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MINUTES FROM 16 AUGUST 1994 BASE REALIGNMENT AND CLOSURE TEAM MEETING
NTC ORLANDO FL
8/17/1994
ABB ENVIRONMENTAL

August 17, 1994

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MEMORANDUM FOR THE RECORD

From: Philip Georgariou

To: Distribution

Subject: Minutes of the August 16/17, 1994 NTC, Orlando BRAC Clean-up Team Meeting

The meeting was held at NTC, Orlando on August 16/17th. Attendees included:

Wayne Hansel (SouthDiv)
Barbara Nwokike (SouthDiv)
David Clowes (FDEP)
Craig Brown (USEPA Region IV)
Heather Dyke (USEPA Region IV)
Ben Breedlove (Orlando Reuse Commission)
Philip Georgariou (ABB-ES)
Rick Allen (ABB-ES)
Mark Salvetti (ABB-ES)
Jim Manning (ABB-ES)

For ease of presentation, minutes are presented in "topic" format.

Restoration Advisory Board: The initial session dealt with selection of the community members for the Restoration Advisory Board (RAB). Prior to the meeting, the 160 applications were reviewed and categorized by their ability to meet one or more of the selection criteria that had been deemed most important by the community. The 160 applications were narrowed down to 47 applicants. The BCT reviewed these and selected the following 15 members:

Di Silkwood	Thomas Nelson	Richard Kennedy
Anna Currie	Donald Currie	Charles Waldron
Nancy Maloney	Gina Edwards	Todd Sorrow
Jeri Wojack	Laura Santos	Mark Solomon
Penelope Felger	Thomas Yost	Blanche Olson

The first two columns represent the BCT first choice for the ten community members of the RAB. The third column were selected, and will be invited to each meeting (including RAB training) as RAB members to ensure having a full RAB at each meeting. The selected group meets virtually all of the community's top 10 recommended selection criteria with the exception of having a member involved in the development or tourism industries. There were no selectees that meet that criteria.

The recommended list of applicants will be forwarded to the Base Commander for approval. The list is expected to be announced within the next few weeks.

Site Screening: Plans for the Group 2 (Study Areas 11 - 19) were discussed. A brief synopsis of the sites and the agreements made, *vis a vis* their investigations, is provided.

Study Area 11, Building 53 - The problem at this site is the appearance of stained soil and stains on a concrete pad. Because of the apparent cause of the stain, hydraulic oils, it was agreed that there is no need to analyze for volatiles during the investigation process. The Florida guideline for TPH in soil will be used in determining the need for further action. One wipe sample from the stained (north) pad, and one surface soil sample from near the South pad will be taken. They will be analyzed for TPH, PCBs, and inorganics.

Study Area 11, Building 2434 (Officer's Club) - Built in 1943, it has always been an Officer's Club. There are several ASTs and an abandoned UST, as well as a septic tank/leach field adjacent to a grease trap related to kitchen discharges. ABB-ES recommended that no further investigation be required, beyond that to clear the UST/ASTs. The BCT agreed that the only investigation required to clear this building for transfer will be those that are UST/AST-related.

Study Area 12, Building 2510/1224 (Swimming Pool Complex) - Building 2510 is the pool heating plant and Building 1224 is chemical storage containing unknown tanks and chemicals. The compound also has a UST. If the chemical storage is restricted to pool-related chemicals and there are no visible signs of release, it is recommended that the investigations in this area be restricted to the UST only. If further review of the chemicals being stored shows other-than-pool-related chemicals, or signs of chemical releases, site screening will be warranted. The BCT agreed.

Study Area 13, Building 304 (Service School Command Headquarters/Torpedoman School) - Primarily a classroom and administrative building with a boiler room for heat. Within the breezeway between the two parts of the building, there is a bermed, hazmat (satellite) storage area. This storage area has a record of storing a wide variety of compounds. The storage area has very little staining, but there is a (currently) capped drain through the bermed area. There are also USTs and ASTs, some of which are for the fuel substitute used for the torpedo training. There is also an oil/water separator and the equipment in the boiler room leaks oil. There were several other Air Force structures on the property during the 1940/50s, but no record of their purpose was found. Because any potential contamination appeared to be (primarily) petroleum-related, it was recommended that this property be remanded to the UST group for investigation. Their efforts should, however, include analyzing for solvents as well as petroleum-related chemicals.

Study Area 14, Building 2008 (USO/SATO Building) - Previously a restaurant, this building has a sump without a drain (steam pit?) that fills with water during rainy periods. There is also a grease pit that is kitchen-related. ABB-ES recommends that the site be transferred from "grey" to "blue" (because of the probable storage of cleaning materials) and that no further investigation be conducted. The BCT agreed.

Study Area 15, Building 200/4122 (Fire-fighting training area) - All of this area is currently scheduled for demolition with MILCON funding. ABB-ES proposes that the demolition plans be reviewed, and if the entire facility, including the UST/piping/oil-water separator, is to be removed, no further investigation be required. The UST program will monitor, during the demolition process, the soil condition and will determine the need for additional investigation. The 50,000 gallon water tank, not currently scheduled for removal during the demolition process, will be pumped out and filled with sand.

Study Area 16, Building 208 (USS Bluejacket, training boat) - Has been designated grey because

of USTs and its proximity to the North Grinder Landfill. It is recommended that this study area be affixed to the Landfill RI/FS and that no separate investigation (other than the obligatory UST-related reviews) be conducted. The BCT agreed.

Study Area 16, Buildings (Facility numbers) 4021/4022 (South Grinder/Parade Field) - The same discussion applies here as was put forth for Building 208 above. The BCT agreed. See discussion on the Landfill RI/FS plans below.

Area "C" Supply Complex - BCT comments to follow study area descriptions.

Study Area 17, Building 148 (Cold Storage Warehouse) - Designated "grey" because of stained soil around a generator pad that is on the east side of the building. During Air Force use, the building stored aircraft-related solvents and materials. During the EBS, a single rusted drum, with what appeared to be dried paint inside it, was found in the wooded area immediately behind (north of) the building.

Study Area 18, Building 1063/1069 (DRMO Office and Truck Scales) - Used to store hazardous wastes between 1959 and 1985 (perhaps longer). The open area to the west of Building 1063 has transformers now and records indicate that hazardous wastes were stored in the southwest corner of the open area. A "drywell" also exists northwest of the building. The well needs to be investigated.

Study Area 19, Building 1100/1101 (Drycleaner/laundry [1100] and former boiler [1101]) - Has been in operation since 1943. A chlorinated solvent release was reported to the east of the building. Another release necessitated the removal of 20-30(?) drums of contaminated soil. The area where Building 1101 stood is now signed as containing asbestos contamination. Further discussion with base personnel (Jim Gillette) indicated that the asbestos was removed (cleaned and tested) and the sign was inadvertently left in place.

Area C investigation comments - Once the undergrowth has thinned (winter months), a further visual reconnaissance should be conducted for the wooded area surrounding Lake Druid. Based on the those results, further sampling may be required (i.e. surface soil sampling will full screen analysis). Wells will be required around Building 1100/DRMO area, located near suspected/reported storage and spills. Wells should also be located down-gradient from Building 1100. Soil sampling (at least field screening using PID/FID) should take place prior to finalizing well locations. The stained soil near Building 148 will be screened using an OVA (both at the surface and one foot below the surface). For the highest reading over 50 ppm, a lab analysis will be required for confirmation (per FDEP guidance). Surface water and sediment in the drainage ditches around Building 1100 will also be sampled.

A discussion was held regarding the reporting of Site Screening results. It was agreed that the results would be provided to the BCT in the form of a technical memorandum for each site or group of sites. Because of the impending transfer date, Herndon Annex's tech memo will be prioritized for first delivery.

A discussion was held regarding how much time the regulatory agencies need to review site screening work plans. EPA indicated that they could review all the documents within a thirty day period. FDEP stated that they will need more time, though for screening sites, 30 days may be sufficient - 45 days is all that can be promised. Several members of the BCT indicated that 45 days was too long, especially given that the plans for site screening are always pre-briefed and agreed upon, and urged David to take steps to reduce the review time.

A discussion was held regarding the newly-found evidence of landfill operations at Herndon Annex. Aerial photographs were reviewed that indicated landfilling operations (trench-and-fill as well as what appears to be burning) took place at several areas within the Herndon Annex complex. It was recommended that previously discussed investigations around the old aircraft parking ramps be discontinued until geophysical survey efforts define the actual extent of the landfill operation. The BCT agreed. Piezometers will be installed to determine groundwater flow direction. Geophysical surveys will be conducted to delineate the boundaries of the trenching operations. Wells will then be installed downgradient (but close to the edge) of the landfill locations, and groundwater samples will then be analyzed for TCL/TAL, pesticides/PCBs (no herbicides), and radiological (gross alpha, gross beta, and gamma scan). Once the magnitude of the landfilling operations have been established, and the presence (or absence) of groundwater contamination is ascertained, further plans for the area will be determined. The entire Herndon Annex complex, with the exception of the "blue" buildings, will have to be designated as "grey" for the present.

Investigative-Derived Waste: Wayne Hansel discussed alternative ways to handle investigative-derived waste (IDW). Wayne suggested that IDW soils could be left on-site (surveyed relative to the associated well for locating at a later time) though this approach was not agreed to. Craig Brown agreed that if sampling was not taking place inside of known contaminated areas, then there is no point in containerizing the IDW.

Water should continue to be drummed and disposed of according to analytical results of the associated well's groundwater sample. IDW from background wells (presumed to be in "clean" locations) and sampling locations can be spread on the ground near the area being sampled. PPE at site-screening sites will be handled as solid (not hazardous) waste. Likewise, plastic sheeting and materials used in decontamination activities will be handled as solid waste. All agreed that handling of IDW was really a site-specific decision. Future site screening and RI/FS work plans will address how IDW should be handled on each specific site.

Landfill RI/FS: Rick Allen (ABB-ES, Orange Park) gave a briefing on the two landfill RI/FS efforts. Aerial photographs for the Main Base indicate that landfill operations may have, in addition to the North Grinder area, been conducted over large parts of what is now the South Grinder (Facility numbers 4021 and 4022). These operations will be reviewed, via geophysical surveys, to determine actual extent. Monitoring wells will then be installed and groundwater sampled to determine extent of leaching/groundwater contamination. Similarly, aerial photographs for the McCoy Annex area were reviewed for extent of landfilling operations.

All agreed that prior landfills were probably never going to be remediated (removed). Investigations should be centered around determining the (lateral) extent of landfilling operations and whether contamination is migrating from the site. Remedial actions should be assumed to be based on engineering controls (i.e. caps, slurry walls, etc.) which would be incorporated to prevent contamination migration.

Background Sampling: The proposed effort for background sampling was discussed. Because of the differences in soil types, ABB-ES proposed to develop one data set that represents Main Base, Area "C", and Herndon Annex, and another data set for McCoy Annex. Craig Brown indicated that after reviewing the two data sets, they may be able to be combined to make one, over-all background data set.

The background data set for Main Base is proposed to be made up of 10 soil borings (six at Main Base and two each at Area "C" and Herndon Annex), each yielding a surface (0"-12" bls) and a sub-surface (above the water table) soil sample. Five of the borings will have wells installed; three at Main Base and one each at Herndon Annex and Area "C". These wells would then be sampled to establish background groundwater levels. The soil sampling locations at Main Base are situated so as to cover the three most predominant soil types (which cover 95+% of the Base). Soil samples will be gathered by hand and analyzed for full suite (TCL volatiles and semi-volatiles, TAL metals and cyanide, PCBs/pesticides, and herbicides (SW-846 methodology)). The BCT agreed with this approach, though wanted to review the background sampling plan.

McCoy Annex will have six soil borings (similarly located and sampled), five of which will be monitoring wells. Potential sampling locations were reviewed. It was confirmed that background levels for surface water and sediment are not required.

A short discussion was held regarding the use and interpretation of background data. ABB-ES will provide a memorandum to the BCT, describing the proposed approach, for their perusal and comment.

EBS Report Comments: Craig Brown provided a preliminary copy of EPA's comments/questions on the Draft EBS Report. His primary concern centers around the lack of knowledge of the Air Force's past activity. He would, as a minimum, like to see a map that outlines the Air Force's past property lines and major features. Craig also indicated that for FOST/FOSL approval, EPA will need to see a copy of all deed restrictions/covenants that are required because of environmental conditions of the property. (David Clowes indicated that FDEP would also like to see these.) EPA will need 60 days to review these documents. A formal submission of the EPA's EBS Report comments should be out within the week.

David Clowes stated that the State of Florida's perspective on lead-based paint is that if it exists on a building, or is thought to exist on a building, the building must be classified as "blue" (all other things being equal). The presence of lead-based paint on a building constitutes "storage" in FDEP's opinion. The remaining members of the BCT disagreed with this policy. David Clowes agreed to take the BCT's response back to his headquarters for review. FDEP would like to see maps generated that have more of the information as to why individual sites are a particular color. Icons, for example, could be used to designate UST sites, or asbestos, etc. ABB-ES agreed to look at the maps and see what can be done about adding information to make them more useful. His formal comments will be out within the next couple of weeks. *(Follow-up note: At a meeting with FDEP personnel on August 18th, Mr. Eric Nuzie of DEP indicated that the state is reviewing the aforementioned policy and that, probably, the classification of "blue" will not be appropriate either. The State's Health and Rehabilitative Services (HRS) department, which apparently has cognizance over housing issues, may not agree with the transferability of housing with lead-based paint. Further guidance should be forthcoming in the near future.)*

The next meeting is scheduled for the 12th and 13th of September. The meeting will be at NTC, Orlando starting at 1000 on Monday the 12th. The primary focus of that meeting will be to achieve consensus on EBS Report comments and review data on the parcels scheduled for early transfer. Lcdr Ballinger will look into scheduling the RAB meeting to coincide with this meeting.

Distribution:

Wayne Hansel (SouthDiv)
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David Clowes (FDEP)
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