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BASE REALIGNMENT AND CLOSURE MINI RECORDS OF DECISION AND FACT SHEETS  
FOR STUDY AREAS 17, 18, 23, 35, 36, 37, 40 AND 42 WITH FINAL DECISION FOR STUDY  
AREA 36 ATTACHED NTC ORLANDO FL  
5/13/1999  
HARDING LAWSON ASSOCIATES

**Harding Lawson Associates**



May 13, 1999  
Commanding Officer  
SOUTHNAVFACENGCOM  
2155 Eagle Drive  
North Charleston, SC 29419-9010

ATTN: Ms. Barbara Nwokike, Code 187300

Subject: **BRAC mini-RODs and Fact Sheets**  
**Study Areas 17, 18, 23, 35, 36, 37, 40 and 42**  
**NTC, Orlando**  
**Contract: N62467-89-D-0317**

Dear Barbara:

Enclosed for your review are the (draft) mini-RODs (Decision and Response to Comments) for Study Areas 17, 18, 23, 35, 36, 37, 40 and 42. Also enclosed is the (draft) fact sheet for Study Area 36. The mini-ROD and fact sheet for Study Area 36 should be considered very preliminary, as the site screening report is still being reviewed by the OPT, and the conclusions and recommendations may change somewhat based on comments HLA receives from the Team. Fact sheets have previously been issued for all of the other study areas listed above.

Should you have any questions or need additional information, please call me at (904) 772-7688.

Very Truly Yours,

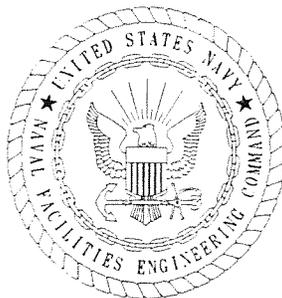
**Harding Lawson Associates**

A handwritten signature in cursive script that reads "Richard P. Allen".

Richard P. Allen  
Project Technical Lead

**Attachments**

CC: Wayne Hansel, Southern Division  
Nancy Rodriguez, USEPA Region IV  
David Grabka, FDEP  
LT G. Whipple, NTC-Public Works Officer  
Robin Manning, BEI  
Steve McCoy, TetraTech NUS  
Al Aikens, CH2M Hill  
John Kaiser  
file



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

**FINAL DECISION AND RESPONSE TO COMMENTS**

**Study Area 42, Building 2055, Air Conditioner and  
Vending Machine Maintenance**

**Naval Training Center, Orlando  
Orlando, Florida**

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**Introduction**

Study Area (SA) 42 is located on the Main Base of the Naval Training Center, Orlando, Florida, east of Lehigh Street and west of Leahy Avenue (Figure 1). The site includes Buildings 2055 and 2056, which were originally constructed and used as classrooms and laboratories. Currently, the eastern half of the building is occupied by Morale, Welfare, and Recreation and used for vending machine maintenance. The western half of the building contains the NTC air conditioning maintenance contractor mechanical shops, administrative offices, and storage rooms. Areas of environmental interest at the site include flammable storage areas at the northwest and southeast corners of the building, an air conditioner pad on the east end of the building where stained concrete was observed, and the concrete sumps on the north side of the building (Figure 2). Sinks in the laboratories may have been connected to the concrete sumps located on the north side of the buildings.

Investigations at SA 42 included:

- a site walkover;
- review of historical documents;
- review of aerial photographs; and
- Soil and groundwater sampling.

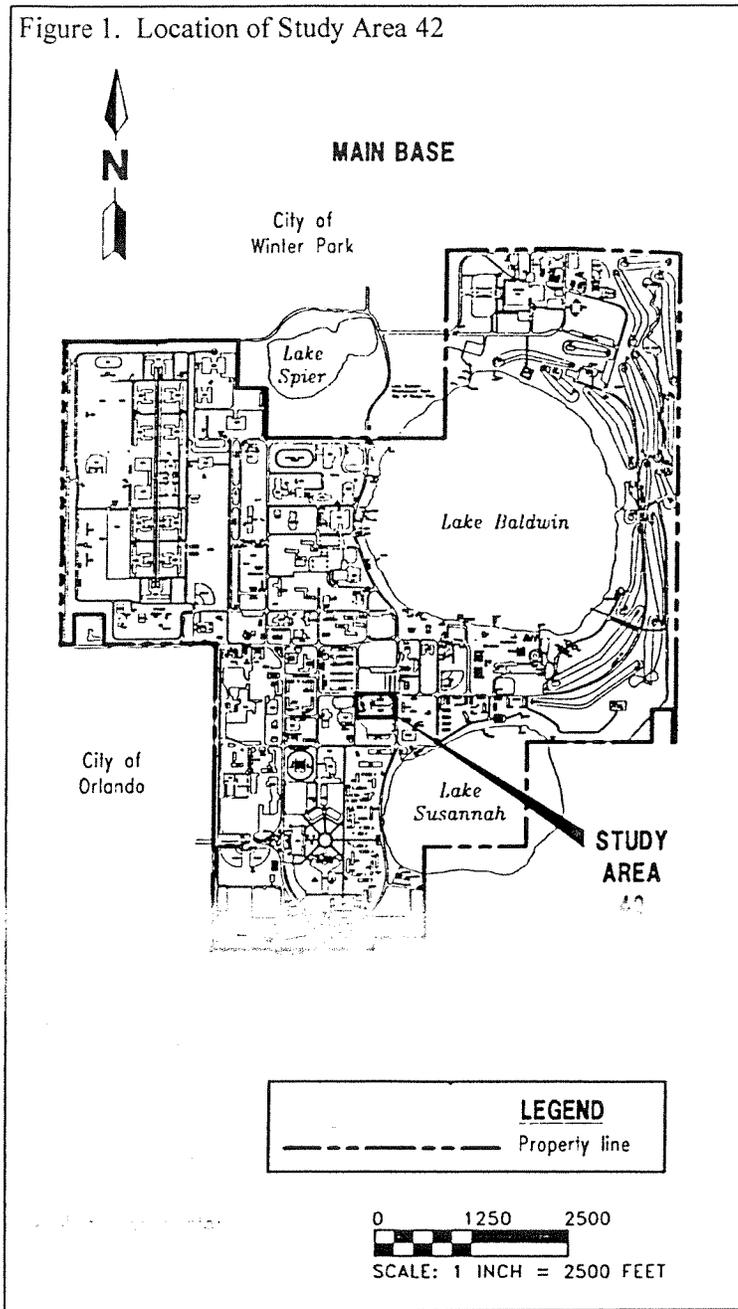
Other than the stain on the air conditioner pad, there were no indications of environmental releases or stressed vegetation around the perimeter of Building 127.

Surface soil samples were collected at or near the following locations:

- the flammable storage locations;
- the stained concrete pad; and
- Grassy areas around the site.

Subsurface soil and groundwater samples were taken from near the flammable storage locations and the concrete sumps.

Figure 1. Location of Study Area 42



## Findings

Two of the surface soil samples had benzo(a)pyrene in amounts exceeding Florida guidelines for residential land use. Benzo(a)pyrene is fuel-related and is often produced by incomplete burning of petroleum products. No contamination was detected in subsurface soil or groundwater. The area of the base occupied by SA 42 is intended for residential re-use, and will be developed with mixed retail shops, apartments and single-family homes.

## Selected Remedy

The Navy, U.S. Environmental Protection Agency, and Florida Department of Environmental Protection have determined that a limited remedial action is appropriate at SA 42 to protect human health. Surface soil will be removed at the two locations that had benzo(a)pyrene in amounts exceeding Florida guidelines for residential land use. Each excavation will be approximately ten feet in diameter and one foot deep. Samples will be collected from the walls or floor of each excavation to confirm that Florida guidelines for residential land use have been achieved. This approach is consistent with remedial actions at several other SAs that had minor exceedances of Florida guidelines for one or more compounds. Removal of 30% Benzo(a)pyrene from the areas will allow unrestricted use of the property and will not affect future plans of the City of Orlando.

Community acceptance of the selected remedy has been evaluated through presentations to the facility's Restoration Advisory Board (RAB). RAB meetings are open to the public and their bimonthly meetings are publicized in the *Orlando Sentinel*. The public was given an opportunity to comment on the remedy selected for SA 42 via the RAB meeting on March 18, 1998 and distribution of a fact sheet the following day to the NTC,

Orlando Community Mailing List, comprised of more than 300 interested citizens and community leaders. The fact sheet summarized the selected remedy and invited written comment from the public until April 3, 1998. A public availability session would have been held following the April 3 cutoff date if there had been sufficient community interest.

## Declaration

Based on the administrative record compiled for this corrective action, the Navy has determined that the remedy selected for SA 42 is appropriate and protective of human health and the environment and complies with Federal and State regulatory requirements. The FDEP and USEPA concur with the remedy selected.

SIGNATURE

Wayne Hansel, P.E.  
Base Realignment and Closure Environmental Coordinator

Date

Figure 1. Study Area 42 Site Plan.

