



DEPARTMENT OF THE ARMY

SOUTH ATLANTIC DIVISION, CORPS OF ENGINEERS

ROOM 313, 77 FORSYTH ST., S.W.

ATLANTA, GEORGIA 30335-6801

Wan A
CF: DP-I
EN-GS

REPLY TO
ATTENTION OF:
CESAD-PD-R (200)

11 JAN 1993

MEMORANDUM FOR

COMMANDER, USACE, ATTN: CEMP-ZA, WASH DC 20314-1000
COMMANDER, HUNTSVILLE DIVISION, HUNTSVILLE, AL 35807-4301

SUBJECT: DERP-FUDS Inventory Project Reports (INPRs) for Four Sites

1. I am forwarding the INPRs for the following sites for appropriate action:

a. Camp Tortuguero, Vega Baja, PR, Site No. I02PR005500. The site and the proposed containerized/hazardous and toxic waste (CON/HTW) project are eligible for DERP-FUDS.

b. Cross City Army Air Field, Cross City, FL, Site No. I04FL017400. The site and the proposed building demolition/debris removal (BD/DR) project are eligible for DERP-FUDS. The HTRW project at this site will be forwarded under separate cover.

c. Dorado Auxiliary Airdrome, Dorado, PR, Site No. I02PR053400. The site and the proposed CON/HTW project are eligible for DERP-FUDS.

d. Fort Brooke Military Reservation, San Juan, PR, Site No. I02PR098300. The site and the proposed CON/HTW project are eligible for DERP-FUDS.

2. I recommend that CEMP-R approve the proposed CON/HTW and BD/DR projects and assign them through this headquarters to CESAJ for remedial design and removal action.

3. Questions concerning the INPRs should be directed to Gary Mauldin, CESAD-PD-R, at 404-331-6043. The Division focal point for actions beyond the preliminary assessment phase is Richard Connell, CESAD-PM-H, at 404-331-7045.

Encl

ROGER F. YANKOUBE
Brigadier General, USA
Commanding

CF (w/encl):
CESAJ-PD-E
CEMP-RF

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I02PR098302 01.08 0002



SITE SURVEY SUMMARY SHEET
FOR
DERP-FUDS SITE NO. I02PR098300
FORT BROOKE MILITARY RESERVATION, PR
17 SEPTEMBER 1992

SITE NAME: Fort Brooke Military Reservation, PR

LOCATION: The site is located in San Juan, Puerto Rico. A site map is included as enclosure 1.

SITE HISTORY: The lands were acquired from the Spanish by the Treaty of Paris on 10 December 1898. This site consisted of 98.83 acres reserved for military purposes under Executive Order dated 30 June 1903. An additional 4.55 acres were transferred in 1912 from the Navy to the Army to be added to the fort facilities. Between 1906 and 1951, 12.24 acres were acquired from private owners, for a total of 115.62 acres for the site. The site consisted of El Morro and San Cristobal Fortresses and their associated works and improvements. The Army constructed buildings, warehouses, houses, recreation facilities, sanitary facilities, water distribution and storm sewer systems, together with other miscellaneous improvements. Between 1941 and 1978 the land was determined surplus and disposed of to the National Park Service, the Commonwealth of Puerto Rico and the Coast Guard as park facilities, public buildings, governmental offices, and Coast Guard purposes.

SITE VISIT: Mr. Ivan Acosta, CESAJ-PD-EE, conducted a site visit of the former site on 25 February 1992. The site is presently owned by the aforementioned agencies.

CATEGORY OF HAZARD: CON/HTW.

PROJECT DESCRIPTION: There is one potential project at this site.

CON/HTW. At the site there is one AST (one-1,000 gallon tank). The removal of the AST is proposed.

AVAILABLE STUDIES AND REPORTS: None identified.

DISTRICT POC: Ivan Acosta, 904-232-1693, is the District POC.

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM
FORMERLY USED DEFENSE SITES
FINDINGS AND DETERMINATION OF ELIGIBILITY

Fort Brooke Military Reservation, PR

Site No. I02PR098300

FINDINGS OF FACT

1. Spanish Crown Lands in Puerto Rico were acquired by the United States pursuant to the Treaty of Paris, 10 December 1898, as a result of the Spanish-American War. By Executive Order dated 30 June 1903, (General Order No. 97, 7 July 1903), the President reserved for military purposes 98.83 acres of land for Fort Brooke. An additional 4.55 acres of former Crown Lands, under the control and jurisdiction of the Department of the Navy, were transferred to the Department of the Army by Proclamation No. 1177, dated 26 January 1912. Between 1906 and 1951, approximately 12.24 additional acres were acquired from various owners by donation, purchase, exchange and condemnation, for a total of 115.62 acres for the site. This facility was located in San Juan, Puerto Rico and named the Fort Brooke Military Reservation.

2. The site was utilized by the Army as a military reservation. Improvements existing on the site when the lands were acquired consisted of the El Morro and San Cristobal Fortresses and their associated works, in addition to numerous other improvements located throughout the site. The War Department and Army constructed buildings, warehouses, houses, recreation facilities, sanitary sewer, water distribution and storm sewer systems, together with other miscellaneous improvements. During the period the site was under the jurisdiction and control of the Army, numerous areas were permitted to other Federal agencies and leased to the Commonwealth of Puerto Rico. The site remained active until approximately 1955, when its functions were no longer required.

3. On 22 August 1941, 1.31 acres were transferred from the War Department to the Treasury Department for Coast Guard purposes. Between 1943 and 1978, the remaining 114.31 acres were determined surplus and disposed of to other Federal agencies and the Commonwealth of Puerto Rico. By four letters of transfer, a total of 45.07 acres were transferred to the Department of Interior, of which a 36.33 acre portion was subject to the condition that custody and accountability of the property would revert to the Department of the Army during mobilization or other extraordinary situations. A 4.95 acre parcel was transferred to the Department of the Navy by letter of transfer dated 15 May 1967 and subsequently transferred by the Navy to the Department of Interior, National Park Service on 13 June 1973. By eleven

SITE NO. I02PR098300

quitclaim deeds, 62.89 acres were conveyed to the Commonwealth of Puerto Rico. Five of the quitclaim deeds contained reverter clauses, three of the deeds contained reverter and recapture clauses and three of the deeds contained no restrictions. A 1.40 acre tidewater strip of land was reported excess to General Services Administration and assigned to the Department of Interior. The site is still owned and utilized by the National Park Service, the Commonwealth of Puerto Rico, and the Coast Guard as park facilities, public buildings, governmental offices, and Coast Guard purposes.

DETERMINATION

Based on the foregoing Findings of Fact, the Fort Brooke Military Reservation has been determined to be formerly used by the Department of Defense. It is therefore eligible for the Defense Environmental Restoration Program - Formerly Used Defense Sites established under 10 USC 2701, et seq.

2 Jan 93
DATE

R. F. Yankoupe
ROGER F. YANKOUBE
Brigadier General, USA
Commanding

PROJECT SUMMARY SHEET
FOR
DERP FUDS CON/HTW PROJECT NO. I02PR098301
FORT BROOKE, SAN JUAN, PR
SITE NO. I02PR098300
17 September 1992

PROJECT DESCRIPTION: There is one AST at the Fort Brooke site. The AST has not been beneficially used by subsequent landowners.

PROJECT ELIGIBILITY: Information gathered during the site visit indicates that one AST was built and used by the Army at the Brooke site.

POLICY CONSIDERATIONS: There is no evidence to indicate beneficial use of the AST by subsequent owners. Therefore, the AST is eligible for DERP-FUDS.

PROPOSED PROJECT: One AST and appurtenances associated with remediated AST's meet eligibility criteria and policy consideration and is proposed for removal.

DD FORM 1391: Attached. Estimated cost is \$32,000.

DISTRICT POC: Mr. Ivan Acosta, 904-232-1693.

1. COMPONENT Army		FY 19		MILITARY CONSTRUCTION PROJECT DATA		2. DATE 14 Sep 92	
3. INSTALLATION AND LOCATION Fort Brooke, San Juan, P.R.				4. PROJECT TITLE DERP-FUDS I02PR098300			
5. PROGRAM ELEMENT		6. CATEGORY CODE CON/HTW		7. PROJECT NUMBER I02PR098301		8. PROJECT COST (\$000) 32K	
9. COST ESTIMATES							
ITEM				U/M	QUANTITY	UNIT COST	COST (\$000)
Construction Cost							20.
Contingency (10%)							<u>2.</u>
Construction Contract Cost							22.
Supv & Administration (8%)							<u>2.</u>
Total Construction CWE							24.
Design Cost							<u>2.</u>
Excludable Costs:							
Contract Processing/Award							3.
Project Management							1.
Environmental Assessment							<u>2.</u>
Total Implementation Cost							32.
10. Description of Proposed Construction Removal of one AST (1-1000 gallon tank)							