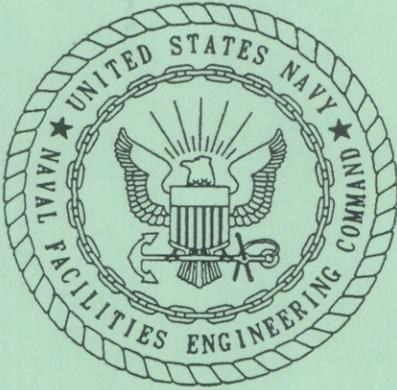


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ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER TO FLORIDA DEPARTMENT OF
CORRECTIONS BUILDINGS 253, 255 AND 310 NTC ORLANDO FL
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ABB ENVIRONMENTAL

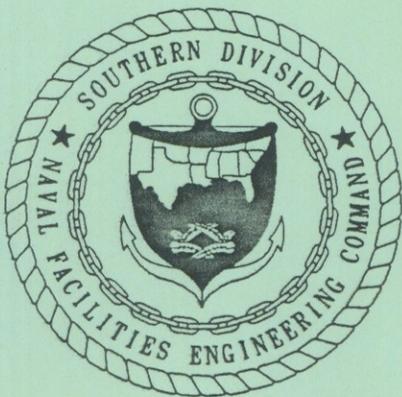


**ENVIRONMENTAL BASELINE SURVEY
FOR
TRANSFER
TO
FLORIDA DEPT OF CORRECTIONS**

BUILDINGS 253, 255, 310

MAIN BASE

NTC ORLANDO, FL



MAY 1997

Prepared by:
SOUTHERN DIVISION
NAVAL FACILITIES ENGINEERING COMMAND
NORTH CHARLESTON, SOUTH CAROLINA
29419-9010

**FINDING OF SUITABILITY TO TRANSFER
PROPERTY FOR FLORIDA DEPARTMENT OF CORRECTIONS
BUILDINGS 253, 255, AND 310
MAIN BASE
NAVAL TRAINING CENTER, ORLANDO, FLORIDA**

I have reviewed the Environmental Baseline Survey for Transfer (EBST) prepared to facilitate the proposed transfer of Buildings 253, 255 and 310 located on the Main Base, Naval Training Center (NTC), Orlando, FL, to the Florida Department of Corrections. I have also reviewed those portions of the Reuse Plan for the NTC which are pertinent to the planned reuse of these facilities and their associated realty (hereinafter referred to as subject property). Based upon these reviews and in reliance upon the specific findings in the EBST, I have determined that the subject property is presently suitable for transfer to the Florida Department of Corrections for business use and that such reuse would be in conformance with said Reuse Plan.

Subject property was previously used as an Apprentice Training School (Building 253), a Student Break Area (Building 255) and a Barracks (Building 310). The buildings are now vacant. A review of all reasonably ascertainable information available as of March 1997 reveals that no hazardous substances and/or petroleum products have been released and/or disposed of on the subject property.

In accordance with DoD policy, the Subject Property is properly classifiable as "WHITE", which means that no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas). All ascertainable information relating to the past storage, release and/or disposal of such substances and/or petroleum products on subject property as collected through available records, aerial photographs, personnel interviews and on-site visual inspections is included in Section 5 of the EBST.

Since the buildings were constructed in the 1980s, it is possible that lead based primers may have been used on some exposed metal components of the buildings. A lead based paint warning advisement will be provided to the Florida Department of Corrections and will be made part of the transfer documents.

In addition to the aforementioned lead based paint advisory and in accordance with Section 120(h)(4)(D) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980 (as amended by the Community Environmental Response Facilitation Act (CERFA) of 1992), the deed executed for transfer of the subject property will include:

(I) a covenant warranting that any response action or corrective action found to be necessary after the date of such sale or transfer shall be conducted by the United States; and

(II) a clause granting the United States access to the property in any case in which a response action or corrective action is found to be necessary after such date at such property, or such access is necessary to carry out a response action or corrective action on adjoining property

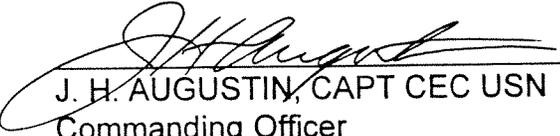
No Federal Facility Agreements (FFAs) or Interagency Agreements (IAGs) pertain to this property. The requirements of the National Environmental Policy Act (NEPA) of 1969 have been complied with in that the requisite Record of Decision was executed on the 15 November 1996.

In accordance with Department of Defense (DOD) and Navy policy, notification of the Navy's intent to sign this Finding of Suitability to Transfer (FOST) has been given to the Environmental Protection Agency, the Florida Department of Environmental Protection and to the public via a published notification. Regulatory comments are included as an appendix to the EBST. There were no public comments.

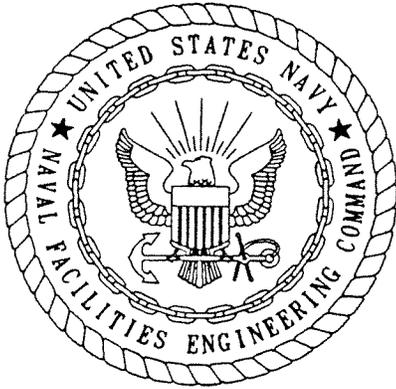
This FOST, as well as the EBST for the subject property, shall be made part of the transfer agreement to the Florida Department of Corrections and copies will be provided to the Florida Department of Corrections as well as the appropriate EPA and FDEP representatives after execution of same

NOW THEREFORE, based on the information contained herein, subject structures and land areas are hereby deemed suitable for transfer.

June 20, 1997
(Date)



J. H. AUGUSTIN, CAPT CEC USN
Commanding Officer
Southern Division
Naval Facilities Engineering Command
Charleston, SC

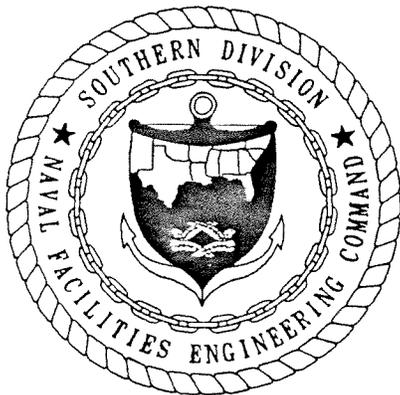


**ENVIRONMENTAL BASELINE SURVEY
FOR
TRANSFER
TO
FLORIDA DEPT OF CORRECTIONS**

BUILDINGS 253, 255, 310

MAIN BASE

NTC ORLANDO, FL



MAY 1997

Prepared by:
SOUTHERN DIVISION
NAVAL FACILITIES ENGINEERING COMMAND
NORTH CHARLESTON, SOUTH CAROLINA
29419-9010

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER
PROPERTY FOR FLORIDA DEPARTMENT OF CORRECTIONS
BUILDINGS 253, 255 AND 310
MAIN BASE
NAVAL TRAINING CENTER, ORLANDO, FLORIDA**

GLOSSARY

ACM	Asbestos Containing Material
AST	Aboveground Storage Tank
bls	below sea level
BTEX	benzene, toluene, ethylbenzene/xylene(s)
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CERFA	Community Environmental Response Facilitation Act
CFPL	Central Florida Pipeline Corporation
CFR	Code of Federal Regulations
DCE	dichloroethylene
DCI	Differential Corrections, Inc.
DGPS	differential global positioning system
EBS	Environmental Baseline Survey
EOD	explosive ordnance disposal
FDEP	Florida Department of Environmental Protection
FDOC	Florida Department of Corrections
FM	frequency modulation
FOS	Finding of Suitability
GPR	ground-penetrating radar
GW	groundwater
IRP	Installation Restoration Program
LBP	Lead Based Paint
MAG	magnetometer
MCL	maximum contaminant level
mg/kg	milligrams per kilogram

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mg/l	milligrams per liter
NAD	North American Datum
NOV	Notice of Violation
NTC	Naval Training Center
OPT	Orlando Partnering Team
PA	Preliminary Assessment
PAH	Polyaromatic Hydrocarbon
PCBs	Polychlorinated Biphenyls
PCE	Tetrachloroethylene
pCi/l	picocuries per liter
PRE	preliminary risk evaluation
QA/QC	quality assurance/quality control
RBC	risk-based concentration
RCRA	Resource Conservation and Recovery Act
SA	Study Area
SCG	soil cleanup goals
SOUTHNAVFAC	Southern Division-Naval Facilities Engineering Command
TDMD	time domain metal detector
TSS	total suspended solids
USEPA	U. S. Environmental Protection Agency
UXO	unexploded ordnance
UST	Underground Storage Tank
VOC	Volatile Organic Compound

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PROPERTY FOR FLORIDA DEPARTMENT OF CORRECTIONS
BUILDINGS 253, 255 AND 310
MAIN BASE
NAVAL TRAINING CENTER, ORLANDO, FLORIDA**

EXECUTIVE SUMMARY

As a result of the Base Realignment and Closure Act of 1993, Naval Training Center (NTC), Orlando, Florida and its associated properties are being disestablished as Department of Defense installations. This Environmental Baseline Survey for Transfer (EBST) documents the physical and environmental conditions of real property resulting from the past storage, use, release and disposal of hazardous substances and/or petroleum products and petroleum derivatives over the installation's history. The intention of this EBST is to establish a baseline for the Navy's use in supporting the development of a Finding of Suitability to Transfer (FOST).

The Florida Department of Corrections has requested deed transfer of three buildings, Buildings 253, 255 and 310, and their associated realty (hereinafter referred to as subject property). They intend to use subject property for business purposes.

An Environmental Baseline Survey (EBS) is required by Department of Defense policy for all, easements, leases, sales or acquisitions of real property. The Environmental Impact Statement required as part of the base closure process prior to the transfer of any property is complete, and the Record of Decision has been signed. This EBST will also be used to meet the Navy's obligations under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 USC 9601 - 9675 United States Code Section 9620(h)(1), as amended by the Community Environmental Response Facilitation Act (CERFA) (Public Law 102-426).

This report is based on information obtained through a records search, interviews and visual inspections of the subject property and adjacent property. The records search included a review of all reasonably available Navy records and those of other agencies, including a data search for the subject and nearby properties, existing environmental testing data, restoration and compliance reports, assessments, surveys, and recorded chain of title documents for the property.

A site visit was conducted in December 1993 through January 1994 by ABB Environmental Services (ABB-ES) during the basewide EBS under contract to Southern Division-Naval Facilities Engineering Command (SOUTHNAVFAC). The accumulated data for each inspected unit was documented in an EBS Checklist, the summary sheets from which are included as Appendix A. Photographs were

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taken of the property and are included as Appendix B. A supplemental site visit was performed on during the week of 30 January 1995 by William Drawdy and Barbara Eller of SOUTHNAVFAC. Following the site visit, Findings of Suitability to Lease were prepared and signed. The lease has not been executed as of this date. A follow-up site visit was performed during the week of 14 January 1997 by William Drawdy, Hayes Patterson and Barbara Eller of SOUTHNAVFAC for the preparation of this EBST. The property is now suitable for transfer based on the Record of Decision being signed on 15 November 1996 and tank assessment completed in March 1997.

ENVIRONMENTAL CONDITION SUMMARY:

There are no environmental concerns associated with subject property.

The FOSL for Building 253 and 255 stated that the property was classified as 1/WHITE under the DOD Project Classification System (see Section 2.2). The property was not eligible for deed transfer at that time due to the fact that the EIS had not been completed and the ROD had not been signed.

The FOSL for Building 310 stated that the property was classified as 7/GRAY under the DOD Project Classification System (see Section 2.2). The property was not environmentally suitable for deed transfer due to the presence of an unassessed underground storage tank. The tank has been removed and the soil assessment laboratory analytical results showed all petroleum constituents below laboratory standard detection limits. Tank Assessment Report is included as Appendix C.

This EBST finds subject property suitable for transfer as stipulated in the FOST.

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1. PURPOSE OF THE ENVIRONMENTAL BASELINE SURVEY

1.1. INTRODUCTION AND BACKGROUND

The Naval Training Center (NTC) in Orlando, Florida, which includes four noncontiguous parcels (Main Base, McCoy and Herndon Annexes, and Area C), is currently undergoing Base Realignment and Closure (BRAC) activities. A Site Location Map showing all NTC properties is included as Exhibit "1". These activities include an Environmental Baseline Survey (EBS), which collected all reasonably ascertainable information regarding the environmental condition of these parcels resulting from the past storage, use, release and/or disposal of hazardous substances and petroleum products over the history of the installation. A basewide EBS was conducted by ABB Environmental Services, Inc. (ABB-ES) in November 1993 through January 1994, under contract to Southern Division, Naval Facilities Engineering Command (SOUTHNAVFACENGCOM). The basewide EBS report (ABB-ES, 1994), which is a compilation of all such available information, established a general baseline for the Navy's use in making certain decisions concerning real property transactions. As specific buildings or parcels of land become available for lease or deed transfer, a supplemental EBS is conducted for each parcel to document the environmental condition at the time of the proposed lease or title transfer. The report, either an Environmental Baseline Survey for Lease (EBSL) or an Environmental Baseline Survey for Transfer (EBST), is used to support the associated Finding of Suitability to Lease (FOSL) or Finding of Suitability to Transfer (FOST) required by DOD policy prior to effecting any proposed lease or deed conveyance. In accordance with the requirements of the National Environmental Policy Act of 1969 (NEPA), an Environmental Impact Statement (EIS) has been prepared for disposal and reuse of the entire Naval Training Center. The Record of Decision (ROD) for the EIS was signed on 15 November 1996.

This EBST is specific to Buildings 253, 255 and 310 and their associated realty located on the Main Base.

An EBS report fulfills the requirements of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) as amended by the Community Environmental Response Facilitation Act (CERFA). An EBS is required by Department of Defense (DOD) policy before any property can be sold, leased, or transferred. The EBS report specifically helps the Navy to:

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- Assess any human health or safety risks associated with the property surveyed, and determine what actions may be necessary to protect human health and the environment prior to effecting any proposed real property transaction.
- Support decisions for developing a FOSL or FOST, and aid in determining lease, deed, or easement restrictions.
- Document and obtain regulator concurrence on any "uncontaminated" parcels as required and defined under CERCLA Section 120(h)(4).
- Support notice, when required under Section 120(h)(1) of CERCLA, of the type, quantity, and time frame of any storage, release, or disposal of hazardous substances or petroleum products on the property.
- Identify data gaps concerning environmental contamination.
- Define potential environmental liabilities associated with real property transactions.
- Aid in determining possible effects on property valuation from any contamination or concerns identified.

1.2. ORGANIZATION OF EBS

The organization of this EBS follows the format for a base-wide EBS prescribed by the NAVAL FACILITIES ENGINEERING COMMAND ENVIRONMENTAL BASELINE SURVEY GUIDANCE (March 1995).

1.3. BOUNDARIES/PARCEL IDENTIFICATION

A map of the Main Base showing the approximate boundaries of the property is included as Appendix D. A legal survey will be completed prior to transfer.

Table 1-1							
Buildings Within the Property							
Building No.	Previous Use	Year Built	Square Feet	Building No.	Previous Use	Year Built	Square Feet
253	Apprentice School	1984	23,962	310	Barracks	1986	116,630
255	Student Break Area	1984	3,136				

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2. SURVEY METHODOLOGY

2.1. APPROACH AND RATIONALE

This EBST employs a variety of methods to obtain the necessary information to document the environmental condition of the property. This includes a comprehensive search of facility records and applicable federal, state, and local records as well as a visual walk-through site inspection. Therefore, the following steps were taken as a minimum:

1. Review of all surveys or inspection reports regarding asbestos, polychlorinated biphenyls (PCBs), lead (including lead-based paint), radon, underground storage tanks and piping Systems, solid waste management units, air pollution inventories, Environmental Compliance Evaluation Program (ECE) reports, environmental engineering work place surveys, bioenvironmental engineering and annual industrial hygiene surveys.

2. Review of all Installation Restoration Program (IRP) studies or other documentation produced in accordance with procedures being carried out at the installation under CERCLA or the Solid Waste Disposal Act.

3. Review of any applicable federal, state, or local regulatory agency reports, notices of violation or noncompliance, corrective action agreements, compliance orders, Resource Conservation and Recovery Act (RCRA) Facility Assessments, or similar records.

4. Review of current and/or discontinued permits pertaining to an environmentally regulated activity e.g., air quality permits, National Pollutant Discharge Elimination System (NPDES) permits, RCRA Part B Permits, etc.

5. Review of all recorded chain of title, deed, other real property records, Utility Systems, or other available documents to ascertain prior uses of the real property which may have involved hazardous substances, otherwise contaminated the property, or created environmental or safety risks.

6. Site inspections of all NTC Orlando real properties, examining any buildings, structures, equipment, pipe outlets, pipelines, or other improvements. The purpose of the site inspection is to detect or confirm the presence of environmentally hazardous conditions or concerns (unusual odors, stained soils, stressed vegetation, leachate seeps, or other indications of potential contamination). Furthermore, the site inspection will assess any risk conditions from a safety standpoint. Any such indications of concern that were discovered are followed up and resolved within the scope of the effort involved.

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7. Review of reasonably obtainable records of state and local governmental agencies that reflect the prior uses of both installation and adjacent real property.

8. Identification of all hazardous substances/petroleum products stored for one year or more, released, or disposed on the subject property. The information includes the actual or approximate types and quantities, and the time or times of storage, release, or disposal, of hazardous substances/petroleum products, to the extent that such information is reasonably available.

9. Conducting a physical inspection of adjacent property to the extent permitted by the owners/operators. "Adjacent properties" are normally defined as properties contiguous to the boundaries of the property being surveyed as well as other nearby properties, typically within a quarter-mile radius. Specifically, the survey addresses those properties relatively near the installation that could pose significant environmental concern and/or have a significant impact on the results of the EBS.

10. Review of all reasonably obtainable federal, state, and local government records of each adjacent property to ascertain if there has been a release of any hazardous substance or petroleum product or its derivatives (including aviation fuel and motor oil) which may migrate to the subject real property.

11. Interviews with current and/or former employees involved in operations concerning the property.

12. Interviews, where appropriate, with federal, state, and local environmental regulators.

Existing data on contaminants in the following media are considered in the evaluation: air, soil, ground and surface water, soil gas and vapor, leachate, sludge, and sediment. Common sources of contaminants in these media are: hazardous material/waste, lead (including lead-based paint), solid waste, PCBs, leakage from above and underground storage tanks, asbestos, petroleum spills, wastewater treatment and discharge, pesticides, radon, explosive ordnance disposal waste, biomedical waste, stationary air sources, radioactive waste, photochemical waste, oil, paints, solvents, and lubricants.

2.2. PROJECT CLASSIFICATION

After an analysis of all available data, each parcel is categorized into one of the following seven categories.

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1. WHITE - Areas where no release, or disposal of hazardous substances or petroleum products occurred (including no migration of these substances from adjacent areas).

2. BLUE - Areas where only release or disposal of petroleum products and/or their derivatives has occurred.

3. LIGHT GREEN - Areas where release of hazardous substances has occurred, but at concentrations that do not require a removal or remedial action.

4. DARK GREEN - Areas where release of hazardous substances has occurred, and all remedial actions necessary to protect human health and the environment have been taken.

5. YELLOW - Areas where release of hazardous substances has occurred, and removal or remedial actions are underway but all required remedial actions have not yet taken place (i.e., property awaiting further characterization or remedial action before it can be classified into one of the first four categories).

6. RED - Areas where release of hazardous substances has occurred, but required actions have not yet been implemented.

7. GRAY - Areas that are unevaluated or require additional evaluation.

Properties in categories 1 through 4 are eligible for deed transfer under CERCLA, as amended. Properties in categories 5 and 6 may be considered for transfer upon concurrence from the proper state or federal agency in accordance with CERCLA 120(h)(3)(C). Properties in category 7 will not be considered for transfer until the necessary environmental actions have been taken and the property has been reclassified in accordance with CERCLA and DOD guidance.

2.3. DOCUMENTATION

Flowers Chemical Laboratories, Inc., 1993, Lead and Copper Tap Sample Analysis, Naval Training Center, Orlando, Florida. 4 April.

Cape Environmental Management, Inc., 1996, Friable Asbestos-Containing Material Survey at the Naval Training Center, Orlando, Florida. Volumes 1-7. October.

ABB-ES, 1994, Base Realignment and Closure (BRAC) Environmental Baseline Survey Report, Naval Training Center, Orlando, Florida. December.

Lichtler, W.F., et al., 1968, Water resources of Orange County, Florida: Florida Geological Survey, Report of Investigations No. 50, 150p.

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Scott, Thomas M., 1978, Environmental Geology Series, Orlando Sheet: Florida Bureau of Geology, Map Series No. 85.

Scott, Thomas M., 1988, The Lithostratigraphy of the Hawthorn Group (Miocene) of Florida: Florida Geological Survey, Bulletin No. 59, 148p.

2.4. DATA MANAGEMENT

Information for this EBS was obtained through a records search, review of aerial photographs, site inspections, and personnel interviews. Most of the pertinent data are included as appendices. All the BRAC and environmental reports concerning NTC Orlando are maintained on file at SOUTHNAVFACENGCOM.

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3. PAST AND CURRENT OPERATIONS

Buildings 253 and 255

Prior to acquisition by the US Army in 1943, the property was undeveloped land. According to a 1947 aerial photograph, there was an Army building of unknown use on the property. Based on another aerial photograph, the building was demolished sometime between 1947 and 1954. The land remained undeveloped until 1984 when Buildings 253 and 255 were constructed for use as an Apprentice Training School (253) and a Student Break Area (255). It has always been used for classroom training and administrative activities. All operations in the buildings have now ceased.

Buildings 310

Prior to acquisition by the US Army in 1943, the property was undeveloped land. According to aerial photographs dated 1939 through 1984, there were several old Air Force Buildings on the property. Research by ABB-ES revealed that most of the buildings previously on the property were used as Barracks and supporting facilities. All of the Barracks had ASTs that stored fuel oil. There are no reports of spills from the tanks. They have since been removed from the site when the buildings were demolished in 1986 for the construction of Building 310, a Barracks building. The building is now unoccupied.

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4. ENVIRONMENTAL SETTING

4.1. PHYSIOGRAPHY

The Main Base of NTC Orlando is located on the Orlando Ridge, which is believed to be a remnant of the "Hawthorn Delta". The Orlando Ridge is part of the dissected northwest-southeast trending ridge system that includes the Mount Dora and Lake Wales ridges. The surface of the ridges represents a mature karst topography, as evidenced by the numerous circular lakes. The elevation of the ridge system ranges from 50 feet to as high as 310 feet above mean sea level (msl) (Scott, 1978). The elevation of the Main Base ranges from approximately 85 to 96 feet above msl. The regional trend is a gentle slope toward the southeast, with local dips toward the swampy areas.

Surface water at the Main Base is directed by drain pipes and ditches to Lakes Baldwin and Susannah, which in turn discharge via a county-owned drainage canal into the Little Econlockhatchee River approximately 4 miles east of the Base.

4.2. GEOLOGY

The Main Base of NTC Orlando is underlain by undifferentiated silty sand and clayey, silty sand with thin beds of silty clay. The surficial sediments of upper Miocene to Pleistocene Age range in thickness from 40 to 60 feet (ABB-ES, BRAC site screening data, and Scott, 1988). Underlying the surficial sediments is the Hawthorn Group of Miocene Age, which is characterized by phosphatic gray-green clay and clayey sand and silt, and lenses of phosphatic sand and phosphatic limestone. The Hawthorn Group is approximately 120 feet thick in the area of the Main Base (Scott, 1988). The Hawthorn Group unconformably overlies late Eocene marine limestone formations of the Ocala Group. The highly eroded Ocala Group is approximately 25 feet thick under the Main Base, and is absent to the south (Lichtler, 1968). The Ocala Group unconformably overlies the Avon Park Limestone, which unconformably overlies the Lake City Limestone, both of middle Eocene Age.

4.3. HYDROGEOLOGY

Groundwater at NTC Orlando, occurs in three aquifers: the shallow aquifer system, the intermediate aquifer system, and the Floridian aquifer system. The shallow aquifer system is an unconfined sand aquifer that extends from the water table to the top of the Hawthorn Group, and may be locally divided into a series of aquifers

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NAVAL TRAINING CENTER, ORLANDO, FLORIDA**

aquifers by discontinuous beds or lenses of silty clay. The water table ranges in depth from 2 to 12 feet below land surface (bls) (ABB-ES, BRAC site screening data). Groundwater movement is generally away from topographic high areas toward low areas of discharge. The shallow aquifer is recharged primarily by precipitation.

The intermediate aquifer system, if present, occurs in discontinuous, permeable lenses within the impermeable clays of the Hawthorn Group. The lenses are composed of sand and gravel, shell, or limestone. Poor recharge occurs by either downward leakage from the overlying shallow aquifer, or by upward leakage from the underlying Floridan aquifer. However, due to the discontinuous nature of the lenses, the poor hydraulic interconnections to the overlying and underlying aquifers makes the Hawthorn Group act primarily as a confining unit between the aquifers (Lichtler, 1968).

The Floridan aquifer is the principal artesian aquifer in Orange County. It includes all or parts of the Avon Park and Lake City Limestones, the Ocala Group limestones, and the typical basal limestone of the Hawthorn Group. The top of the Floridan aquifer is approximately 170 feet bls at the Main Base. There are two water-producing zones separated by a relatively impermeable zone of soft, mealy limestone and dolomitic limestone. The general groundwater flow direction in the Floridan aquifer system is to the east (Lichtler, 1968).

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER
PROPERTY FOR FLORIDA DEPARTMENT OF CORRECTIONS
BUILDINGS 253, 255 AND 310
MAIN BASE
NAVAL TRAINING CENTER, ORLANDO, FLORIDA**

5. SUMMARY OF DATA FOR SUBJECT PROPERTY

5.1. CHAIN OF TITLE REVIEW

A legal title review was not conducted. However, according to Navy records, subject property was acquired by the U. S. government in 1942 and 1943 by Civil Action in a Declaration of Taking from various landowners. Based on an aerial photograph dated 1939, the surrounding and/or adjacent property was undeveloped prior to 1940. The U. S. Army Air Corps began construction of the Orlando Air Base in 1940, which expanded in 1942 and 1943 to incorporate additional land that included the subject property. In 1947, the USAF assumed command of the facilities, which became the Orlando Air Force Base. The property title transferred to the Navy in 1968.

5.2. NOTICES OF VIOLATION

The Naval Training Center, Orlando, FL , has not received any Notices of Violation, Notices of Deficiency, or Warning Letters involving the Main Base from the Florida Environmental Protection Department or the United States Environmental Protection Agency for non-compliance with any applicable Federal or State environmental laws or regulations.

**5.3. HAZARDOUS SUBSTANCE/PETROLEUM PRODUCT
MANAGEMENT PRACTICES**

Surveys did not reveal that either storage, release or disposal of hazardous substances had occurred other than small quantities of janitorial products used for general cleaning. A Materials Usage List of all materials found during the initial survey is included as Appendix E. All of these materials have been removed.

**5.4. CERCLA-RELATED CONTAMINATION (INSTALLATION
RESTORATION PROGRAM)**

The Installation Restoration (IR) Program identifies, investigates, and remediates contaminated sites on DOD property consistent with the requirements of CERCLA. There are no IR sites on subject property

5.5. STORAGE TANKS/OIL/WATER SEPARATORS

There are no storage tanks or oil/water separators on subject property. One 550 gallon UST containing No. 2 diesel at Building 310 has been removed and the soil assessment indicated all petroleum constituents tested below laboratory standard detection limits. The Tank Assessment Report is included as Appendix C. The only

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER
PROPERTY FOR FLORIDA DEPARTMENT OF CORRECTIONS
BUILDINGS 253, 255 AND 310
MAIN BASE
NAVAL TRAINING CENTER, ORLANDO, FLORIDA**

remaining tank is a 50-gallon day tank on the emergency generator. The soil around this tank was assessed when the storage tank was removed and no contamination was detected. There is no contamination associated with this tank.

5.6. AIR EMISSIONS

There are no sources of air emissions on subject property.

5.7. ASBESTOS

Based on the results of the 1996 asbestos survey conducted by Cape Environmental Management, Inc. (Cape, 1996), no damaged friable asbestos containing material was found. The tabulated results from CAPE's report are provided as Appendix F.

5.8. PESTICIDES

Pesticides were used in and around the buildings by certified base personnel in Pest Control, in accordance with label directions. Pesticides were not mixed or stored on the property.

5.9. POLYCHLORINATED BIPHENYLS (PCB)

There have been no reported PCB spills in the past. All PCB transformers were removed from NTC Orlando in 1996.

5.10. RADON

None of the buildings have been tested for radon. There are no Federal or State regulations requiring these Federally-owned buildings to be tested for radon.

5.11. MEDICAL/BIOHAZARDOUS WASTE

No medical or biohazardous waste is associated with subject property.

5.12. ORDNANCE

No ordnance is known to have been associated with subject property.

5.13. LEAD

With the Federal ban on the use of LBP in 1977, and the Navy's documented use of LBP primers in the 1980s, it can be deduced that any non-residential structure built before 1980 was painted with LBP and any structure built before 1990 with exposed metal components was painted with LBP primers.

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER
PROPERTY FOR FLORIDA DEPARTMENT OF CORRECTIONS
BUILDINGS 253, 255 AND 310
MAIN BASE
NAVAL TRAINING CENTER, ORLANDO, FLORIDA**

A statement regarding the hazards of LBP and the responsibilities of the prospective owners is included as Appendix G.

Copper pipes with lead solder could have been used in the potable water plumbing. Tap water in Buildings 310 was tested for lead and copper in 1993 (Flowers, 1993) and concentrations were below State action levels. Since no records are available, it is assumed that no lead in water sampling has been accomplished at Buildings 253 or 255.

5.14. WATER/WASTEWATER

Potable water is supplied to the entire Main Base by the Orlando Utilities Commission through five main water lines. Two chlorine gas pump stations maintain the chlorine level.

Storm water is directed by topography or ditches to storm water drains, and flows through a pipe system that has outfalls at Lake Baldwin. Overflow from Lake Baldwin is directed by County-owned canals to Little Econlockhatchee River approximately four miles east of Main Base.

All wastewater is discharged to the sewer system serving Main Base, which flows to the City of Orlando's Iron Bridge Regional Water Pollution Control facility via the Bennett Road pumping station. The collection/distribution system on base consists of both gravity and force mains and utilizes five lift stations.

5.15. RADIOACTIVE AND MIXED WASTE

No radioactive or mixed waste is known to have been associated with subject property.

5.16. STRESSED VEGETATION AND STAINED AREAS

There is no stressed vegetation or stained areas associated with subject property.

5.17. LANDFILL SITES

There are no landfill sites on subject property.

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER
PROPERTY FOR FLORIDA DEPARTMENT OF CORRECTIONS
BUILDINGS 253, 255 AND 310
MAIN BASE
NAVAL TRAINING CENTER, ORLANDO, FLORIDA**

6. SUMMARY OF DATA FOR ADJACENT PROPERTIES

The land surrounding Buildings 253, 255 and 310 is all Navy owned. Buildings 252, 303, 304, 311, and 2651 on adjacent property have petroleum storage tanks. There is no record of spills or leaks from any of the tanks.

Tanks at Buildings 252 and 303 have been removed with clean closures. The tanks at Buildings 304 and 311 have been removed and assessed. All samples taken showed petroleum contamination below applicable remedial action levels and clean closure certifications are expected. The tank at Building 2651 has been removed and is being assessed in accordance with the NTC BRAC Tank Management Plan. Groundwater flow from Building 2651 is to the east to Lake Baldwin and any possible migration of contamination should not impact the subject property.

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER
PROPERTY FOR FLORIDA DEPARTMENT OF CORRECTIONS
BUILDINGS 253, 255 AND 310
MAIN BASE
NAVAL TRAINING CENTER, ORLANDO, FLORIDA**

7. CONCLUSIONS

After review of all reasonably available information, the subject property is properly classifiable as 1/WHITE under the DOD Project Classification System. This classification means that there has been no release or disposal of hazardous substances or petroleum products (including no migration of these substances from adjacent areas).

Therefore, the property is found to be suitable for transfer to the Florida Department of Corrections.

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER
PROPERTY FOR FLORIDA DEPARTMENT OF CORRECTIONS
BUILDINGS 253, 255 AND 310
MAIN BASE
NAVAL TRAINING CENTER, ORLANDO, FLORIDA**

8. CERTIFICATION OF EBS

This report describes the pertinent information obtained during the EBS assessment. I certify that the property conditions stated in this report are based on a review of available records, visual inspections, and interviews as noted and are true and correct, to the best of my knowledge and belief.

5-15-97

(Date)



WAYNE J. HANSEL, P.E.

BRAC Environmental Coordinator
for Naval Training Center, Orlando, FL
Southern Division
Naval Facilities Engineering Command

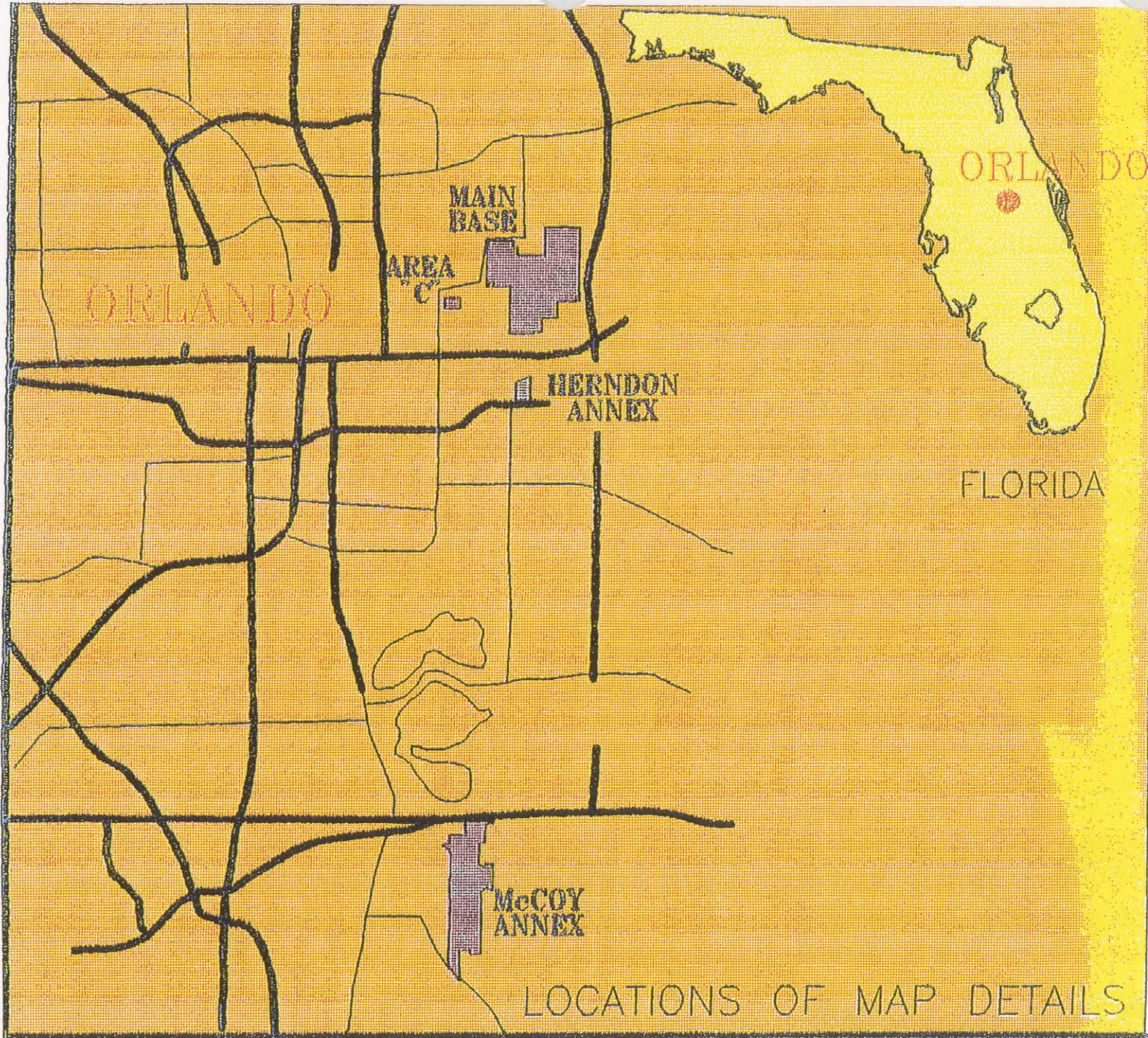


EXHIBIT 1

EBS REPORT SITE SUMMARY

BUILDING 253 APPRENTICE TRAINING 1/WHITE

Building 253 is a one-story apprentice training structure located at the northeastern corner of Grace Hopper Avenue and Constellation Street at the Naval Training Center, Main Base. The building is operated by the RTC and its current uses include classrooms, training, and administrative activities. The structure was constructed in 1984 and occupies 23,962 square feet. Exterior construction materials include concrete block and brick masonry sides with a flat tar-and-gravel roof. Interior building materials include concrete block walls, carpeting, and suspended ceiling tiles. A review of aerial photographs indicate that a building of unknown use was located on the site in 1947. This building was demolished and the property vacant from 1948 through 1984.

Environmental concerns including the presence of lead-based paint, lead in the drinking water, radon, asbestos, and PCBs were assessed during the survey. Due to the age of the building, it is unlikely that it has been painted with lead-based paint. Potable water is supplied by the Orlando Utilities Commission through five water main lines. There is no record of any lead-in-water tests conducted at this facility. A records review indicated that building materials were sampled for asbestos content. The survey results indicated that none of the sampled materials contained asbestos. A review of records indicated that no radon testing has been performed inside this facility. In addition, there was no electrical or hydraulic equipment known to contain PCBs associated with this structure.

Adjacent properties include Constellation Street to the south, Grace Hopper Avenue to the west, Cedar Street to the north, and several small student lounge areas to the east. Stormwater from the property is collected in a series of drains and is directed east to an outfall at Lake Baldwin. The facility uses a natural-gas-fueled boiler to heat the building and a central 85-ton capacity air conditioning unit is used for cooling.

No storage, release, or disposal of hazardous substances or petroleum products has occurred on the property; therefore, Building 253 is classified as 1/White.

EBS REPORT SITE SUMMARY

BUILDING 255 STUDENT BREAK AREA 1/WHITE

Building 255 is the student lounge and was built in 1984 at the Naval Training Center, Main Base. It is located in the Apprentice Seaman's Training Command area on Grace Hopper Avenue near Cedar Street and is a single-story, flat-roofed brick building containing vending machines, tables, chairs, and an outdoor patio. Students use the facility for breaks between classes. The structure encompasses an area of 3,136 square feet.

The building has been owned and operated by the Navy since its construction. According to information obtained from aerial photographs of the area, the property was undeveloped prior to construction of the building.

Potential environmental concerns including the presence of unidentified substance containers, PCBs, asbestos, radon, and solid waste were assessed during the survey. No containers of unidentified suspicious substances were observed. Based on inquiries and observations, none of the electrical equipment contained oil with PCB concentrations in excess of 50 ppm. The report from the asbestos survey conducted in 1992 indicated that no asbestos was detected inside the lounge. No radon testing has ever been performed inside this building. No indications of onsite solid waste disposal or areas that were filled or graded by non-natural causes were identified either by a review of existing records or observations.

Evidence of the release of petroleum or hazardous substances to soil, groundwater, surface water, or air was not documented by this survey. There were no chemical odors or visual indications of stressed vegetation, stained soil, or pools of liquid noted during the survey.

Activities conducted on adjacent properties did not appear to involve the generation, handling, storage, or disposal of hazardous waste or materials. Therefore, there are probably no environmental impacts associated with activities on adjacent properties.

Survey techniques used at the building included a review of available background documentation, interviews with facility personnel, and a visual assessment of the building. Based on the information available at the time of the survey, Building 255 is classified as 1/White.

EBS REPORT SITE SUMMARY

BUILDING 310 MUNRO HALL, BACHELORS ENLISTED QUARTERS 7/GREY

Building 310 is used as a BEQ at the Naval Training Center, Main Base. The building occupies 116,630 square feet and was constructed in 1986. The seven-story structure is built on a concrete slab and building materials include concrete block walls and a flat tar-and-gravel roof. Each level has two identical wings. Adjacent properties include an asphalt parking area to the east and west, Building 311 to the south, and Dahlgren Street to the north. Prior to the building's construction, the site was occupied by several smaller structures. These structures appear to have been used as barracks and for administrative purposes.

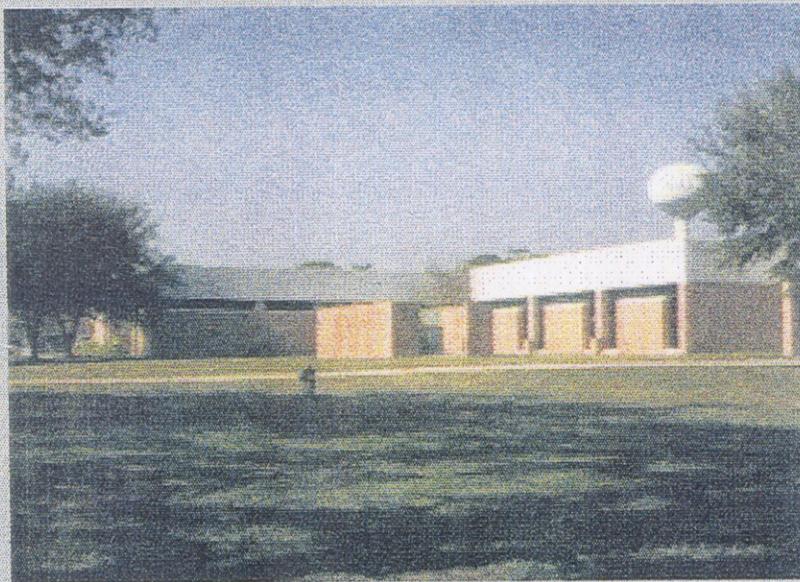
An emergency generator is located on the eastern side of the building. A 150-gallon AST was identified in this vicinity and is used to store No. 2 diesel oil for the generator. No further information was available regarding the AST.

Environmental concerns including the presence of lead-based paint, lead in the drinking water, radon, asbestos, and PCBs were assessed during the survey. Due to the age of the structure, it is unlikely that it has been painted with lead-based paint. The drinking water was previously tested for lead content and lead concentrations were identified to be less than 0.001 mg/l. A file review indicated that no radon survey was conducted within the building. An asbestos survey did not identify asbestos-containing material to be present either. In addition, there was no electrical or hydraulic equipment known to contain PCBs associated with this property.

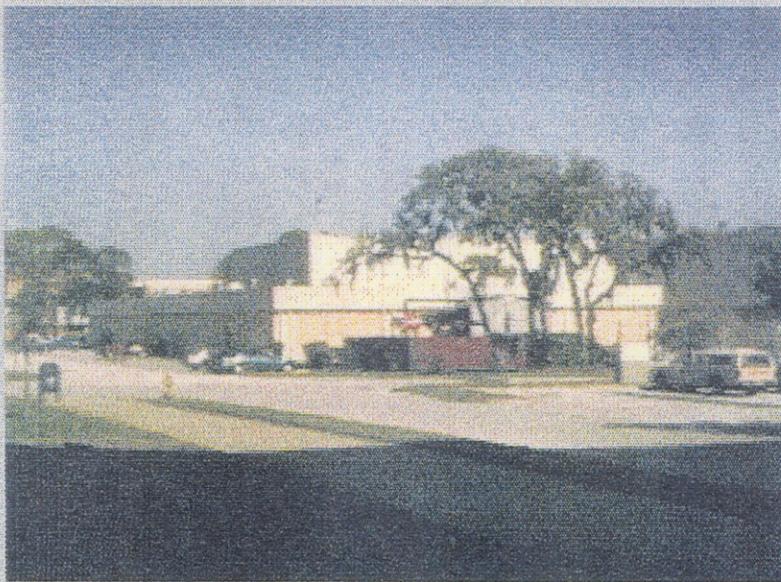
Based on a visual assessment and a review of available background documents and aerial photographs, this structure is classified as 7/Grey, due to the fact that petroleum products are currently stored onsite in a 150-gallon AST.



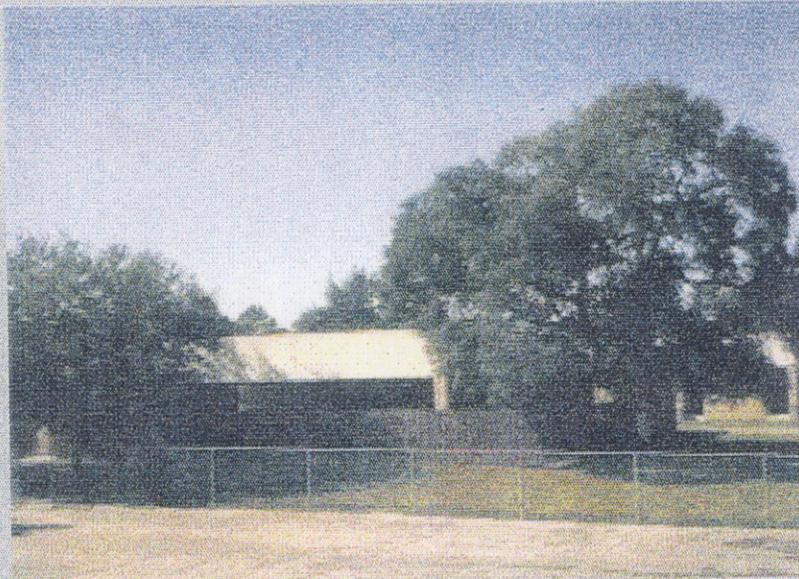
Date: January 4, 1994 Building No. 253
Time: 1027 Apprentice Training
northeast side



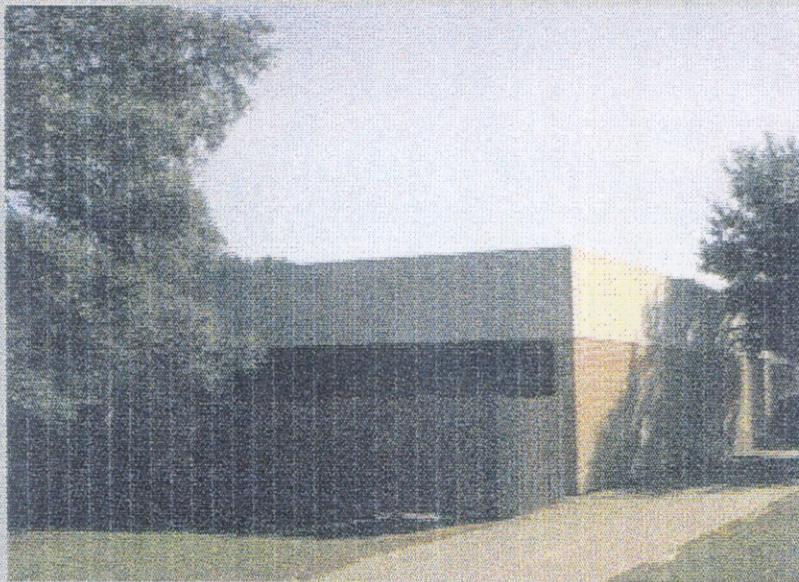
Date: December 17, 1993 Building No. 253
Time: 1203 Apprentice Training
south side



Date: January 5, 1994 Building No. 253
Time: 1156 Apprentice Training
southwest side



Date: January 15, 1994 Building No. 255
Time: 1126 Applied Instruction/Student Break Area
southwest side



Date: January 15, 1994 Building No. 255
Time: 1351 Applied Instruction/Student Break Area
northwest side



Date: December 18, 1993
Time: 1608

Building No. 310
BEQ, Munro Hall
north side



Date: December 19, 1993
Time: 1042

Building No. 310
BEQ, Munro Hall
east side



Date: December 19, 1993
Time: 1049

Building No. 310
BEQ, Munro Hall
courtyard



March 13, 1997

Doc No.: 08519.491

Mr. Tom Bessa
Orange County
Environmental Protection Department
2002 E. Michigan Street
Orlando, Florida 32806

Subject: Tank Closure Assessment Report (TCAR)
Building 310
Naval Training Center, Orlando, Florida
CTO 107, Contract No. N62467-89-D-0317

Dear Mr. Bessa:

Enclosed for your review and approval is the Tank Closure Assessment Report (TCAR) for the above referenced regulated facility.

Should you have any questions or comments regarding this TCAR, please contact Mr. Nick Ugolini at (803) 820-5596 or Mirna Barq at (407) 895-8845.

Very Truly Yours,

ABB ENVIRONMENTAL SERVICES, INC.

Manuel Alfonso, P.G.
Senior Geologist

John Nash
Geologist

MA/JN/lak
Enclosures

cc: John Mitchell, Florida Department of Environmental Protection
Nick Ugolini, Code 1843, Southern Division
Wayne Hansel, Code 18B7, Southern Division
John Kaiser, ABB-ES
Mark Zill, Code 010E, NTC, Orlando
Lt. Gary Whipple, NTC, Orlando
Files

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ABB Environmental Services Inc.

**TANK CLOSURE ASSESSMENT REPORT
BUILDING 310**

**NAVAL TRAINING CENTER
ORLANDO, FLORIDA**

Unit Identification Code: N65928

Contract No.: N62467-89-D-0317/107

Prepared by:

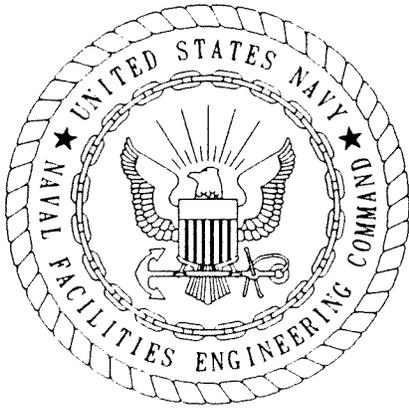
**ABB Environmental Services, Inc.
2590 Executive Center Circle, East
Tallahassee, Florida 32301**

Prepared for:

**Department of the Navy, Southern Division
Naval Facilities Engineering Command
2155 Eagle Drive
North Charleston, South Carolina 29418**

Nick Ugolini, Code 1843, Engineer-in-Charge

March 1997



CERTIFICATION OF TECHNICAL
DATA CONFORMITY (MAY 1987)

The Contractor, ABB Environmental Services, Inc., hereby certifies that, to the best of its knowledge and belief, the technical data delivered herewith under Contract No. N62467-89-D-0317/107 are complete and accurate and comply with all requirements of this contract.

DATE: March 12, 1997

NAME AND TITLE OF CERTIFYING OFFICIAL: John Kaiser
Task Order Manager

NAME AND TITLE OF CERTIFYING OFFICIAL: Manuel Alonso, P.G.
Project Technical Lead

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Tank Closure Assessment Report
Building 310
Naval Training Center
Orlando, Florida

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4.0	Date of Closure	1
5.0	Tank Type and Status	1
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ATTACHMENTS

- Attachment A: Tank Decontamination and Recycling Certification
- Attachment B: UST Installation and Removal Form
- Attachment C: Groundwater Laboratory Analytical Reports

GLOSSARY

ABB-ES	ABB Environmental Services, Inc.
bls	below land surface
CompQAP	Comprehensive Quality Assurance Plan
DRMO	Defense Reutilization and Marketing Organization
FAC	Florida Administrative Code
PotaFID	portable flame ionization detector
PWC	Public Works Center
UST	underground storage tank

TANK CLOSURE ASSESSMENT REPORT
BUILDING 310

1.0 Facility

Building 310
Naval Training Center, Orlando
Orlando, Orange County, Florida

2.0 Operator

Naval Training Center, Orlando
1350 Grace Hopper Avenue
Suite D010E
Orlando, Florida 32813-8405

3.0 Site Location

See Figure 1.

4.0 Date of Closure

October 21, 1996

5.0 Tank Type and Status

A 415-gallon underground storage tank (UST) was removed by the Public Works Center (PWC) Pensacola Team. The UST was located on the east side of the building and east of the cooling tower as shown on Figure 2. After removal, the UST was decontaminated by PWC Pensacola and transported to Defense Reutilization and Marketing Organization (DRMO), NTC, Orlando for disposal. The remaining pipes associated with the UST were properly abandoned and capped in place. A 50-gallon exterior day tank is located in the generator area. The lines to this tank were capped, and the above-ground storage tank was left in place. Copies of the Tank Recycling and Decontamination Certificates for the UST are included in Attachment A. The UST Installation and Removal Form is included in Attachment B.

6.0 Tank Contents

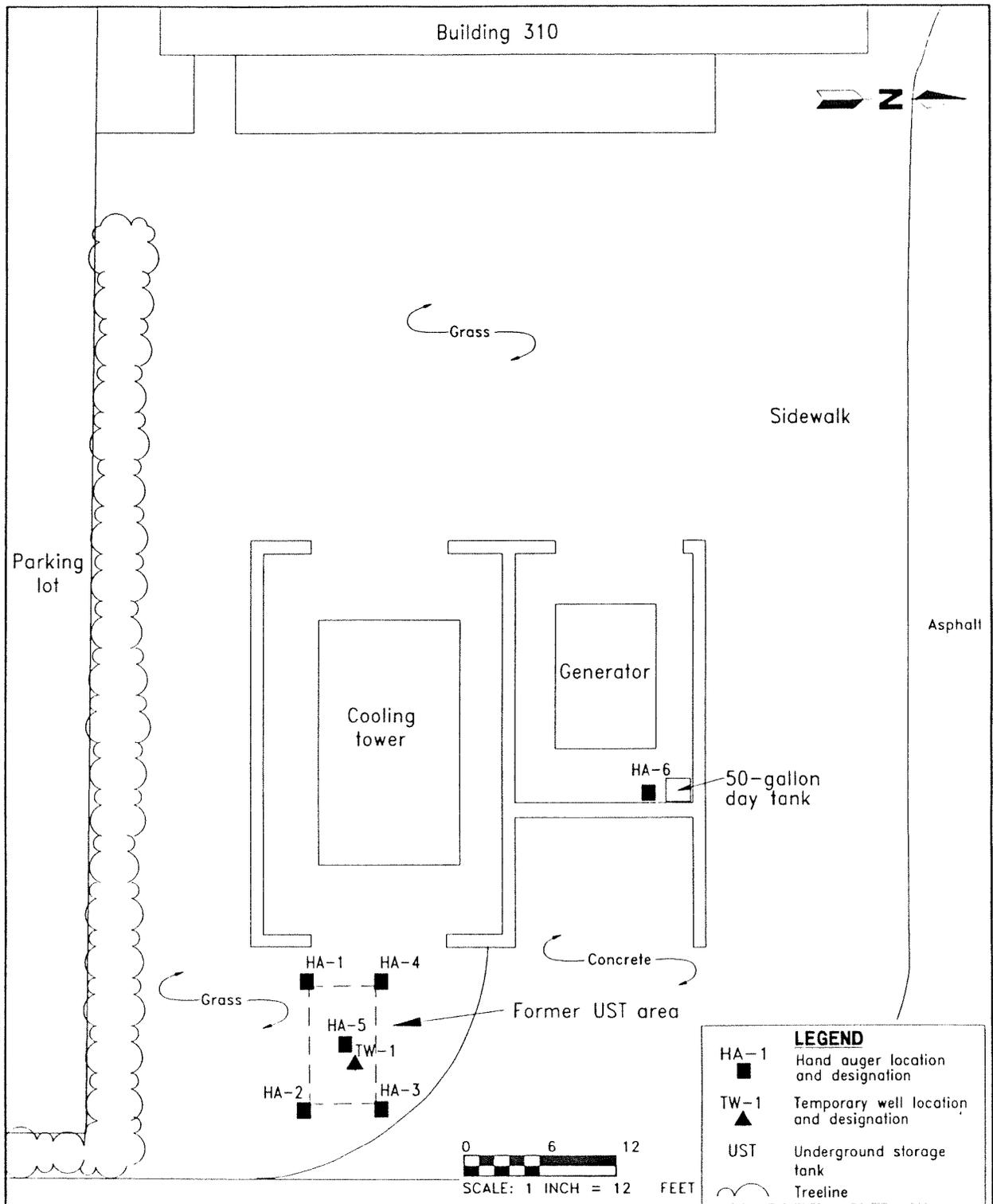
The UST contained diesel fuel used for an emergency generator on the premises (regulated per Chapter 62-761, Florida Administrative Code [FAC]).

7.0 Tank Condition

No tank abnormalities at the time of removal were reported by PWC Pensacola.

8.0 Tank Area

The former tank area is approximately 3.5 feet wide by 6 feet long (Figure 2).



**FIGURE 2
SITE PLAN**



**TANK CLOSURE REPORT
BASE REALIGNMENT AND CLOSURE
TANK MANAGEMENT PLAN
BUILDING 310
NAVAL TRAINING CENTER
ORLANDO, FLORIDA**

H:\OLD\TCR\BIDG310\NP-NAB\03-11-97

Table 1
Summary of Portable Flame Ionization Detector Results, February 25, 1997

Tank Closure Assessment Report
 Building 310
 Naval Training Center
 Orlando, Florida

Hand Auger Sample No.	Depth (feet)	Unfiltered (ppm)	Filtered (ppm)	Total Hydrocarbons (ppm)	Soil Profile and Comments
HA-1	1-3	<1	<1	<1	Fine-grained brown sand, no odor
HA-1	3-5	<1	<1	<1	Fine-grained orange-brown sand, no odor
HA-1	5-7	<1	<1	<1	Fine-grained dark brown sand, no odor
HA-1	7-9	<1	<1	<1	Fine-grained dark brown sand, no odor
HA-2	1-3	<1	<1	<1	Fine-grained orange-brown sand, no odor
HA-2	3-5	<1	<1	<1	Fine-grained orange-brown sand, no odor
HA-2	5-7	<1	<1	<1	Fine-grained dark brown sand, no odor
HA-2	7-9	<1	<1	<1	Fine-grained dark brown sand, no odor
HA-3	1-3	<1	<1	<1	Fine-grained brown sand, no odor
HA-3	3-5	<1	<1	<1	Fine-grained orange-brown sand, no odor
HA-3	5-7	<1	<1	<1	Fine-grained dark brown sand, no odor
HA-3	7-9	<1	<1	<1	Fine-grained dark brown sand, no odor
HA-4	1-3	<1	<1	<1	Fine-grained brown sand, no odor
HA-4	3-5	<1	<1	<1	Fine-grained brown sand, no odor
HA-4	5-7	<1	<1	<1	Fine-grained orange-brown, no odor
HA-5	1-3	<1	<1	<1	Fine-grained brown sand, no odor
HA-5	3-5	<1	<1	<1	Fine-grained orange-brown sand, no odor
HA-5	5-7	<1	<1	<1	Fine-grained orange-brown sand, no odor
HA-5	7-9	<1	<1	<1	Fine-grained dark brown sand, no odor
HA-5	9-11	9	--	9	Fine-grained dark brown sand, no odor
HA-6	1-3	<1	<1	<1	Fine-grained brown sand, no odor
HA-6	3-5	<1	<1	<1	Fine-grained orange-brown sand, no odor
HA-6	5-7	<1	<1	<1	Fine-grained dark brown sand, no odor
HA-6	7-9	<1	<1	<1	Fine-grained dark brown sand, no odor
HA-6	9-11	<1	<1	<1	Fine-grained gray sand, no odor

Water table was encountered at 8.5 feet bls.

Notes: Readings for unfiltered samples are total hydrocarbon readings including methane; readings for filtered samples are methane only.

ppm = parts per million.

<1 = nondetectable limit for portable flame ionization detector.

bls = below land surface.

ATTACHMENT A

TANK DECONTAMINATION AND RECYCLING CERTIFICATION



DEPARTMENT OF THE NAVY
NAVY PUBLIC WORKS CENTER
310 JOHN TOWER ROAD
PENSACOLA, FLORIDA 32508-6303

WHEN REFERRED TO

CERTIFICATE OF DECONTAMINATION

It is hereby certified that the following Storage Tanks have been decontaminated by PWC Pensacola AST/UST Storage System Tank Team:

NTC ORLANDO

BLDG 109	BLDG 208
BLDG 218	BLDG 304
BLDG 311	BLDG310
BLDG 313	BLDG 2005
BLDG 2049	BLDG 2409
BLDG 2411	BLDG 2426
BLDG 2421	BLDG 131

McCOY ANNEX

BLDG 7264	BLDG 7239-A
BLDG 7185 - 1,2	
BLDG 7121 - 1,2,3,4	
BLDG 7241 - 1,2,3	
BLDG 7246	BLDG 7180
BLDG 7203	BLDG 7203-A
BLDG 7125	BLDG 7125-A
BLDG 7234	BLDG 7107

The Storage Tanks listed above have been triple rinsed and cleaned in accordance with 40 CFR and have been rendered unuseable.

Signature

PAUL R SEMMES PE
ENVIRONMENTAL ENGINEER
Title

21 FEBRUARY 1997
Date

INTERNATIONAL OIL SERVICE

TRANSPORTATION AND RECEIVING MANIFEST

DIV. OF INTERNATIONAL PETROLEUM CORP.
STATE CERTIFIED RECYCLER, TRANSPORTER AND COLLECTION FACILITY

EPA I.D. No. FLD 066880613
BO 20-181148

LAD 092096108

MOO 061114951
LA I.D. No. QT-166

PLANT CITY, FL 33868
106 S. ALEXANDER ST.
(813) 784-1804
TAMPA, FL
(813) 229-1788
(800) 282-9888
FAX 1 (813) 784-8788

RECYCLING

- USED OIL
- USED OIL FILTERS
- USED ANTIFREEZE
- PETROLEUM CONTACT WATER

NEW ORLEANS, LA 70129
14990 INTRACOASTAL DR.
(804) 284-9021
(800) 823-9071

WILMINGTON, DE 19801
808 S. MARKET ST.
(302) 421-9367

Recycling today
for a better tomorrow.

BALTIMORE, MD 21224
8306 E. LOMBARO ST.
(800) 222-2511

IDENTIFICATION

Generator/Shipper: General Electric Date Shipped: 11-15-96
 Address: Bellingham, WA Type: Oil
 City: Bellingham State: WA Zip: 98201
 Phone: 360-835-8800
 POB INFORMATION: 870 General Electric

SOURCE TYPE	DESCRIPTION AND CLASSIFICATION <small>Proper Shipping Name, Class and Identification Number C.F.R. 172.101, 172.202, 172.203</small>	UN No. or NA No.	EXEMPTION OR NO LABELS REQUIRED	FLASH POINT (°F) WHEN REQ'D
COIA (Used Oil)	Fuel Oil Packaging Group III Combustible Liquid	1983	94B 23-201	
SPECIAL HANDLING INSTRUCTIONS END USE CODE MINI/SR		EMERGENCY RESPONSE NUMBER 1-800-282-9585		

CERTIFICATION

This is to certify under penalty of law that the above-named materials have not been mixed with hazardous waste and are properly classified, described, packaged, marked and labeled, and are in proper condition for transportation according to the applicable regulations of the Department of Transportation and the U.S. Environmental Protection Agency.

Generator's Signature: [Signature] DATE: 11/15/96
 Transporter No. 2 Signature & Date: [Signature]
 Signature: _____ DATE: _____

GROSS GALLONS: 2800
 DEDUCTIONS: 150
 NET GALLONS: 2650
 PRICE PER GALLON: 11.40
 FREIGHT: 0.60
 TOTAL: _____

96-PC 16276

MANIFEST DOCUMENT NO. _____
 White - Original Yellow - Receiving Facility Pink - Transporter Green - Generator
 Prestige Printing 96-3004R 1096 28861-00

CASH CHARGE (INVOICE TO FOLLOW)

ATTACHMENT B
UST INSTALLATION AND REMOVAL FORM



Florida Department of Environmental Protection

Twin Towers Office Bldg. ● 2600 Blair Stone Road ● Tallahassee, Florida 32399-2400

DEP Form # 62-761.98(2)
Underground Storage Tank Installation Form This Material Form for Certified Contractors
Effective Date: December 18, 1996
DEP Applicant No. _____ (Filed as by DEP)

Underground Storage Tank Installation and Removal Form For Certified Contractors

Pollutant Storage Systems Contractor as defined in Section 489.105, Florida Statutes (certified contractors as defined in Section 62-761.200, Florida Administrative Code) shall use this form to certify that the installation, replacement or removal of the storage tank system(s) located at the address listed below was performed in accordance with Department Reference Standards.

General Facility Information

- DEP Facility Identification No.: 04/89600741
- Facility Name: US Navy-Naval Training Ctr Telephone: (407) 646-4663
- Street Address (physical location): Building 310, Naval Training Center, Orlando, Florida
- Owner Name: Commander, Naval Training Ctr Telephone: (407)646-4663
- Owner Address: Code 010E, 1350 Grace Hopper Avenue, Orlando, Florida 32813-8405
- Number of Tanks: a. Installed at this time _____ b. Removed at this time One (1)
- Tank(s) Manufactured by: Unknown
- Date Work Initiated: 21 October 1996 9. Date Work Completed: 21 October 1996

Underground Pollutant Tank Installation Checklist

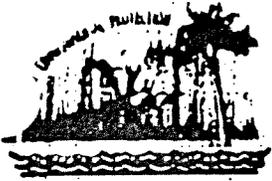
Please certify the completion of the following installation requirements by placing an (X) in the appropriate box.

- The tanks and piping are corrosion resistant and approved for use by State and Federal Laws.
- Excavation, backfill and compaction completed in accordance with NFPA (National Fire Protection Association) 30(96), API (American Petroleum Institute) 1615, PEI (Petroleum Equipment Institute) RP100-94 and the manufacturers' specifications.
- Tanks and piping pretested and installed in accordance with NFPA 30(96), API 1615, PEI/RP100-94 and the manufacturers' specifications.
- Steel tanks and piping are cathodically protected in accordance with NFPA 30(96), API 1632, UL (Underwriters Laboratory) 1746, STI (Steel Tank Institute) R892-89 and the manufacturers' specifications.
- Tanks and piping tested for tightness after installation in accordance with NFPA 30(96) and PEI RP100-94.
- Monitoring well(s) or other leak detection devices installed and tested in accordance with Section 62-761.640, Florida Administrative Code (F.A.C.)
- Spill and overflow protection devices installed in accordance with Section 62-761.500, F.A.C.
- Secondary containment installed for tanks and piping as applicable in accordance with Section 62-761.500, F.A.C.

Please Note: The numbers following the abbreviations (e.g. API 1615) are publication or specification numbers issued by these institutions.

Underground Pollutant Tank Removal Checklist

- Closure assessment performed in accordance with Section 62-761.800, F.A.C.
- Underground tank removed and disposed of as specified in API 1604 in accordance with Section 62-761.800, F.A.C.



Department of Environmental Protection

Lawton Chiles
Governor

Twin Towers Office Building
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Virginia E. Wetmorell
Secretary

April 16, 1996

Mr. Paul Semmes, P.E.
Department of The Navy
Navy Public Works Center
310 John Tower Road
Pensacola, Florida 32508-5303

Re: Pollutant Storage System Specialty Contractors

Dear Mr. Semmes:

This letter is to confirm our telephone conversation on April 15 concerning the requirement for the use of licensed contractor for removing underground storage tanks. Discussions with Mr. Milton Rubin of the Department of Business and Professional Regulation, Construction Industry Licensing Board has indicated that the Federal Government is exempt from the requirement for using a state certified licensed contractor to install or remove underground tanks as long as the work is being performed by Federal employees. If the work is being contracted, then a state licensed contractor would be required.

It is my understanding that the Storage Tank Removal Team is composed of Federal employees and therefore they would not be required to have a Pollutant Storage System Specialty contractor's license for removing underground tanks in Florida. If any further clarification is needed, please contact me at (904) 488-3935.

Sincerely,

John P. Svec, P.E.

John P. Svec, P.E.
Storage Tank Regulation Section

ATTACHMENT C
GROUNDWATER LABORATORY ANALYTICAL REPORTS



PC&B Environmental Laboratories, Inc.

210 Park Road, Oviedo, Florida 32765
Phone: 407-359-7194 Fax: 407-359-7197

03-03-1997

John Kaiser
ABB Environmental Services
1080 Woodcock Road, Suite 100
Orlando, FL 32803-

Dear John Kaiser:

Enclosed are the results of the analysis of your samples received 02/26/1997.

Our laboratory is certified by the Florida DHRS (Lab #E83239) and operates under an FDEP approved Comprehensive Quality Assurance Plan (#900134G). Unless otherwise noted, all results are reported as wet weight. All data were determined in accordance with published procedures (EPA-600/4-79-020), Methods for Chemical Analysis of Water and Wastes, Revised March 1983 and/or Standard Methods for the examination of Water and Wastewater, 18th Edition 1989 and/or Test Methods for Evaluating Solid Waste (EPA-SW-846, Revised January 1995), unless stated otherwise in our CompQapp under method modifications.

If you have any questions, please do not hesitate to give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read "Declan Cowley", written over a horizontal line. The signature is stylized and extends to the right of the line.

Declan Cowley
Laboratory Director

PC&B Environmental Laboratories, Inc.
210 Park Road
Oviedo, FL 32765
PHONE: 407-359-7194
FAX: 359-7197

Aromatic Volatile Organics

CLIENT NAME: ABB Environmental Services
PROJECT NAME: NTC Orlando
PROJECT NUMBER: 8545.54
DATE RECEIVED: 02/26/1997
ANALYTICAL PROTOCOL: EPA 602/8020

Lab Reference Number	97020181-1
Client Sample ID	310 TW-1/068GT10
Date Sampled	02/26/1997
Date Extracted	02/26/1997
Date Analyzed	02/26/1997
Sample Matrix (as Received)	Water
Analysis Confirmed	No
Dilution Factor	1
Result Units	ug/l

Benzene	1.0 U
Chlorobenzene	1.0 U
1,2-Dichlorobenzene	1.0 U
1,3-Dichlorobenzene	1.0 U
1,4-Dichlorobenzene	1.0 U
Ethylbenzene	1.0 U
MTBE	5.0 U
Toluene	1.0 U
m & p-Xylenes	1.0 U
o-Xylene	1.0 U

U = Undetected. The value preceding the 'U' is the MDL for the analyte, based on dilution. Results reported on a Wet Weight basis.

FDEP CompQAPP # 900134G - FHRS Certification # E83239/83353

Reviewed by: 

Quality Control Report for LCS Analysis

Aromatic Volatile Organics

Matrix: Water
Lab Sample ID: LCS
QC Batch ID: 9702GC4063
LCS Units: ug/l

Analysis Date: 02/26/1997
Preparation Date: 02/26/1997
Method: EPA 602
Analyst: NM

Analyte	LCS Conc	LCS Result	Percent Recovery	Lower Control Limit	Upper Control Limit
Benzene	20.0	22.0	110	51	160
Ethylbenzene	20.0	22.0	110	70	137
MTBE	20.0	22.0	110	40	166
Toluene	20.0	23.0	115	61	140
m & p-Xylenes	20.0	22.0	110	44	150
o-Xylene	20.0	22.0	110	59	140

Quality Control Report for Spike Analysis

Polynuclear Aromatic Hydrocarbons

Matrix: Water

Lab Sample ID: 9701048-3

QC Batch ID: 9702PAH079

Spike Units: ug/l

Analysis Date: 02/26/1997

Preparation Date: 02/26/1997

Method: EPA 610

Analyst: KN

Analyte	Spike Amount	Sample Result	Spike Result	Percent Recovery	Lower Control Limit	Upper Control Limit
Acenaphthene	50	0	41	82	50	108
Acenaphthylene	50	0	33	66	49	107
Anthracene	50	0	51	102	55	120
Benzo(a)anthracene	50	0	28	56	46	120
Benzo(a)pyrene	50	0	33	66	43	119
Benzo(b)fluoranthene	50	0	41	82	45	125
Benzo(ghi)perylene	50	0	41	82	41	117
Benzo(k)fluoranthene	50	0	41	82	44	124
Chrysene	50	0	44	88	49	120
Dibenzo(ah)anthracene	50	0	34	68	38	123
Fluoranthene	50	0	38	76	50	123
Fluorene	50	0	36	72	51	115
Indeno(123-cd)pyrene	50	0	33	66	37	123
Naphthalene	50	0	23	46	38	104
Phenanthrene	50	0	34	68	54	117
Pyrene	50	0	39	78	56	116

PC&B Laboratories, Inc.

210 Park Road, Oviedo, FL 32765
 407-359-7194 (FAX) 407-359-7197

Nº 205

Chain of Custody

Work Order: 9702181
 Date: 2/26/97 Page 1 of 1

COMPANY				ANALYSIS REQUEST										NUMBER OF CONTAINERS				
#	SAMPLE ID.	DATE/TIME	MATRIX	EPA 602	EPA 610													
COMPANY <u>ABB-ES</u> ADDRESS <u>1080 Woodcock Rd Ste. 100</u> <u>Orlando, FL 32803</u> SAMPLED BY <u>John Nash</u> SIGN <u>John Nash</u> PHONE NO. <u>(407) 895-8845</u>																		
1	310 TW-1/068GT101	2/26/97 / 09:24	H2O	2	1													
2																		
3																		
4																		
5																		
6																		
7																		
8																		
9																		
10																		
11																		
12																		
13																		

RELINQUISHED BY	DATE/TIME	RECEIVED BY	DATE/TIME	PROJECT INFORMATION	SAMPLE RECEIPT	
1: <u>John Nash</u>	<u>2/26/97 12:57</u>	1: <u>Ben Witt</u>	<u>2/26/97</u>	PROJECT NAME: <u>NTC Orlando</u>	Total No. of Containers	
2:		2: <u>13:00</u>		PROJECT #: <u>8545.54</u>	Chain of Custody Seals	
3:		3:		SITE ADDRESS: <u>NTC Orlando</u>	Rec'd Good Condition/Cold	
SPECIAL INSTRUCTIONS/COMMENTS: <u>24 hr TAT</u> <u>Fax results to Scott Denelick</u>				<u>Bldg 310</u>	PO#:	
				PROJECT MANAGER: <u>John Kaiser</u>		SHIPPED VIA:
				INVOICE TO: <u>Loiena Kardt</u>		

in all secti... of this form.

Building Numbr
Site Local

INTC, Orlando - BATH BASE
253
Orlando, Florida

MATERIAL USAGE

MATERIAL	DESCRIBE USE	AMOUNT PER YEAR	MAXIMUM INVENTORY	STORAGE TYPE(S)
Floor Polish	To polish floors	Unknown	4	Container
Scouring Powder	To clean surfaces	Unknown	39	Container
Paint, White	Surface covering	Unknown	1	Container
Wood Plastic Filler	Cavity Filler	Unknown	1	Container
Silicon Caulkins	Surface Covering	Unknown	1	Tube
Paint, White	Surface Covering	Unknown	2	Gallon
Weatherstrip Adhesive	Adhesive	Unknown	1	Container
Glass Cleaner	Detergent	Unknown	18	Gallon
Soap, Toilet	Detergent	Unknown	6	Gallon
Cleaner Toilet	Detergent	Unknown	4	Container
Pine Oil	Detergent	Unknown	6	Gallon
Primer	Surface Covering	Unknown	1	Container
Polish, Furniture	Wood Cleaner	Unknown	4	Container
Remove Wax	Detergent	Unknown	2	Container
Paint Enamel, White	Surface Covering	Unknown	3	Container
Polish, Metal	Detergent	Unknown	6	Container
Detergent GP	Detergent	Unknown	3	Gallon

024827

**TABLE 1
SUMMARY OF SUSPECT FRIABLE ACM**

FACILITY # 253
FACILITY DESCRIPTION APPLIED INSTRUCTION BUILDIN

HA NO	DESCRIPTION OF FRIABLE SUSPECT ACM	APPROXIMATE LOCATION *	CONDITION OF MATERIAL **	MATERIAL TYPE	SAMPLED BY/ YEAR ***	REFERENCE SAMPLE NOS.	ASBESTOS-CONTAINING (YES/NO)
1	CEILING TILE, 2' x 2', ROUGH	THROUGHOUT	N/A	MISC.	CAPE 1992	253-02-01 253-02-02 253-02-03	No

KEY: **ACM** = ASBESTOS-CONTAINING MATERIAL **FG** = FIBERGLASS **TSI** = THERMAL SYSTEMS INSULATION **S/R** = SUPPLY/RETURN
 HA = HOMOGENEOUS AREA **MISC.** = MISCELLANEOUS **CW** = CHILLED WATER **(<=)** = LESS THAN OR EQUAL TO
 N/A = NOT APPLICABLE **SURF.** = SURFACING **HW** = HEATED WATER **DIA.** = DIAMETER

NOTES: * INFORMATION PROVIDED IN PARENTHESIS INDICATES CURRENT ROOM/SPACE USAGE WHICH IS SUBJECT TO CHANGE UPON VACANCY OR RE-USE.
 ** CONDITION OF MATERIAL IS NOT PROVIDED FOR NON-ACM.
 *** REFERENCE PREVIOUS REPORTS FOR SAMPLES COLLECTED PRIOR TO THIS SURVEY (1996). TABLE 3 OF THIS REPORT PROVIDES A SUMMARY OF ANALYSIS FOR SAMPLES COLLECTED BY CAPE IN 1996.

**TABLE 2
SUMMARY OF SUSPECT NON-FRIABLE ACM**

FACILITY # 253
FACILITY DESCRIPTION APPLIED INSTRUCTION BUILDIN

THESE MATERIALS WERE NOT SAMPLED OR ASSESSED AS PART OF THE SCOPE OF THIS PROJECT.

DESCRIPTION OF NON-FRIABLE SUSPECT ACM IDENTIFIED DURING INSPECTION	APPROXIMATE LOCATION
BASE, COVE AND MASTIC	THROUGHOUT
FLOOR COVERING UNDER CARPET (ASSUMED TO BE PRESENT)	OFFICE AREAS
FLOOR TILE AND MASTIC, 12" x 12"	HALLWAYS
GYPSUM BOARD AND JOINT COMPOUND WALLS & CEILING	THROUGHOUT
STUCCO ON SOFFIT	BUILDING EXTERIOR
ROOFING MATERIAL	ROOF
MASTIC ON DUCT INSULATION, WHITE	MECHANICAL ROOM

KEY:	ACM = ASBESTOS-CONTAINING MATERIAL HA = HOMOGENEOUS AREA N/A = NOT APPLICABLE	FG = FIBERGLASS MISC. = MISCELLANEOUS SURF. = SURFACING	TSI = THERMAL SYSTEMS INSULATION CW = CHILLED WATER HW = HEATED WATER	S/R = SUPPLY/RETURN DIA. = DIAMETER
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**TABLE 3
SUMMARY OF BULK SAMPLES COLLECTED
BY CAPE IN 1996**

FACILITY #: 253
FACILITY DESCRIPTION: APPLIED INSTRUCTION BUILDIN

THIS TABLE PROVIDES A SUMMARY OF SAMPLES COLLECTED BY CAPE IN 1996 (SAMPLES OF SUSPECT FRIABLE ACM NOT PREVIOUSLY SAMPLED OR NOT SAMPLED SUFFICIENTLY TO SATISFY AHERA REQUIREMENTS).
REFERENCE PREVIOUS REPORTS FOR SAMPLES COLLECTED PRIOR TO THIS SURVEY (1996).

HA NO.	MATERIAL DESCRIPTION	BULK SAMPLE #	INITIAL PLM ANALYSIS (% AND TYPE)	POINT COUNT ANALYSIS (% AND TYPE) *	ASBESTOS- CONTAINING (YES/NO)
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NO SAMPLES WERE COLLECTED IN 1996 BY CAPE IN THIS BUILDING

KEY: AMO = AMOSITE PLM = POLARIZED LIGHT MICROSCOPY N/A = NOT APPLICABLE SURF. = SURFACING HW = HEAT WATER
 CHR = CHRYSOTILE ACM = ASBESTOS-CONTAINING MATERIAL FG = FIBERGLASS TSI = THERMAL SYSTEM INSU S/R = SUPPLY/RETURN
 NAD = NO ASBESTOS DETECTED HA = HOMOGENEOUS AREA MISC. = MISCELLANEOUS CW = CHILLED WATER

NOTE: * ALL FRIABLE ACM WHICH CONTAINS 1% OR LESS ASBESTOS BY PLM MUST BE FURTHER ANALYZED BY POINT COUNTING TO ESTABLISH IF THE MATERIAL ACTUALLY CONTAINS LESS THAN 1% ASBESTOS.
 MATERIALS CONTAINING GREATER THAN 1% ASBESTOS ARE NOT POINT COUNTED.

**TABLE 4
ASSESSMENT AND COST ESTIMATE FOR
DAMAGED FRIABLE ACM**

FACILITY #: 253
FACILITY DESCRIPTION: APPLIED INSTRUCTION BUILDIN

HA NO.	MATERIAL DESCRIPTION	APPROXIMATE LOCATION OF DAMAGE	HA QUANTITY	TYPE OF DAMAGE	ACCESSIBILITY	RECOMENDED RESPONSE ACTION	ESTIMATED COST (\$)
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NO DAMAGED FRIABLE ACM WAS IDENTIFIED IN THIS BUILDING

KEY : EA = EACH ACM = ASBESTOS-CONTAINING MATERIAL FG = FIBERGLASS TSI = THERMAL SYSTEMS INSULATION S/R = SUPPLY/RETURN
 LF = LINEAR FEET HA = HOMOGENEOUS MISC. = MISCELLANEOUS CW = CHILLED WATER
 SF = SQUARE FEET N/A = NOT APPLICABLE SURF. = SURFACING HW = HEAT WATER

NOTES :
 * TOTAL DOES NOT INCLUDE FEES FOR CONTINGENCY, PROFESSIONAL ASBESTOS CONSULTING, A/E DESIGN, PROJECT ADMINISTRATION, OR INDUSTRIAL HYGIENE SURVEILLANCE AND AIR MONITORING DURING CONSTRUCTION. REFERENCE THE FACILITY-WIDE COST ESTIMATE (PROVIDED IN VOLUME I) FOR LINE ITEM COSTS ASSOCIATED WITH CONTINGENCY, DESIGN, AIR MONITORING, AND CONSTRUCTION ADMINISTRATION. THESE BUDGETARY COSTS ARE BASED ON A MULTI-BUILDING PROJECT BASIS. IN THE CASE OF A BUILDING WITH A SMALL AMOUNT OF ACM, SEVERAL BUILDINGS SHOULD BE COMBINED INTO A SINGLE PROJECT FOR COST EFFECTIVENESS.

**TABLE 1
SUMMARY OF SUSPECT FRIABLE ACM**

FACILITY # 255
FACILITY DESCRIPTION APPLIED INSTRUCTION BUILDIN

HA NO	DESCRIPTION OF FRIABLE SUSPECT ACM	APPROXIMATE LOCATION *	CONDITION OF MATERIAL **	MATERIAL TYPE	SAMPLED BY/ YEAR ***	REFERENCE SAMPLE NOS.	ASBESTOS-CONTAINING (YES/NO)
1	FIREPROOFING MATERIAL ON DECK AND BEAMS	THROUGHOUT	N/A	SURF.	CAPE 1992	255-01-01 255-01-02 255-01-03 255-01-04 255-01-05	No

KEY: ACM = ASBESTOS-CONTAINING MATERIAL
HA = HOMOGENEOUS AREA
N/A = NOT APPLICABLE

FG = FIBERGLASS
MISC. = MISCELLANEOUS
SURF. = SURFACING

TSI = THERMAL SYSTEMS INSULATION
CW = CHILLED WATER
HW = HEATED WATER

S/R = SUPPLY/RETURN
(<=) = LESS THAN OR EQUAL TO
DIA. = DIAMETER

NOTES: * INFORMATION PROVIDED IN PARENTHESIS INDICATES CURRENT ROOM/SPACE USAGE WHICH IS SUBJECT TO CHANGE UPON VACANCY OR RE-USE.
** CONDITION OF MATERIAL IS NOT PROVIDED FOR NON-ACM.
*** REFERENCE PREVIOUS REPORTS FOR SAMPLES COLLECTED PRIOR TO THIS SURVEY (1996). TABLE 3 OF THIS REPORT PROVIDES A SUMMARY OF ANALYSIS FOR SAMPLES COLLECTED BY CAPE IN 1998.

**TABLE 2
SUMMARY OF SUSPECT NON-FRIABLE ACM**

FACILITY # 255
FACILITY DESCRIPTION APPLIED INSTRUCTION BUILDIN

THESE MATERIALS WERE NOT SAMPLED OR ASSESSED AS PART OF THE SCOPE OF THIS PROJECT.

DESCRIPTION OF NON-FRIABLE SUSPECT ACM IDENTIFIED DURING INSPECTION	APPROXIMATE LOCATION
BASE, COVE AND MASTIC	THROUGHOUT
STUCCO ON SOFFIT	EXTERIOR ENTRANCES
ROOFING MATERIAL	ROOF

KEY:
ACM = ASBESTOS-CONTAINING MATERIAL
HA = HOMOGENEOUS AREA
N/A = NOT APPLICABLE

FG = FIBERGLASS
MISC. = MISCELLANEOUS
SURF. = SURFACING

TSI = THERMAL SYSTEMS INSULATION
CW = CHILLED WATER
HW = HEATED WATER

S/R = SUPPLY/RETURN
DIA. = DIAMETER

**TABLE 3
SUMMARY OF BULK SAMPLES COLLECTED
BY CAPE IN 1996**

FACILITY #: 255
FACILITY DESCRIPTION: APPLIED INSTRUCTION BUILDIN

THIS TABLE PROVIDES A SUMMARY OF SAMPLES COLLECTED BY CAPE IN 1996 (SAMPLES OF SUSPECT FRIABLE ACM NOT PREVIOUSLY SAMPLED OR NOT SAMPLED SUFFICIENTLY TO SATISFY AHERA REQUIREMENTS).
REFERENCE PREVIOUS REPORTS FOR SAMPLES COLLECTED PRIOR TO THIS SURVEY (1996).

HA NO.	MATERIAL DESCRIPTION	BULK SAMPLE #	INITIAL PLM ANALYSIS (% AND TYPE)	POINT COUNT ANALYSIS (% AND TYPE) *	ASBESTOS- CONTAINING (YES/NO)
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NO SAMPLES WERE COLLECTED IN 1996 BY CAPE IN THIS BUILDING

KEY:	AMO = AMOSITE	PLM = POLARIZED LIGHT MICROSCOPY	N/A = NOT APPLICABLE	SURF. = SURFACING	HW = HEAT WATER
	CHR = CHRYSOTILE	ACM = ASBESTOS-CONTAINING MATERIAL	FG = FIBERGLASS	TSI = THERMAL SYSTEM INSU	S/R = SUPPLY/RETURN
	NAD = NO ASBESTOS DETECTED	HA = HOMOGENEOUS AREA	MISC. = MISCELLANEOUS	CW = CHILLED WATER	

NOTE: * ALL FRIABLE ACM WHICH CONTAINS 1% OR LESS ASBESTOS BY PLM MUST BE FURTHER ANALYZED BY POINT COUNTING TO ESTABLISH IF THE MATERIAL ACTUALLY CONTAINS LESS THAN 1% ASBESTOS.
MATERIALS CONTAINING GREATER THAN 1% ASBESTOS ARE NOT POINT COUNTED.

**TABLE 4
ASSESSMENT AND COST ESTIMATE FOR
DAMAGED FRIABLE ACM**

FACILITY #: 255
FACILITY DESCRIPTION APPLIED INSTRUCTION BUILDIN

HA NO.	MATERIAL DESCRIPTION	APPROXIMATE LOCATION OF DAMAGE	HA QUANTITY	TYPE OF DAMAGE	ACCESSIBILITY	RECOMENDED RESPONSE ACTION	ESTIMATED COST (\$)
-----------	----------------------	-----------------------------------	----------------	-------------------	---------------	-------------------------------	------------------------

NO DAMAGED FRIABLE ACM WAS IDENTIFIED IN THIS BUILDING

KEY :	EA = EACH	ACM = ASBESTOS-CONTAINING MATERIAL	FG = FIBERGLASS	TSI = THERMAL SYSTEMS INSULATION	S/R = SUPPLY/RETURN
	LF = LINEAR FEET	HA = HOMOGENEOUS	MISC. = MISCELLANEOUS	CW = CHILLED WATER	
	SF = SQUARE FEET	N/A = NOT APPLICABLE	SURF. = SURFACING	HW = HEAT WATER	

NOTES :

* TOTAL DOES NOT INCLUDE FEES FOR CONTINGENCY, PROFESSIONAL ASBESTOS CONSULTING, A/E DESIGN, PROJECT ADMINISTRATION, OR INDUSTRIAL HYGIENE SURVEILLANCE AND AIR MONITORING DURING CONSTRUCTION. REFERENCE THE FACILITY-WIDE COST ESTIMATE (PROVIDED IN VOLUME I) FOR LINE ITEM COSTS ASSOCIATED WITH CONTINGENCY, DESIGN, AIR MONITORING, AND CONSTRUCTION ADMINISTRATION. THESE BUDGETARY COSTS ARE BASED ON A MULTI-BUILDING PROJECT BASIS. IN THE CASE OF A BUILDING WITH A SMALL AMOUNT OF ACM, SEVERAL BUILDINGS SHOULD BE COMBINED INTO A SINGLE PROJECT FOR COST EFFECTIVENESS.

**TABLE 1
SUMMARY OF SUSPECT FRIABLE ACM**

FACILITY # 310
FACILITY DESCRIPTION BEQ, AT STUDENTS

HA NO	DESCRIPTION OF FRIABLE SUSPECT ACM	APPROXIMATE LOCATION *	CONDITION OF MATERIAL **	MATERIAL TYPE	SAMPLED BY/ YEAR ***	REFERENCE SAMPLE NOS.	ASBESTOS-CONTAINING (YES/NO)
1	CEILING TILE, 2' x 2', PITTED/PINHOLE	1ST FLOOR - THROUGHOUT	N/A	MISC.	CAPE 1992	310-02-01 310-02-02 310-02-03	No
2	CEILING PANELS , TECTUM TYPE	FLOORS 1 THRU 7 - THROUGHOUT	N/A	MISC.	CAPE 1996	NTC-310-2-01 NTC-310-2-02 NTC-310-2-03	No
3	BOILER INSULATION , MAGNESIA-TYPE	1ST FLOOR - MAIN MECHANICAL ROOM	N/A	TSI	CAPE 1992	310-01-01 310-01-02 310-01-03	No
5	PLASTER ON CEILING	3RD FLOOR - RESTROOM	N/A	SURF.	CAPE 1996	NTC-310-5-01 NTC-310-5-02 NTC-310-5-03	No

KEY: ACM = ASBESTOS-CONTAINING MATERIAL FG = FIBERGLASS TSI = THERMAL SYSTEMS INSULATION S/R = SUPPLY/RETURN
 HA = HOMOGENEOUS AREA MISC. = MISCELLANEOUS CW = CHILLED WATER (<=) = LESS THAN OR EQUAL TO
 N/A = NOT APPLICABLE SURF. = SURFACING HW = HEATED WATER DIA. = DIAMETER

NOTES: * INFORMATION PROVIDED IN PARENTHESIS INDICATES CURRENT ROOM/SPACE USAGE WHICH IS SUBJECT TO CHANGE UPON VACANCY OR RE-USE.
 ** CONDITION OF MATERIAL IS NOT PROVIDED FOR NON-ACM.
 *** REFERENCE PREVIOUS REPORTS FOR SAMPLES COLLECTED PRIOR TO THIS SURVEY (1996). TABLE 3 OF THIS REPORT PROVIDES A SUMMARY OF ANALYSIS FOR SAMPLES COLLECTED BY CAPE IN 1996.

**TABLE 2
SUMMARY OF SUSPECT NON-FRIABLE ACM**

FACILITY # 310
FACILITY DESCRIPTION BEQ, AT STUDENTS

THESE MATERIALS WERE NOT SAMPLED OR ASSESSED AS PART OF THE SCOPE OF THIS PROJECT.

DESCRIPTION OF NON-FRIABLE SUSPECT ACM IDENTIFIED DURING INSPECTION	APPROXIMATE LOCATION
BASE, COVE AND MASTIC	FLOORS 1 THRU 7 - THROUGHOUT
FLOOR COVERING UNDER CARPET (ASSUMED TO BE PRESENT)	1ST FLOOR - OFFICES
FLOOR TILE AND MASTIC, 12" x 12"	FLOORS 1 THRU 7 - THROUGHOUT
GYPSUM BOARD AND JOINT COMPOUND WALLS	FLOORS 1 THRU 7 - VARIOUS LOCATIONS
PLASTER ON WALLS & CEILING	FLOORS 1 THRU 7 - VARIOUS LOCATIONS
ROOFING, BUILT-UP	ROOF
GASKET MATERIAL ON BOILER	1ST FLOOR - MAIN MECHANICAL ROOM
MASTIC ON STAIRS, BLACK	ALL STAIRWELLS
MASTIC ON DUCT, BLACK	FLOORS 1 THRU 7 - ABOVE SUSPENDED CEILING - VARIOUS LOCATIONS
MASTIC ON DUCT, WHITE	ROOF

KEY:	ACM = ASBESTOS-CONTAINING MATERIAL	FG = FIBERGLASS	TSI = THERMAL SYSTEMS INSULATION	S/R = SUPPLY/RETURN
	HA = HOMOGENEOUS AREA	MISC. = MISCELLANEOUS	CW = CHILLED WATER	DIA. = DIAMETER
	N/A = NOT APPLICABLE	SURF. = SURFACING	HW = HEATED WATER	

**TABLE 3
SUMMARY OF BULK SAMPLES COLLECTED
BY CAPE IN 1996**

FACILITY #: 310
FACILITY DESCRIPTION: BEQ, AT STUDENTS

THIS TABLE PROVIDES A SUMMARY OF SAMPLES COLLECTED BY CAPE IN 1996 (SAMPLES OF SUSPECT FRIABLE ACM NOT PREVIOUSLY SAMPLED OR NOT SAMPLED SUFFICIENTLY TO SATISFY AHERA REQUIREMENTS).
REFERENCE PREVIOUS REPORTS FOR SAMPLES COLLECTED PRIOR TO THIS SURVEY (1996).

HA NO.	HA DESCRIPTION	BULK SAMPLE #	INITIAL PLM ANALYSIS (% AND TYPE)	POINT COUNT ANALYSIS (% AND TYPE) *	ASBESTOS-CONTAINING (YES/NO)
2	CEILING PANELS , TECTUM TYPE	NTC-310-2-01	NAD	N/A	NO
		NTC-310-2-02	NAD		
		NTC-310-2-03	NAD		
5	PLASTER ON CEILING	NTC-310-5-01	NAD	N/A	NO
		NTC-310-5-02	NAD		
		NTC-310-5-03	NAD		

KEY: AMO = AMOSITE PLM = POLARIZED LIGHT MICROSCOPY N/A = NOT APPLICABLE SURF. = SURFACING HW = HEATED WATER DIA. = DIAMETER
 CHR = CHRYSOTILE ACM = ASBESTOS-CONTAINING MATERIAL FG = FIBERGLASS TSI = THERMAL SYSTEM INSU S/R = SUPPLY/RETURN
 NAD = NO ASBESTOS DETECTED HA = HOMOGENEOUS AREA MISC. = MISCELLANEOUS CW = CHILLED WATER TRE = TREMOLITE

NOTE: * ALL FRIABLE ACM WHICH CONTAINS 1% OR LESS ASBESTOS BY PLM WERE FURTHER ANALYZED BY POINT COUNTING TO CONFIRM THE PRESENCE OR ABSENCE OF ASBESTOS.
 MATERIALS CONTAINING GREATER THAN 1% ASBESTOS ARE NOT POINT COUNTED.

**TABLE 4
ASSESSMENT AND COST ESTIMATE FOR
DAMAGED FRIABLE ACM**

FACILITY #: 310
FACILITY DESCRIPTION BEQ, AT STUDENTS

HA NO.	MATERIAL DESCRIPTION	APPROXIMATE LOCATION OF DAMAGE	HA QUANTITY	TYPE OF DAMAGE	ACCESSIBILITY	RECOMENDED RESPONSE ACTION	ESTIMATED COST (\$)
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NO DAMAGED FRIABLE ACM WAS IDENTIFIED IN THIS BUILDING

KEY : EA = EACH ACM = ASBESTOS-CONTAINING MATERIAL FG = FIBERGLASS TSI = THERMAL SYSTEMS INSULATION S/R = SUPPLY/RETURN
 LF = LINEAR FEET HA = HOMOGENEOUS MISC. = MISCELLANEOUS CW = CHILLED WATER
 SF = SQUARE FEET N/A = NOT APPLICABLE SURF. = SURFACING HW = HEAT WATER

NOTES :
 * TOTAL DOES NOT INCLUDE FEES FOR CONTINGENCY, PROFESSIONAL ASBESTOS CONSULTING, A/E DESIGN, PROJECT ADMINISTRATION, OR INDUSTRIAL HYGIENE SURVEILLANCE AND AIR MONITORING DURING CONSTRUCTION.
 REFERENCE THE FACILITY-WIDE COST ESTIMATE (PROVIDED IN VOLUME I) FOR LINE ITEM COSTS ASSOCIATED WITH CONTINGENCY, DESIGN, AIR MONITORING, AND CONSTRUCTION ADMINISTRATION.
 THESE BUDGETARY COSTS ARE BASED ON A MULTI-BUILDING PROJECT BASIS. IN THE CASE OF A BUILDING WITH A SMALL AMOUNT OF ACM, SEVERAL BUILDINGS SHOULD BE COMBINED INTO A SINGLE PROJECT FOR COST EFFECTIVENESS.

LEAD-BASED PAINT HAZARD
DISCLOSURE AND ACKNOWLEDGEMENT FORM
(NON-RESIDENTIAL STRUCTURES-SALE)

LEAD WARNING STATEMENT

PURCHASER IS ADVISED THAT BUILDINGS CONSTRUCTED PRIOR TO 1978 MAY PRESENT EXPOSURE TO LEAD FROM LEAD-BASED PAINT THAT MAY PLACE YOUNG CHILDREN AT RISK OF DEVELOPING LEAD POISONING. LEAD POISONING IN YOUNG CHILDREN MAY PRODUCE PERMANENT NEUROLOGICAL DAMAGE. PURCHASER IS FURTHER ADVISED THAT LEAD POISONING ALSO POSES A PARTICULAR RISK TO PREGNANT WOMEN. PURCHASER SHOULD OBTAIN FROM SELLER ALL ALL AVAILABLE INFORMATION ADDRESSING THE PRESENCE OF LEAD-BASED PAINT AND ANY POSSIBLE LEAD-BASED PAINT HAZARDS ON THE OFFERED PROPERTY(IES) AS CONTAINED IN ANY RISK ASSESSMENTS OR PROPERTY INSPECTIONS PREVIOUSLY PERFORMED BY THE SELLER.

ACKNOWLEDGEMENT

I acknowledge that: (1) I have read and understand the above stated Lead Warning Statement; (2) I have received from the Seller the following document(s): _____

_____ representing the best information available to Seller as to the presence of Lead-Based Paint and Lead-Based Paint hazards in the building(s) covered by this contract; (3) I have received the lead hazard information pamphlet entitled **Lead-Based Paint: Protect Your Family**; (4) I understand that my failure to inspect, or to become fully informed as to the condition of all or any portion of the property offered will not constitute grounds for any claim or demand for adjustment or withdrawal of any bid or offer made after its opening or tender; (5) I understand that upon execution of this contract, I shall assume full responsibility for preventing future lead exposure by properly managing and maintaining or, as required by applicable federal, state or local laws or regulations, for abating any lead based paint hazard which may pose a risk to human health.

Purchaser (or duly authorized agent)

Date: _____



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 4

ATLANTA FEDERAL CENTER

100 ALABAMA STREET, S.W.

ATLANTA, GEORGIA 30303-3104

May 7, 1997

4WD-FFB

Mr. Wayne J. Hansel
Southern Division
Naval Facilities Engineering Command
P.O. Box 190010
Charleston, SC 29419-9010

SUBJ: Environmental Baseline Survey for Transfer and Finding of Suitability to Transfer
Buildings 253, 255 and 310, Naval Training Center Orlando, Florida

Dear Mr. Hansel:

The United States Environmental Protection Agency (EPA) has completed the review of the Environmental Baseline Survey for Transfer and Finding of Suitability to Transfer Buildings 253, 255 and 310, Naval Training Center Orlando.

The property qualifies as a clean parcel under CERCLA 120(H). The facility has complied with all the requirements of CERCLA 120(h) as amended by CERFA, in that they performed:

- (1) a detailed search of federal gov't records
- (2) searched recorded chain of title documents
- (3) viewed aerial photographs which may reflect prior uses of the property
- (4) a visual inspection of the property
- (5) a physical inspection of adjacent properties
- (6) reviewed reasonably obtainable gov't records (Federal, State and local) of adjacent properties
- (7) Interviewed present and former employees

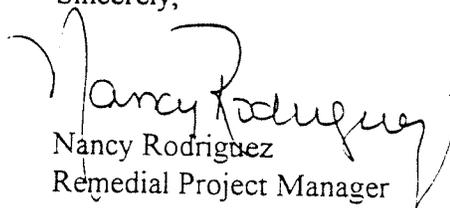
Further the Navy has stated that this proposed use is consistent with the reuse Plan. Additionally, there is no need for CERCLA 120(H) notice provisions pursuant to 40 CFR 373, because the same is inapplicable to a parcel at which there has been no release or disposal of hazardous substances. Further, the facility has indicated that there are no IAGs nor FFA's for

which the prospective purchaser need be advised. Finally, the required covenants have been given and the Navy has even included the Chain of Title documents with this package.

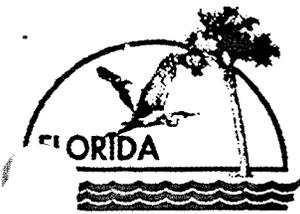
This FOST appears to meet all the Statutory and regulatory mandates for transfer, based on the unchallenged acceptance of the veracity of information proffered by the military component. Further the military has reviewed adjacent parcels and have found no hazardous substances which have the propensity for migration to the subject parcel.

As a result of the afore-delineated, EPA concurs with the transfer of this parcel. If you have any questions, please call me at (404) 562-8536.

Sincerely,


Nancy Rodriguez
Remedial Project Manager

cc: Hayes Patterson, SouthDiv
John Mitchell, FDEP
Lt. Gary Whipple, NTC Orlando



Department of Environmental Protection

Lawton Chiles
Governor

Twin Towers Building
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Virginia B. Wetherell
Secretary

April 11, 1997

Mr. Wayne Hansel
Code 18B7
Southern Division
Naval Facilities Engineering Command
P.O. Box 190010
North Charleston, South Carolina 29419-0068

RE: Draft Environmental Baseline Survey for Transfer (EBST) and
Finding of Suitability to Transfer (FOST) for Buildings 253,
255 and 310, Main Base, NTC Orlando.

Dear Mr. Hansel:

I have completed the technical review of the subject document dated March 1997 (received April 1, 1996). I have no comments on the draft documents. I agree with a FOST for Buildings 253, 255 and 310.

If I can be of any further assistance with this matter, please contact me at (904) 921-9989.

Sincerely,

John W. Mitchell
Remedial Project Manager

cc: William Drawdy, Navy, SouthDiv
Lt. Gary Whipple, NTC Orlando
Nancy Rodriguez, USEPA Region 4
Bill Bostwick, FDEP Central District
John Kaiser, ABB, Orlando
Oscar "Mac" McNeil, Bechtel, Knoxville
Steve McCoy, Brown and Root, Oak Ridge

TJB

JJC

ESN