

Formerly Used Defense Site  
Waikoloa Maneuver Area  
Military Munitions Response  
Program  
Project Delivery Team (PDT)

1 February 2006

# Background

- Inventory Project Report, 1993
- Phase I Engineering Evaluation/Cost Analysis (EE/CA), 1997
- Phase II EE/CA, 2002
- Time Critical Removal Action, 2001
- Phase III EE/CA, 2003-2005
- Ordnance Clearance Indefinite Quantity Contract (IDIQ), 2002-2007
- Senate Arm Services Committee, Department of the Army Report to Congress, August 2003
- Ordnance Clearance Implementation Plan, January 2004
- Army Secretariat Updated on Implementation Plan, June 2004
- Site Visit by Army Secretariat and Army Staff, September 2004
- Project Delivery Team Formed, September 2004

# WMA PDT Mission

The WMA PDT is a vertical team charged to take a holistic review of the Military Munitions Response Program (MMRP) cleanup for the entire Waikoloa Maneuver Area (WMA) property under the Formerly Used Defense Sites (FUDS) Program.

## WMA PDT Scope:

- Assess WMA Property activities
  - Implementation Plan
  - Cost to Complete
  - Community Involvement
  - Workforce Development
  - Technical data analysis
  - Technology
  - Contracting
  - Funding
- Pu'u Pa Local Training Area
- Identify and recommend potential COA

# History of WMA: Military and Civilian Usage

- The WMA encompasses over 130,000 acres, was originally all Parker Ranch
- In December 1943, the U.S. Navy acquired use of the property which served as a training camp for 50,000 Marines
- DoD activities terminated in June 1946 and returned to Parker Ranch
- Parker Ranch used the land for cattle grazing and some agriculture and has subdivided it and sold sections for development

# Incidents with Munitions and Explosives of Concern (MEC) at WMA

- Approximately 50,000 acres have been assessed as having medium to high potential risk to human health and safety and the environment.
- A wide range of munitions has been found throughout the area including various small arms, mortars, hand grenades, rockets, large artillery and naval rounds, and land mines. Many of the live ordnance are highly portable and unstable.
- Two confirmed deaths occurred in **1954** due to MEC.
- MEC have been found by children in schoolyards, by local residents in yards, by workers during construction, and by ranch workers.

# WMA MMRP Purpose/Objectives

**Purpose:** Ensure public health and safety and protect the environment

**Objectives:**

- *Maintain Strong Public Involvement*
- *Clearance of specific parcels as soon as possible*
- *Efficient execution of project funding*

# Key Assumptions and COA Assessment Criteria

## Key Assumptions

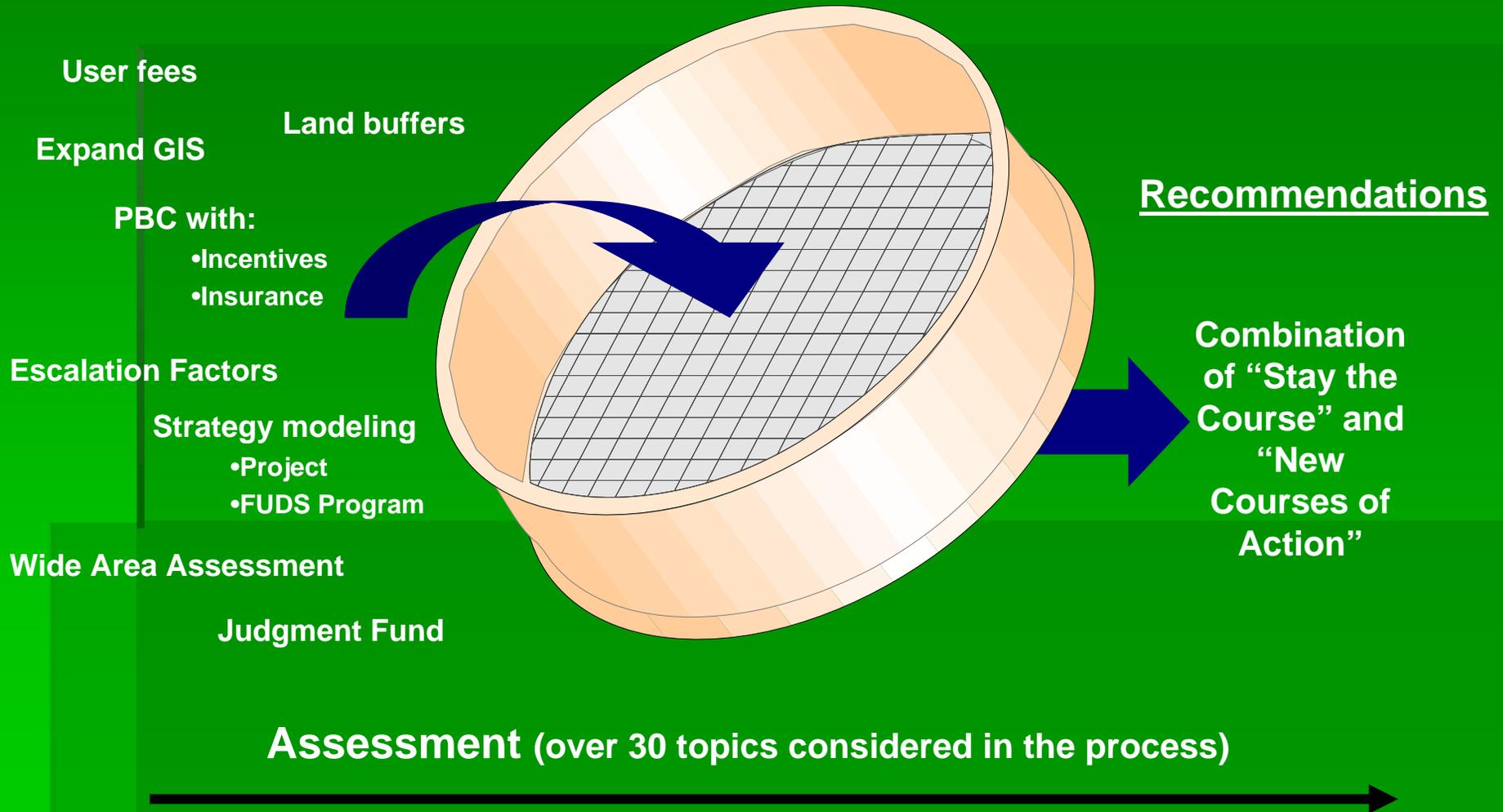
- Maintain trust with community
- Maintain existing PBC contract through FY07
- Maintain annual WMA FUDS funding floor (\$10M/year)

## Assessment criteria for courses of action

- Support project purpose and objectives
- Acceptability of cost/resource requirements
- Feasibility

# Analysis Approach

## Analysis of Topics



# Contracting

- Present ID/IQ Fixed Price Performance Based Contract (FPPC)
- # acres cleared performance measure
- Awarded December 2002 to single contractor for Base + 4 Option Years, max \$10M/year
- Third of five option years to be awarded in FY05
- **Assessment:**
  - *Maintain Strong Public Involvement*
    - Current FPPC contract was recommended by the community
  - *Clearance of specific parcels as soon as possible and Efficient execution of project funding*
    - Exceeding performance goals by 37%
    - Improved efficiency: \$15K per acre in FY 03 to \$7-8K per acre in FY 04
    - Use of incentives not evaluated to date

# Contracting (cont.)

- **Recommendation:** Evaluate use of incentives in contracts
  - Examine reasons for current outstanding contractor performance
  - Identify incentives
  - Determine how to incorporate incentives into contract
  - Determine how to predict effectiveness
  - Determine how to measure effectiveness

# SUMMARY

## Stay the Course:

- Continue Implementation Plan through FY 08
- Community involvement - Stay the course
- Proceed with this workforce development initiative with periodic updates
- Follow EE/CA recommended alternative for MEC
- Fixed Price Performance Contract through FY07
- Continue with existing technologies; continue with testing of new technologies especially for WAA

## In Process:

- Incorporate CTC from customized RACER into Army documents:  
CTC range: \$620-\$660M

## New COA for WMA Project:

- Improve CSM - incorporate into GIS
- Develop a plan for improved GIS
- Evaluate use of incentives in contracting
- Encourage local community organizations to apply for EPA Brownfields and HUD Grants.

# List of COA not considered

- User Fees- charge landowners for work
- Land Buffers/Conservation Easements- The Nature Conservancy
- Community forming NGO for Foundation and Government Grants
- ESTCP/EQT/SERDP Grants
- PBC with
  - Insurance
- Escalation Factors
- Congressional add-on/legislation
- Renewable Portfolio Standards- only applies to energy sources- also tax credits, green tag purchases, utility rebate programs
- State excise tax increase from 4% to 4.5%
- State tax incentives if owner pays for cleanup
- Private sector investment/cost sharing of sites for future development/joint ventures
- Include MMRP removal costs as part of building permit fee
- Strategy Modeling
  - Project and Program level
- Judgment Fund