44
NAVY PARCELS 7B, 7D AND 7E
AP 194 LOTS 6, 15, 16 & 18

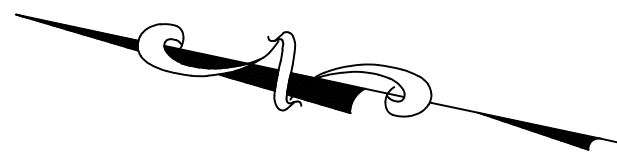
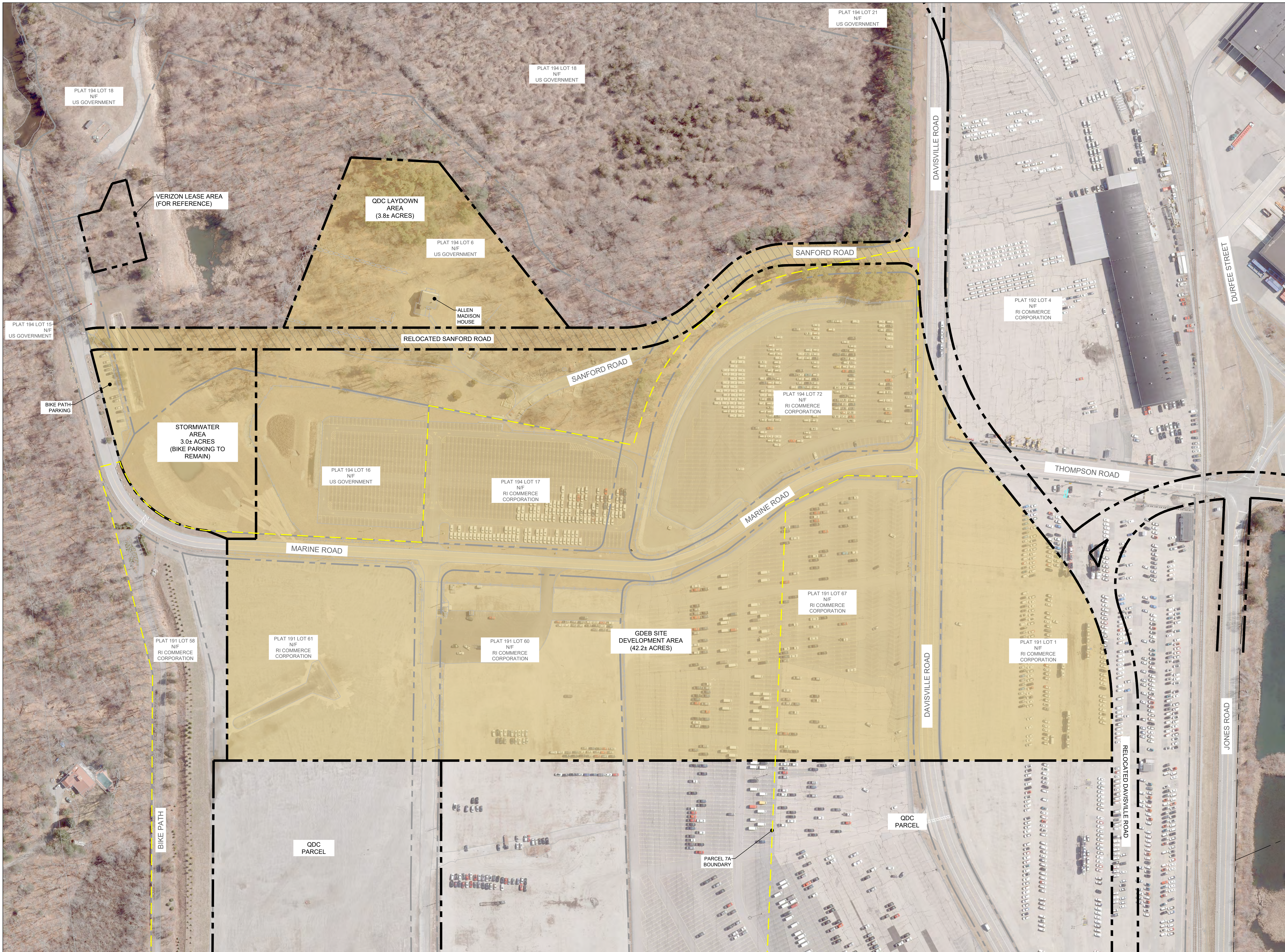
DAVISVILLE ROAD/SANFORD ROAD

EXISTING PARCEL PLAN

**North Davisville District
Quonset Business Park®**

SHEET NO.
C-1

DRAWING NO.
22465



NO.	REVISION	DATE

DESIGN BY	GEC	CHECKED BY	GJC
DRAWN BY	GEC	ENGINEER	GEC
SCALE	1" = 100'	PROJECT NO.	

CONTRACT NO.

FILE NAME:

APPROVED

GREGORY J. COREN, P.E.
DIRECTOR OF ENGINEERING & CONSTRUCTION

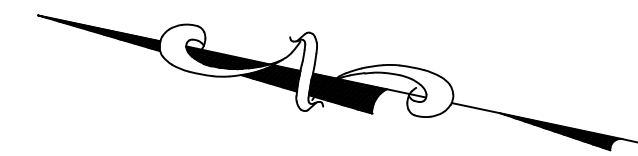
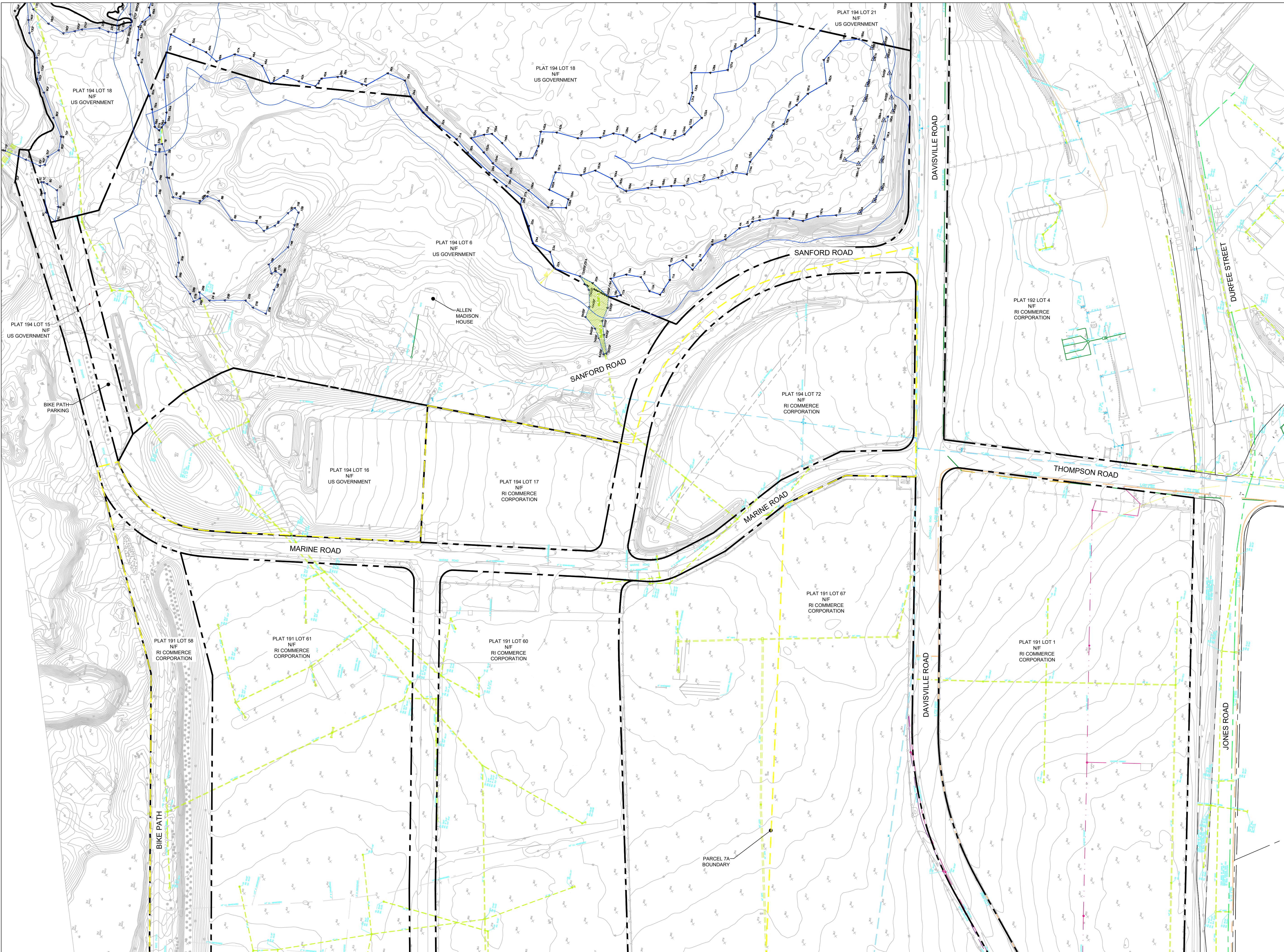
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**GDEB SITE
DEVELOPMENT PROJECT**
QDC PARCELS 43 & 44
NAVY PARCELS 7B, 7D AND 7E
AP 194 LOTS 6, 15, 16 & 18

DAVISVILLE ROAD/SANFORD ROAD

PROPOSED PARCEL PLAN
North Davisville District
Quonset Business Park®

SHEET NO.	DRAWING NO.
C-2	22465
2 OF 6 SHEETS	



- DRAIN LINE
- WATER MAIN
- GAS LINE
- ELECTRICAL CONDUIT
- WETLAND DELINEATION

NO.	REVISION	DATE
DESIGN BY	GEC	CHECKED BY GJC
DRAWN BY	GEC	ENGINEER GEC
SCALE	1" = 100'	PROJECT NO.

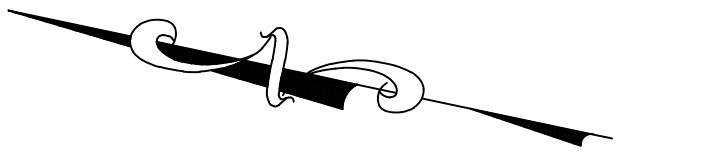
CONTRACT NO.
FILE NAME:
APPROVED
GREGORY J. COREN, P.E.
DIRECTOR OF ENGINEERING & CONSTRUCTION
DATE 02-04-26

**GDEB SITE
DEVELOPMENT PROJECT**
QDC PARCELS 43 & 44
NAVY PARCELS 7B, 7D AND 7E
AP 194 LOTS 6, 15, 16 & 18

DAVISVILLE ROAD/SANFORD ROAD

EXISTING CONDITIONS PLAN

**North Davisville District
Quonset Business Park®**



CONTRACT NO. _____

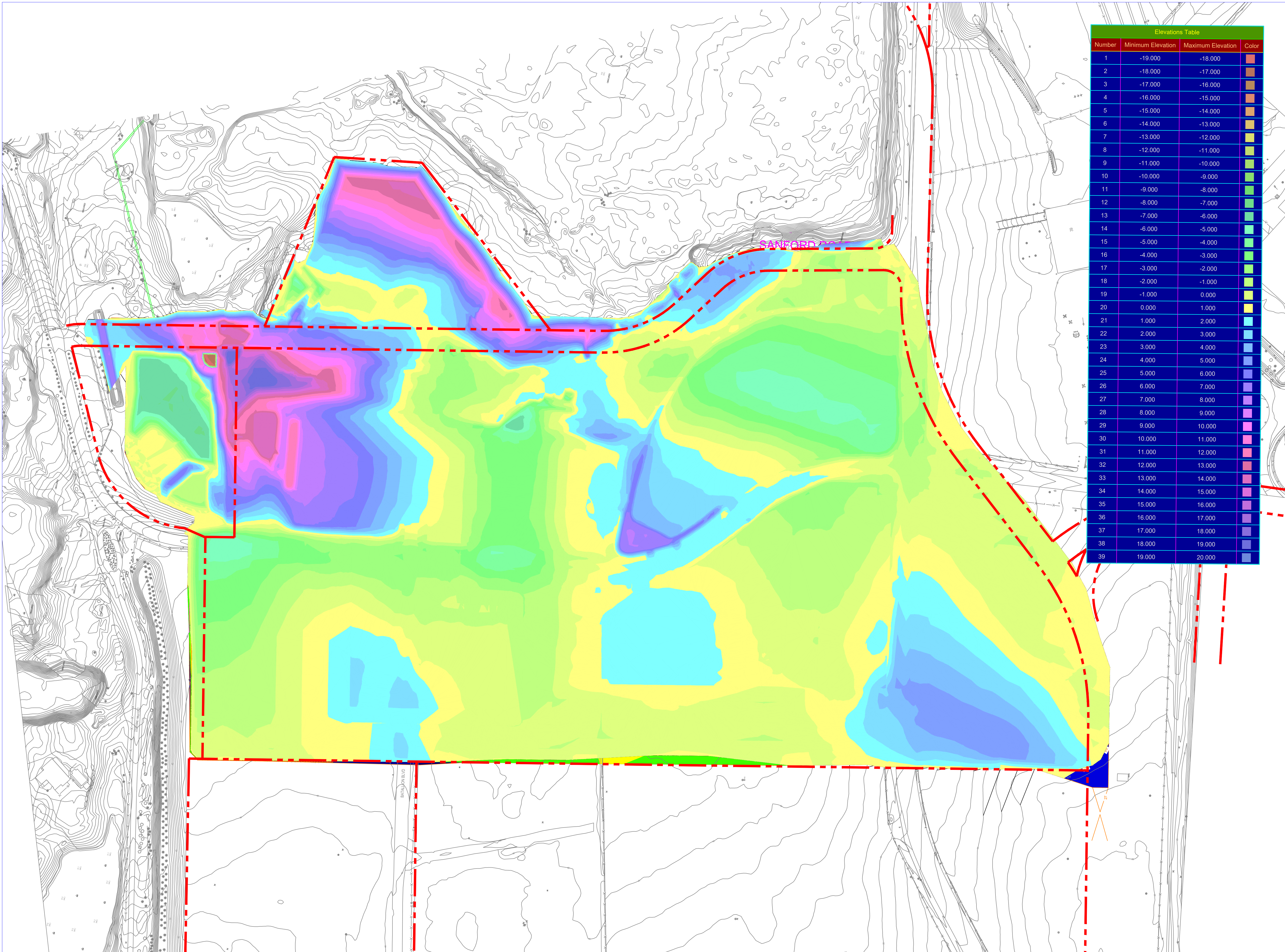
FILE NAME: _____

APPROVED _____

GREGORY J. COREN, P.E.
DIRECTOR OF ENGINEERING & CONSTRUCTION

DATE 02-04-26

SHEET NO. C-4 4 OF 6 SHEETS	DRAWING NO. 22465
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Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
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2	-18.000	-17.000	
3	-17.000	-16.000	
4	-16.000	-15.000	
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23	3.000	4.000	
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27	7.000	8.000	
28	8.000	9.000	
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33	13.000	14.000	
34	14.000	15.000	
35	15.000	16.000	
36	16.000	17.000	
37	17.000	18.000	
38	18.000	19.000	
39	19.000	20.000	



Development Services
95 Cripe Street
North Kingstown, RI 02852
Tel: (401) 295-0044
(401) 268-9885



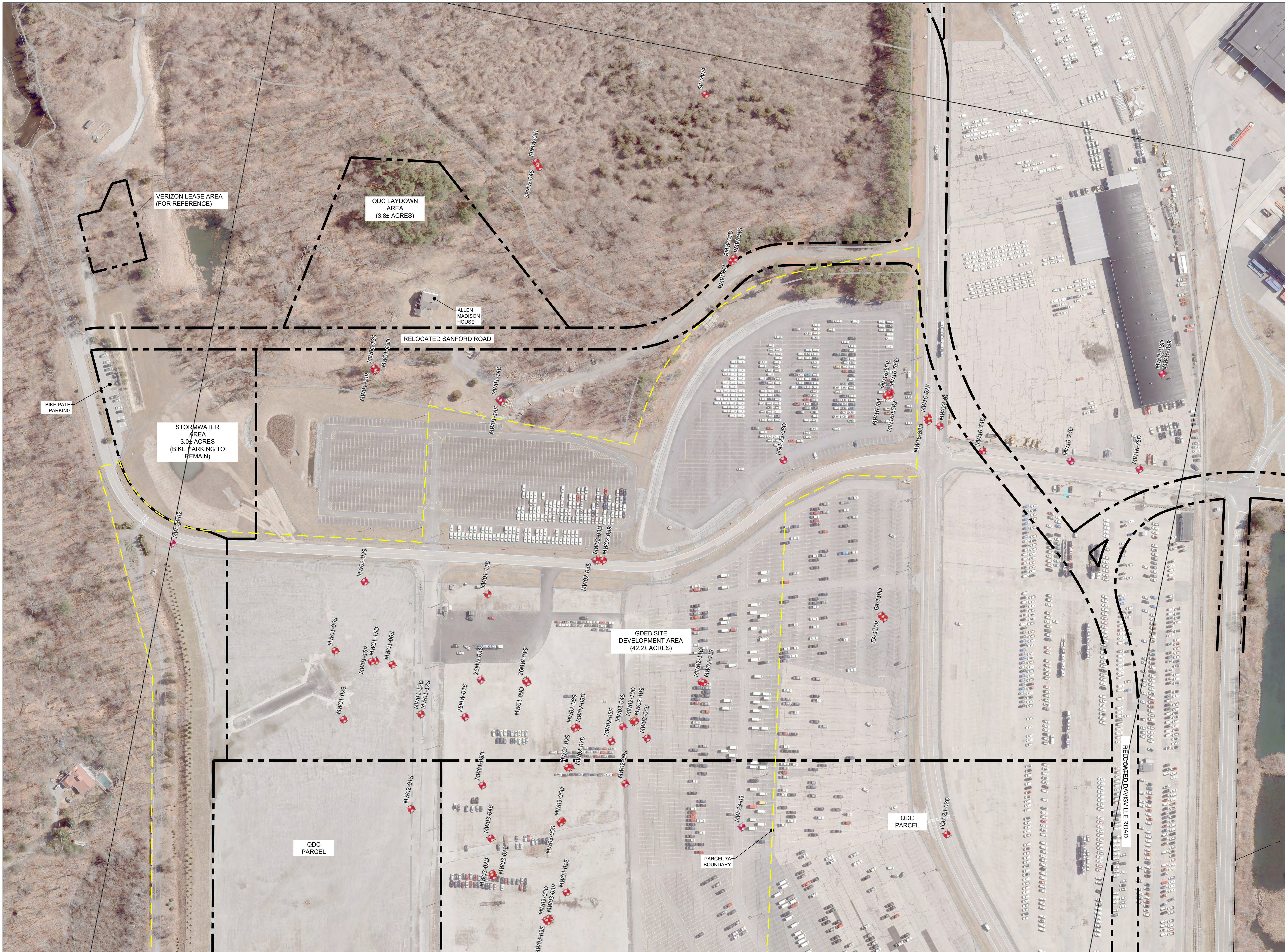
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**GDEB SITE
DEVELOPMENT PROJECT**
QDC PARCELS 43 & 44
NAVY PARCELS 7B, 7D AND 7E
AP 194 LOTS 6, 15, 16 & 18

DAVISVILLE ROAD/SANFORD ROAD

CUT AND FILL PLAN
**North Davisville District
Quonset Business Park®**

SHEET NO. C-5 5 OF 6 SHEETS	DRAWING NO. 22465
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NO.	REVISION	DATE
DESIGN BY	GEC	CHECKED BY GJC
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**GDEB SITE
DEVELOPMENT PROJECT**
QDC PARCELS 43 & 44
NAVY PARCELS 7B, 7D AND 7E
AP 194 LOTS 6, 15, 16 & 18

DAVISVILLE ROAD/SANFORD ROAD

MONITORING WELL PLAN

**North Davisville District
Quonset Business Park**

SHEET NO.
C-6

DRAWING NO.
22465

SOIL AND GROUNDWATER MANAGEMENT PLAN

Soil and Groundwater Management Plan (Revision 4)

Quonset Development Corporation Plat 194, Lots 6, 15, 16, and 18 (Parcels 7B, 7D, and 7E) GDEB Site Development Project North Kingstown, RI 02852

In accordance with the March 2021, CERCLA Record of Decision (ROD) for OU7, this Soil Management Plan (SMP) has been prepared to minimize exposure to potentially contaminated subsurface soil and manage the disturbance of soils and soil covers during the General Dynamics Electric Boat (GDEB) Site Development Project including but not limited to relocating a portion of Davisville Road from its current position to an alignment to the south; abandoning and removing a portion of Marine Road; realigning Sanford Road; and performing site improvements on the parcels in and around the roadways to make them “pad-ready” for new GDEB manufacturing facilities at the site.

Background

Since the Former Naval Construction Battalion Center (NCBC) Davisville was listed on the National Priorities List in 1989, numerous investigations and environmental activities have taken place on Parcels 7B, 7D, and 7E. These portions of the overall Parcel 7 are owned by the Navy, and are held by the Quonset Development Corporation (QDC) under a Lease In Furtherance of Conveyance (LIFOC).

As described in the ROD for OU7, a CERCLA action is required because the human health risk assessment (HHRA) determined that there is unacceptable human health risk associated with concentrations of the polychlorinated biphenyl (PCB) Aroclor-1260 under a potential future hypothetical residential use of the site and that polycyclic aromatic hydrocarbons (PAHs) and metals exceeded applicable State regulatory standards for residential exposure.

Also as described in the ROD, Land-Use Controls (LUCs) for soil and groundwater will be established by the Navy separately from the CERCLA action. However, these LUC’s have not been established to-date. For this reason, this Soil and Groundwater Management Plan has been prepared based on similar plans utilized in the past for projects being performed on CERCLA sites within NCBC (e.g., Site 16 OU 9).

Soil Sampling and Management

The direct exposure pathway is the primary concern during construction activities at the Site. Individuals engaged in activities at the Site may be exposed through incidental ingestion, dermal contact, or inhalation of entrained soil particles if proper precautions are not taken. Therefore, the following procedures will be followed to minimize the potential of exposure.

During site work, the appropriate precautions will be taken to restrict unauthorized access to the property and dust suppression (i.e., watering, etc.) techniques will be employed as appropriate. In the event that an unexpected observation or situation arises during site work, such activities will immediately stop. Workers will not attempt to handle the situation themselves but will contact the QDC Project Manager for further direction.

Soil Excavation Generated as part of Project

QDC does not expect to have excess material as part of this project. During construction, the soil material within a cut section will be immediately relocated to a fill section and not stockpiled. Relocated soil material within the site will not be tested. However, if the Contractor encounters material that appears to be hazardous (based on color and odor), the Contractor will be directed to stockpile the material and follow the protocol outlined in the following paragraphs.

The final net fill condition will be determined in part by construction operations and sequencing, and therefore, may require only limited fill material. Any clean fill material brought on site is required to meet the Department's Method 1 Residential Direct Exposure Criteria or be designated by an Environmental Professional as Non-Jurisdictional under the Remediation Regulations.

Potential Excess Soil Stockpile Locations

Excess excavated soil will be staged and temporarily stored in a designated Soil Management Area of the Site which will be fenced and covered to limit the unauthorized access to the materials (i.e., away from public roadways/walkways). This location will be determined with the Contractor at the beginning of the project. All soil stockpiles will be covered when not in use to minimize fugitive dust transmission. In addition, soil stockpiles will be surrounded by silt sock. Soil stockpile areas will be checked daily by the QDC Construction Manager to ensure the soil has been covered and silt socks are in place.

Soil Sampling

At the end of the project, excess soil piles will be stockpiled in 500 cubic yard piles and will be sampled and analyzed, by a qualified environmental professional, at a frequency of one composite sample per pile for all RIDEM constituents. Results of testing will be forwarded to the EPA/RIDEM/Navy prior to relocation of soil. The QDC Construction Manager will ensure all material is relocated per plan and no "orphan piles" are left at the site.

Based on the results of the soil samples, best soil management practices will be employed at all times and regulated soils will be segregated into separate piles (or cells or containers) as appropriate. Planned re-use options include Soil Re-Use on other Sites and/or disposal at a RIDEM approved licensed facility and are further described below:

Soil Re-Used on Other Sites

Excavated materials shall not be re-used as fill on other commercial or industrial properties unless it meets RIDEM's Method 1 Residential Direct Exposure Criteria for all constituents listed in Table 1 of the Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases (250-RICR-140-30-1) and shall meet the definition of clean soil as defined in Section 1.4(A)(12) in the same manual which can be found on-line here: Rules and Regulations for the Investigation and Remediation of Hazardous Material

Releases - Rhode Island Department of State. shall meet the definition of clean soil as defined in Section 1.4(A)(12) of the This material will be transferred to a site within the Quonset Business Park or to a storage location within the Park for future use. If the material is stockpiled, it will be delineated, material covered, and silt sock will be placed around the pile.

Soil to be Disposed of at an off-site Facility

If the soil does not meet any of the RIDEM criteria mentioned above, the material must be properly managed and disposed of off-site at a licensed facility. Prior to moving the material off-site, QDC will submit an Off-Site Rule (OSR) Request Form to the EPA. The material must remain on-site until the EPA approval of an OSR Request Form is received to ensure that the Treatment, Storage, and Disposal (TSD) facility is in compliance and able to receive the material.

Pre-characterization of Soil

Pre-characterization of soil within the infiltration basins will be required due to the hydraulic loading to the Snake Pit Area. QDC will collect representative soil samples from the infiltration basin area and submit for laboratory analysis by an independent, Rhode Island-certified laboratory. Laboratory analyses may include the following: VOCs, SVOCs, TPH, PCBs, priority pollutant metals (PP-13), and Resource Conservations and Recovery Act (RCRA) 8 metals.

Equipment Handling

All non-disposable equipment used during regulated soil disturbance activities will be properly decontaminated as appropriate prior to removal from the Site. All disposable equipment used during the soil disturbance activities will be properly containerized and disposed of following completion of the work.

Groundwater Management

QDC does not anticipate deep excavations during construction activities. However, if groundwater is encountered and dewatering is required, the following groundwater management procedures are provided.

Any discharge of groundwater generated during dewatering operations must be analyzed to determine if a Rhode Island Pollutant Discharge Elimination System (RIPDES) permit and/or a Coastal Resources Management Council (CRMC) permit is necessary and to determine what, if any, protective measures are needed to prevent construction worker direct contact with and inhalation of VOC vapors from groundwater where COCs are present above applicable RIDEM GB and/or federal risk-based cleanup criteria. If needed applicable permits and controls will be obtained/provided.

If no permits or protective measures are needed, on-site recharge will be discharged to the nearby ground surface via a filter bag (if necessary) or sedimentation basin allowing groundwater to infiltrate back into the soil. Recharge should be discharged within 100-feet of the original excavation and upgradient (if possible).

On-site recharge of uncontaminated groundwater is covered under the RIDPES General Permit for

Stormwater Discharge Associated with Construction Activity that is applicable to the project.

Stormwater Management

Erosion controls and applicable best management practices (BMPs) shall be used to minimize stormwater entering the excavations as well as off-site migration from the construction areas.

Monitoring Well Impacts

QDC will be responsible for engaging a monitoring well driller who is approved by the Navy to complete all well work within the limits of the project. The QDC will coordinate directly with the Navy to ensure all monitoring wells are protected, removed, replaced or brought to grade within a specified timeframe as to ensure the next schedule groundwater sampling event and/or LUC compliance inspection can be completed.



Davisville Road Relocation Project

Weekly Status Report

Week of:

Completed Activities:

- This week included.....

Soil Activities:

- This week

Picture Log:

- Picture 1

Area of Work

- Refer to attached map