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MINUTES FROM ORLANDO PARTNERING TEAM MEETING ON 21 JULY 1998 NTC
ORLANDO FL
7/21/1998
NAVFAC SOUTHERN

ORLANDO PARTNERING TEAM MEETING MINUTES

Date: July 21-23, 1998
 Location: NTC-Orlando
 Team Leader: Wayne Hansel
 Scribe: Steve McCoy
 Gatekeeper/Timekeeper: John Mitchell

ATTENDEES

OPT Members

Bob Cohose
 Wayne Hansel
 Rick Allen
 Steve McCoy
 John Mitchell
 Nancy Rodriguez
 Lt. Gary Whipple

Support Members

Barbara Nwokike
 Nick Ugolini
 Bob Mack
 John Kaiser
 Susan Carroll
 Dave Grabka

Guests

Commander Jerry Castleberry
 Commander Bob White
 Ensign Bill Davis
 Myrna Barq, HLA
 Mark Salvetti, HLA
 Shane Benner, City of Orlando

DOCUMENTS DISCUSSED AT THE MEETING

0. UST/IR Update and Status (R. Allen)
1. Letter from G. Mudd and R. Allen (HLA) to the OPT, *Review of Soil and Groundwater Investigation Derived Wastes (IDW) Analytical Data, SA 17, Former Army Motor Pool, McCoy Annex, July 20, 1998.*
2. Change Management handout (R. Mack, Gallileo)
3. Potential Remedial Technologies, OU 3, SAs 8 and 9 (S. Gleason)
4. Letter from S. Gleason (HLA) to B. Nwokike, *Preliminary Screening of Remedial Technologies, Soil and Groundwater at SAs 8 and 9, OU 3, July 21, 1998*
5. Metrics: NTC Orlando FOSTs (W. Hansel)
6. Draft Success Story: SA 52 (Former Entomology Laboratory) Investigation (B. Nwokike)
7. SA 54 Handout (R. Allen)
8. Figure: Demolition Phasing Plan
9. Memo from Thomas Conrardy (FDEP), *Chapter 62-770, FAC, Table IV Interpretation, July 13, 1998*
10. Memo from John Ruddell (FDEP), *New Soil Sampling Procedures and Recommended EPA Analytical Methods, July 15, 1998*
11. Letter from J. Mitchell to W. Hansel, *FOST and EBST, North and South Central McCoy Annex, July 13, 1998*
12. Letter from J. Mitchell to N. Ugolini, *Tank Closure Assessment Reports (TCARs) for Bldgs Nos. 106, 131, 218, 351, 354, 369, 2010, 2035, 2122, and 7182, July 13, 1998*
13. Figure 5, Excedances of Screening Criteria, SA 23

JULY 21**CHECK-IN**

Lt. Whipple introduced the new Base Commander Jerry Castleberry, the new Base Transition Coordinator Bob White, and Ensign Bill Davis.

Wayne was back from vacation, Nick had a hard landing, John K. has a new used Explorer, etc. (Note: A recent study showed that IQs drops an average of 21% while on vacation, but with Wayne it was tough to tell.)

There were no changes to the minutes and the Team reviewed the status of Action Items assigned in previous meetings. The following AI's were completed while uncompleted items are shown in the attached AI List.

<u>Lead</u>	<u>Description</u>
John M. Rick	Track down copies of leases and subleases sent to FDEP. SA 2 - Fax John M. risk results. HLA to install one deep and one intermediate wells in the area with highest PCE concentrations and sample all wells.
Rick	Look at residential action levels if soil is to be dumped on the surface.
Gary	1104 - Check where drums were stored.
Gary	Check on tanks at 2010.

IR/UST/TRANSFER/TIER II UPDATE

Rick presented the UST/IR Update. Here are some items of note:

- Bldg 7174 - After 10 years, Myrna Barq is tired of this site but recommended air sparging for the remedial action; may use microwells installed with a TerraProbe unit.
- Bldg 7182 - TCE in groundwater is >3 ug/l. May have to reevaluate site prior to closeout.
- SA 36 - Shallow and intermediate wells may have TCE contamination.
- SA 54 - PAHs in soils are 200-300x the background screening levels.

Wayne presented the transfer status:

- Transfer of the Main Base GC is in the lawyer's hands. John M. indicated at the State wants a "Declaration of Restrictive Covenant" in place before the transfer takes place.
- The Parks parcel has been transferred to the Dept. of Interior.
- The 50-gal AST at the Commissary will be replaced with a convault tank.

DEVELOPER'S IMPACT

Wayne lead a discussion of the potential impact of the redevelopment on SAs and OUs.

Study Areas

SA 3	2 wells (#1 and #4) need to be protected
Bldg 218	MOP - Wells require protection.
Bldg 200	Wells require protection; a completion order is likely with the August sampling.
OU 1	Drainage features to L. Baldwin may be effected.
OU 3	Drainage features may be affected; wells need protecting
SA 36	Wells to be protected
SA 39/40	Wells to be protected
SA 37	Wells to be protected
SA 35	Wells to be protected; not a GW problem but will sample wells after digging up the pit
SA 42	Site should be closed after soil removal, i.e., no developer impact
SA 27/29	Sites closed (no developer impact)

Petroleum Sites

2426	SAR - Wells to be protected
2036	MOP - Wells to be protected
2040	IRA - Possibly wells to be protected
354	SAR/NFA - Abandon well
369	SAR - Wells to be protected
2273	Wells to be protected
129	SAR - Wells to be protected

For the remaining AST/UST sites, the tanks need to be protected prior to removal and closure. Nick is working with the Charleston Detachment on a tank removal schedule. The NTC nuclear school closes in December.

Action Item: Gary to obtain the developer's demolition schedule and the zoning map for the Base.

Action Item: Wayne to find out when zoning meetings are scheduled.

MAIN BASE GOLF COURSE

Wayne lead the discussion of the MBGC status:

- The Navy is drafting an MOU.
- The soil sampling performed by the City is confirming the sampling/analyses performed in June by the Team.
- Eric Nuzie has stated that the State wants a 3-party consent agreement on the action to be taken.

- Wayne: No need for a CA if the Navy must retain the property until cleanup is completed. Taking the tees and greens to OU 2 for cover material is under consideration. The Navy is committed to cleanup the property to meet the intended reuse.
- John M.: TCLP will have to run before moving the soil to OU 2 or disposing. Agrees that its unlikely that the soil will be hazardous as defined by the TCLP.
- The schedule for the MBGC is up to the lawyers.
- The draft Site Assessment report will be included in the EBST.

Action Item: Steve to provide 2 copies of the draft SA report for the Administrative Record.

SOIL CLEANUP TARGET LEVELS

Rick had sent a letter to the SOUTHDIV on July 2 evaluating the impact of the new SCTLs on the NTC restoration work. John M. was concerned that the letter didn't go to the full Team, but Rick had prepared the letter to firm up his thoughts and analyze how the new SCTLs affect the way the restoration work is performed. His intention was to discuss with the Navy then bring up with the Team.

John M. explained that the Brownsfield Rule does not apply to NTC, but the risk assessment methods and resulting levels apply to all environmental cleanup sites.

July 22

ICE BREAKER

Wayne had the Team divide up into groups, take a 20-minute walk, and solve one of the world's problems. The three groups enjoyed the morning walk, thought "out of the box", and solved three of the world's most difficult problems.

SAs 17, 23, 35, 36, 37, 39, 40, 54(26)

Rick presented the status of the SAs:

SA 17 - Sampled wells

SA 23 (McCoy Annex Swimming Pool)

- End of the drain is the only problem area (PAHs, Cu, Va)
- Recommends soil removal
- Property already transferred to the Army

Decision: The Detachment will remove the contaminated soil and take confirmation samples for both inorganics and organics analysis.

SA 35

- Awaiting analytical results; TPH ~85,000 mg/kg
- No contamination in nearby wells; the tank is under the bldg thus no contact with infiltrating rain water.
- Recommends soil removal

SA 36

- TCE (260 ppm max) and PCE in groundwater
- 5 new wells have been installed.
- John M: Put in a deep well at the hot area and a downgradient intermediate/depth cluster (HLA to determine if they have the funding to do the work); run NA parameters and VOCs only. A downgradient shallow well may be proposed after another round of water level measurements.

SA 37 - No news to report.

SA 54

Action Item: Gary to obtain construction plans for OPT discussion of actions.

SA 39/40 (SW corner of the golf course - 4 to 5 acres)

- Attach 39/40 to GC actions except the PCE plume which is not close to a decision on remediation.
- Put 39/40 on August agenda to discuss remedial options and make a decision.

Action Item: Rick to provide updated site responsibility list.

OU 2 DISCUSSION

- The combined exposures to the recreational user and the maintenance worker are 1.5E-6 and 1.7E-6, respectively.
- EPA and State risk assessors to review the draft FRA report and provide comments before the next meeting.

FOST AND EBST FOR NORTH AND SOUTH CENTRAL MCCOY ANNEX

Reference: John M.'s letter to Wayne, dated July 13, 1998

- DEP becomes 2nd party to the covenant
- State needs to be notified if a change is to be made
- An MOU or deed restriction may be suitable to contain the covenant

Action Item: John M. to review the draft FOST and EBST wording.

TRAINING

Bob M. provided training and handing "change", and the opportunities that are presented.

OU 4 DISCUSSION

Mark Salvetti presented the status of the RI and mentioned that HLA and Weston have agreements in place with SBP to support In-Well Stripping. A paper on recirc wells will be presented on Oct. 19-22 in Amhearst, Mass.

Bob C. suggested incorporation of an aboveground equalization pump into the OU 4 IRA system. John M. said that the modification should be submitted to FDEP for review.

OU 3 REMEDIATION

Via telephone, Shannon Gleason reviewed the options for remediating OU 3.

Action Item: Dave to invite Greg Brown to the OU 3 discussion in Charleston.

Action Item: Wayne to invite the CRTT to the OU3 discussion.

July 23

METRICS

Wayne had the revised the "Acres Ready to Transfer" metric but other metrics had not been updated.

Action Item: The Team will update all Metrics for the August meeting.

SUCCESS STORIES

SA 52 - The team reviewed Barbara's success story with John M. and Nancy recording the revisions.

Action Item: Barbara to incorporate changes into the SA 52 success story and present at the August meeting.

Main Base Golf Course - The following schedule was achieved by the Team in addressing and performing the As sampling:

5/26	Trouble began - Tier II overreacts
5/29	Wayne calls Steve to prepare the Work Plan
6/1	Draft Work Plan submitted to the Team for review*
6/2	OPT reviews, comments & approves sampling Work Plan*
6/2	Surveying of sample locations begins
6/3	Tier II meets
6/3-6	Sampling performed
6/10	Sampling results transmitted by FAX to the OPT
6/15	Preliminary FRA calculations completed
6/17	OPT meets in Atlanta to resolve the problem.
6/23	Wayne met with City and developer to discuss options for the MOU

*Team members interrupted other work & vacation time to review, comment, and approve the Work Plan.

Action Item: Steve to write up success story on the MBGC.

TIER II UPDATE

John K. gave the following Tier II information to the Team:

- Tier II will issue metrics to Tier I
- Tier II will evaluate the Florida SCTLs on cleanup costs

IDW DISPOSAL

- John M.: IDW which exceeds leaching criteria cannot be spread on the ground.
- Memo from G. Mudd to the OPT: HLA recommends that the drummed waste from location 17Z008 (8 drums) from SA 17 be treated as haz waste.

Action Item: Gary to determine if TCLP needs to be run (SA 17).

Action Item: Dave to find out if MCPA and MCPP are listed haz wastes (OU 3).

Action Item: Rick - HLA to dispose of the drums which they can.

CITY BRIEFING

Orlando's Shane Benner indicated that less As than expected had been found at the Main Base GC. Some greens and tees in the northern section are clean. Most of the As is in the top 6 inches. Approx. 500 samples have been taken - all greens/tees sampled to the watertable. In addition, low (drainage) areas have been sampled. Shane thought that the existing Tetra Tech survey stakes were used for locating the samples.

Wayne updated Shane on the SA status.

Decision: After the briefing it was decided that future city briefs would be provided by the BCT not the full OPT.

CRITIQUE

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<ul style="list-style-type: none"> • ½ day/full day/½ day • ice breaker • good RAB meeting • Team sense of humor • Wayne's patience and calm • completed agenda on time • MBGC progress • managed parking lot well • good working relationships • flexibility • training video 	<ul style="list-style-type: none"> • low energy • editorial comments • side bars/reading newspaper • need training exercise to fully absorb the message • Bob's food poisoning (no more Petulo's?)

Note: Minutes to be sent to Nick, Barbara, the Base Transition Coordinator (via Gary) and the Tier II link.