

SaveStratford.org RST Proposal – Option 2

Our Second Option addresses the Ferry Creek properties (Exclusively in Phase 1) as these were identified by the EPA and DEP as being the most hazardous/highest risk properties. Once again, our belief and ultimate goal is to remove as much of the toxic waste from Stratford as possible using the limited funds at our disposal. Except as noted, the remediation of these properties uses Alt. # 3 – Out of Town Disposal which permanently removes the waste.

Capital Cost Options		Option 2 Phase 1 - Ferry Creek Properties Only	
Properties ranked highest to lowest per EPA Ranking		Capital Costs	Cubic Yards Addressed Waste Vol Comments
OU6-1	Lot Behind 326 Ferry Boulevard	\$ 6,600,000	37,778
OU6-1	Vacant Lot at Housatonic Avenue	\$ 0	
OU6-2	576 East Broadway	\$ 1,882,909	14,200 Property capped in place
OU6-2	600 East Broadway	\$ 0	
OU6-3	230 Ferry Boulevard	\$ 8,280,000	11,333 "Most Toxic" waste removed off site - 30%
OU6-3	250 Ferry Boulevard	\$ 1,792,000	26,445 Remaining waste (70%) capped in place
OU6-3	280 Ferry Boulevard		0
OU6-3	300 Ferry Boulevard		0
OU6-4	250 East Main Street		0
OU6-4	304 East Main Street		0
OU6-4	340 East Main Street		0
OU6-5	DPW Lot AOC 2		0
OU6-5	251 E. Main St		0
OU6-6	Beacon Point AOC 1		0
OU6-6	Beacon Point AOC 2		0
OU6-6	Beacon Point AOC 3		0
OU6-7	DPW Lot AOC 1		0
OU6-8	Lockwood Ave		0
OU6-9	200 Ferry Boulevard	\$ 460,000	407
OU6-10	380 East Main Street		0
OU6-11	Wooster Park Property		0
OU6-12	Connecticut Right-of-Way Property		0
OU6-13	326 Ferry Boulevard	\$ 580,000	8,900
OU6-14	Third Avenue Property	\$ 640,000	630
OU6-15	Vacant DOT Lot Abutting I-95 Property		0
OU6-16	Airport Property North of Marine Basin Property		0
OU-2	Toxic Plume		
OU3	Upper Ferry Creek	\$ 357,500	0 Fence and Sign
OU4	Ballfield		0
OU5	Housatonic Boat Club & Shore Rd		0
OU7	Lower Ferry Creek		0
OU8	Ferry Creek - Beacon Point/Elm St wet lands		0
OU9	Short Beach Park & Stratford Landfill		0
Other	Commence OU-2 Feasibility Study	\$ 1,000,000	
	Add'l Subslab Systems for 17 homes	\$ 200,000	

Summary - Option 2 Ferry Creek Properties Only	
Properties Remediated:	11
Properties Not Remediated:	22
Total Cost:	\$ 21,792,410
Funds Remaining:	\$ 207,591
Total Waste Addressed:	99,693
Total Waste at Ballfield:	0
Total Waste Out of Town:	59,048

By removing the toxic waste completely from the properties eliminates the “hazard exposure” and the long term O&M costs that are a sticking point with the State of CT and property owners. By removing “the most toxic” of the material from the “Group 3” properties (230/250/280/300 Ferry Blvd.), ongoing O&M costs should also be greatly reduced/minimized for these properties as well. Phase 2 and 3 of this proposal addresses the remaining Commercial properties and is contingent upon the EPA obtaining additional adequate funds to remediate the remaining sites.

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Option 2 Phase 2

		Est. Capital Costs		Volumes	
OU-2	Toxic Plume	\$ 5,000,000			3 year Insitu-remediation
OU3	Upper Ferry Creek	\$ 1,000,000			Commence Feasibility Study
OU4	Ballfield	\$ 10,000,000	1	188,119	Cost of Capping Ballfield
OU9	Short Beach Park & Stratford Landfill				
OU6-1	Lot Behind 326 Ferry Boulevard				
OU6-1	Vacant Lot at Housatonic Avenue				
OU6-2	576 East Broadway				
OU6-2	600 East Broadway				
OU6-3	230 Ferry Boulevard				
OU6-3	250 Ferry Boulevard				
OU6-3	280 Ferry Boulevard				
OU6-3	300 Ferry Boulevard				
OU6-4	250 East Main Street	\$ 610,000	1		2,667 Alt. 7B -to Ballfield
OU6-4	304 East Main Street	\$ 0	1		
OU6-4	340 East Main Street	\$ 0	1		
OU6-5	DPW Lot AOC 2	\$ 440,000	1		741 Alt. 5B -to Ballfield
OU6-5	251 E. Main St	\$ 0	1		
OU6-6	Beacon Point AOC 1	\$ 654,000	1		0 Alt. 1B -Institutional Controls
OU6-6	Beacon Point AOC 2	\$ 0	1		
OU6-6	Beacon Point AOC 3	\$ 0	1		
OU6-7	DPW Lot AOC 1	\$ 831,000	1		1,556 Alt. 5B -to Ballfield
OU6-8	Lockwood Ave	\$ 290,000	1		0 Alt. 1B -Institutional Controls until OU-3 FS is completed
OU6-9	200 Ferry Boulevard				
OU6-10	380 East Main Street	\$ 340,000	1		19 Alt. 5B -to Ballfield
OU6-11	Wooster Park Property	\$ 1,090,000	1		1,052 Alt. 5A - Out of Town disposal
OU6-12	Connecticut Right-of-Way Property	\$ 0			0 Alt. 1B -Institutional Controls
OU6-13	326 Ferry Boulevard				
OU6-14	Third Avenue Property				
OU6-15	Vacant DOT Lot Abutting I-95 Property	\$ 183,000	1		0 Alt. 1B -Institutional Controls
OU6-16	Airport Property North of Marine Basin Property	\$ 230,000	1		0 Alt. 1B - Property could simply be paved over
OU5	Housatonic Boat Club & Shore Rd				No Action Required
OU7	Lower Ferry Creek				
OU8	Ferry Creek - Beacon Point/Elm St wet lands				

Option 2 Phase 2 Summary	
Properties Remediated:	15
Properties Not Remediated:	7
Total Cost:	\$ 20,668,001
Funds Remaining:	Unknown
Phase 2 Total Waste Addressed:	194,154
Phase 2 Total Waste at Ballfield:	4,983
Phase 2 Total Waste Out of Town:	1,052

Option 2 Phase 3

OU6-8	Lockwood Ave	\$ 8,730,000		11,852	Alt. 5A - Out of Town
	Remdiation of OU-3	Costs/Volumes unknown			
	Remdiation of OU-7	Costs/Volumes unknown			
	Remdiation of OU-8	Costs/Volumes unknown			
	Remediate/Cap Short Beach	\$ 59,000,000		0	

Option 2 Phase 3 Summary	
Properties Remediated:	5
Properties Not Remediated:	1
Total Cost:	\$ 67,730,000
Funds Remaining:	Unknown
Phase 3 Total Waste Out of Town:	11,852