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FINAL FINDING OF SUITABILITY TO TRANSFER AND ENVIRONMENTAL BASELINE  
SURVEY FOR STUDY AREA 18 WITH TRANSMITTAL LETTER NTC ORLANDO FL  
2/7/2003  
TETRA TECH



**TETRA TECH NUS, INC.**

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0203-E044

February 7, 2003

Commander, Southern Division  
Naval Facilities Engineering Command  
Attn: Ms. Barbara Nwokike, Code ES33  
P.O. Box 190010  
2155 Eagle Drive  
North Charleston, SC 29419-9010

Reference: CLEAN Contract No. N62467-94-D-0888  
Contract Task Order No. 0234

Subject: FOST and EBST for Study Area 18  
McCoy Annex, Naval Training Center, Orlando

Dear Ms. Nwokike:

Enclosed are two copies of the final FOST and EBST for the Study Area 18 at McCoy Annex. As you requested, an alternate signature page has been included for Capt. Scott, Vice Commander. The public comment period was held November 14 through December 5, 2002, with the public notice appearing in the *Orlando Sentinel* on November 14, November 21, and November 28, 2002. The draft FOST and EBST were placed in the information repository on November 14. No public comments were received.

If you have any questions, please contact me at (865) 220-4730.

Sincerely,

Steven B. McCoy, P.E.  
Task Order Manager

SBM:ckf

Enclosures

c: Ms. Barbara Nwokike, Southern Division (Orlando Office)  
Mr. David Grabka, FDEP  
Mr. Gregory Fraley, USEPA Region 4  
Mr. Steve Tsangaris, CH2M Hill  
Mr. Mark Salvetti, Harding ESE  
Mr. J.E. Bentkowski, Gannett Fleming  
Mr. Lawson Anderson, Tetra Tech NUS  
Mr. David Olson, Tetra Tech NUS  
Mr. Mark Perry, Tetra Tech NUS (unbound)  
Ms. Debbie Wroblewski, Tetra Tech NUS (cover letter only)  
File/db



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0303-E109

March 4, 2003

Commander, Southern Division  
Naval Facilities Engineering Command  
Attn: Ms. Barbara Nwokike, Code ES33  
P.O. Box 190010  
2155 Eagle Drive  
North Charleston, SC 29419-9010

Reference: CLEAN Contract No. N62467-94-D-0888  
Contract Task Order No. 0234

Subject: FOST and EBST for Study Area 18  
McCoy Annex, Naval Training Center, Orlando

Dear Ms. Nwokike:

Enclosed are two copies of the completed signatures pages for the final FOST and EBST for the Study Area 18 at McCoy Annex (February 2003). Please replace the unsigned pages in your copies of the two documents with the signed pages.

If you have any questions, please contact me at (865) 220-4730.

Sincerely,

A handwritten signature in black ink that reads "Ste B. McCoy".

Steven B. McCoy, P.E.  
Task Order Manager

SBM:tko

Enclosures

c: Ms. Barbara Nwokike, Southern Division (Orlando Office)  
Mr. David Grabka, FDEP  
Mr. Gregory Fraley, USEPA Region 4  
Mr. Steve Tsangaris, CH2M Hill  
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File/db

# **FINDING OF SUITABILITY FOR TRANSFER**

## **STUDY AREA 18 McCOY ANNEX**

### **NAVAL TRAINING CENTER ORLANDO, FLORIDA**



**Prepared by:  
Department of the Navy  
Southern Division  
Naval Facilities Engineering Command  
North Charleston, South Carolina**

**February 2003**



**FINDING OF SUITABILITY TO TRANSFER  
STUDY AREA 18, McCOY ANNEX  
NAVAL TRAINING CENTER, ORLANDO, FLORIDA**

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**1.0 PURPOSE**

This Finding of Suitability to Transfer (FOST) documents my determination, as the responsible Department of Defense (DoD) component official, that certain real property and associated improvements known as Study Area (SA) 18 located at the McCoy Annex, Naval Training Center (NTC), Orlando, Florida, (hereafter Subject Property) are environmentally suitable for deed transfer to the City of Orlando (City). This decision is based on my review of information contained in the attached Environmental Baseline Survey for Transfer (EBST) and the Reuse Plan for the McCoy Annex as developed by the City. Factors leading to this decision and other pertinent information related to property transfer requirements are stated below.

**2.0 DESCRIPTION OF PROPERTY**

The Subject Property consists of certain real property known as Study Area (SA) 18 and includes 3 buildings, 1 unnumbered shed, and the paved areas surrounding the structures encompassing approximately 6.85 acres of land located near the center of the McCoy Annex. Figure 1 in the attached EBST shows the location of the Subject Property on the McCoy Annex Property. A site map of the Subject Property is presented in Figure 2 of the attached EBST including survey coordinates of the property boundaries. A legal description of the Subject Property is provided in Appendix A of the EBST.

**3.0 PAST USE AND PROPOSED REUSE**

Prior to the construction of Orlando Municipal Airport No. 2 in Pinecastle, Florida in 1941, the property known today as McCoy Annex was undeveloped. In 1942, the City leased the Pinecastle property (including the Subject Property) to the U.S. Army Air Corps. At the end of World War II the base was deactivated and the property was returned to the City. In 1952, the base was reactivated, expanded due to the Korean War, and became Pinecastle Air Force Base. In 1958, the base was renamed McCoy Air Force Base. The base was closed in 1973, at which time the Navy acquired title to part of the property known as McCoy Annex and the remainder of the property was returned to the City and became the Orlando International Airport.

The Subject Property includes four structures (Buildings 7177, 7179, and 7182 and an unnumbered storage shed) and the paved area that surrounds them. Building 7177 was previously used as a Public Works maintenance storage facility. Building 7179 was initially used as the battery storage and charging facility for the Construction Battalion until 1993 and was listed

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as a hazardous material storage area storing small quantities of miscellaneous materials including paint, solvents, cement mix, refrigerant, and sealant. Paint and painting equipment for the housing office were previously stored in the building.

Building 7182 was the administrative center for the McCoy Annex housing office providing storage of paints, solvents, roofing materials, and lawn supplies in addition to office space. The Construction Battalion previously used the building from 1973 to 1993 during which time the building was designated as a satellite accumulation area (SAA) where hazardous wastes were collected and stored until transported off-site by a private contractor. Building 7182 was listed as a generator of hazardous waste (primarily kerosene waste oil). At that time McCoy Annex was a conditionally exempt small quantity generator (unrestricted accumulation time). Information regarding the building from 1952 to 1973 is unknown other than it was used as a maintenance facility. The surrounding property includes a fenced enclosure on a paved lot west of the building used for trailer and recreational vehicle storage and a hazardous material storage area located east of the building that contained drums of waste paint, lubricant oils, and unmarked containers.

No information was available as to items previously stored in the unnumbered shed located in the northeast corner of the trailer storage area. There were miscellaneous scraps of wood, paper, and plastic in the shed at the time of the 2002 visual site inspection.

The proposed reuse of the Subject Property is a combination of residential and light commercial use. It is anticipated that all remaining structures on the Subject Property will be demolished prior to redevelopment.

**4.0 ENVIRONMENTAL FINDINGS**

All available information concerning the past storage, release, or disposal of hazardous substances and/or petroleum products on the Subject Property as collected through record searches, aerial photographs, personnel interviews, and on-site visual inspections is contained in the attached EBST. The following summarizes those findings and the corresponding DoD Condition of Property Classification assigned to the real property to be transferred.

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**A. Hazardous Substance Contamination**

Surface soil investigations identified concentrations of dieldrin, barium, and several polynuclear aromatic hydrocarbons (PAHs) above regulatory criteria at the Subject Property. Two soil excavations were completed to remediate surface soil. In May 1999, the Environmental Detachment Charleston (DET) excavated 30 cubic yards of soil contaminated with PAHs and dieldrin from a 20 x 20-foot area to a depth of 2 feet along the eastern side of the Subject Property. In March 2002, CH2M Hill Constructors, Inc., excavated 502 cubic yards of soil from four other locations with PAH, dieldrin, or barium exceedances. As a result of soil removal activities, risks have been reduced at the site so as to be protective of human health and the environment for unrestricted use.

There are no known releases of materials on the Subject Property that could be identified as the source of soil contamination. The areas of soil excavation were located in drainage ditches and it has been concluded that as most of the Subject Property is asphalt covered, parking lot runoff transported the contaminants to the drainage ditches likely from vehicle maintenance activities and incomplete combustion associated with vehicle traffic on the Subject Property. The exceedances of dieldrin detected in surface soil were most likely a result of the routine application of pesticides washed into the drainage ditches from parking lot runoff. There is no evidence that pesticides were ever stored, mixed, or disposed on the Subject Property.

The PAH dibenzo(*a,h*)anthracene was detected at a concentration slightly above the residential SCTL (concentration of 110 µg/kg compared to a SCTL of 100 µg/kg) in one subsurface soil sample. The sample location was 2 to 3 feet below ground surface and under an asphalt lot. A risk analysis performed determined that leaving the PAH contaminant in place was still protective of human health and the environment for unrestricted use.

Chlorinated solvents tetrachloroethene and methylene chloride were detected at concentrations which exceeded the Florida Groundwater Cleanup Target Levels (GCTLs) in groundwater samples collected in August 1998. Subsequent sampling in May 1999 confirmed the presence of the chlorinated solvents but at concentrations below the Florida GCTLs. Because the concentrations of chlorinated solvents were below the Florida GCTLs, no remediation was necessary.

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**B. Petroleum Contamination**

Following the removal of a 1,000-gallon underground storage tank that stored heating oil for the boiler previously located at Building 7182, approximately 3 cubic yards of petroleum-contaminated soil were excavated from the tank pit and disposed off-site. Subsequent groundwater investigations were conducted to identify potential petroleum impact to groundwater. No petroleum hydrocarbons were detected in groundwater.

**C. Condition of Property Classification**

Based on the completion of remedial activities (soil excavation), the Subject Property is suitable for deed transfer and is classified as 4/DARK GREEN (*areas where release, disposal, and/or migration of hazardous substances has occurred, and all remedial actions necessary to protect human health and the environment have been taken*).

**D. Other Environmental Aspects**

1. Ordnance

There is no evidence of ordnance handling, storage, or disposal activities having been conducted on the Subject Property.

2. Asbestos-Containing Materials

Asbestos-containing material (ACM) surveys completed in 1992 and 1996 found friable and non-friable ACM in Building 7182. None of the ACM identified was damaged and therefore, no remediation was required. The presence of undamaged ACM on the Subject Property does not pose a threat to human health or the environment.

The presence of ACM should be recognized and best management practices applied during any renovation or demolition activities. Management of ACM should be in compliance with all applicable laws relating to asbestos to ensure future protection of human health and the environment.

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3. Lead-Based Paint

All buildings on the Subject Property are non-residential structures, and thus are not subject to Federal law governing lead-based paint (LBP) and LBP hazards in "target housing." It is likely that buildings constructed before 1978 (Buildings 7177 and 7182) were painted with LBP. A Lead-Based Paint Hazard Advisory, Attachment 1 to this FOST, will be provided to the transferee prior to transfer.

4. Polychlorinated Biphenyls

There are no transformers located on the Subject Property. Transformers had been stored in an open fenced yard adjacent to Building 7177. No PCBs were detected, however, in analyses of soil and standing water samples collected near this storage area. There is no evidence that PCBs were ever stored or disposed on the Subject Property. In April 1995, arochlor-1260 was detected in one soil sample collected from the southwest corner of the Subject Property at a concentration of 19 µg/kg, well below the SCTL of 500 µg/kg.

5. Radon

None of the buildings located on the Subject Property have been tested for radon. However, Orlando is not in a high risk area for radon gas emissions.

6. Iron and Manganese

Aluminum and iron in groundwater were detected at concentrations exceeding Florida GCTLs and basewide Background Screening Values (BGSVs) for the NTC. Because the concentrations of aluminum in groundwater fell within the range of background values detected at NTC, aluminum was removed as a COPC. Samples collected from site specific, upgradient background wells on the Subject Property in June 2001 revealed iron concentrations were higher or in the same concentration range as wells being used to assess the site. As a result of conducting the site specific background assessment of iron in groundwater, the Orlando Partnering Team (OPT), consisting of representatives of the FDEP, USEPA Region 4, and the Navy and its contractors, concluded that the elevated concentrations detected in groundwater was naturally occurring and not due to past site activities.

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**5.0 REQUIREMENTS APPLICABLE TO PROPERTY TRANSFER**

**A. NEPA Compliance**

In accordance with National Environmental Policy Act (NEPA) requirements, an Environmental Impact Statement (EIS) and Record of Decision (ROD) have been prepared and executed in connection with the planned disposal and reuse of NTC, Orlando. The ROD was signed in November 1996.

**B. Hazardous Substance Notice**

In accordance with Section 120(h)(3)(A)(i) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as implemented through 40 CFR Part 373, the deed transferring the Subject Property shall provide notice of those hazardous substances which are known, based upon a complete search of agency files, were stored for 1 year or more, released or disposed on the Subject Property in excess of reportable quantities specified under 40 CFR 302 and all response actions taken to date to address any such releases or disposal. No hazardous substances are known to have been stored or released on the Subject Property in excess of their reportable quantities, however, given the nature of past site activities and the presence of soil contamination, it is reasonable to conclude that hazardous substances (PAHs) have been released in small quantities over a period of time on the Subject Property.

**C. CERCLA Covenants**

In accordance with CERCLA Section 120(h)(3)(A)(ii)(I), the deed transferring the Subject Property shall contain a covenant warranting that all remedial actions necessary to protect human health and the environment with respect to any hazardous substances remaining on the property have been taken before the date of transfer.

In accordance with CERCLA Section 120(h)(3)(A)(ii)(II), the deed transferring the Subject Property shall contain a covenant warranting that any additional remedial action found to be necessary after the date of transfer shall be conducted by the United States.

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**D. CERCLA Access Clause**

In accordance with CERCLA Section 120(h)(3)(A)(iii), the deed transferring the Subject Property shall contain a clause granting to the United States, its officers, agents, employees, contractors, and subcontractors the right to enter upon the transferred property in any case that remedial or corrective action is found to be necessary after the date of transfer. The right to enter to be set forth shall include the right to conduct annual physical inspections, tests, investigations, long term monitoring, 5-year reviews, and surveys, including, where necessary, drilling, test pitting, boring, and other similar activities. Such right shall also include the right to construct, operate, maintain, or undertake any other response or remedial action as required or necessary, including, but not limited to, monitoring wells, pumping wells, and treatment facilities. The United States retains the authority to enter to conduct investigations on adjacent parcels as well as the parcel subject to the transfer. These access rights are in addition to those granted to Federal, state, and local authorities under applicable environmental laws and regulations.

**E. Land and Groundwater Restrictions**

The Navy will transfer all of the Subject Property without restrictions. The Subject Property is suitable for its intended use as a combination of residential and light commercial property.

**F. Transferee Indemnification**

The Federal government shall hold harmless, defend and indemnify the City and any future successor, assignee, transferee, lender, or lessee of the Subject Property from any suit, demand, cost or liability arising out of any claim for personal injury or property damage that may result from, or be predicated upon, the release or threatened release of any hazardous substance, pollutant, and/or petroleum or petroleum derivative contaminant resulting from DoD activities on the property subject to the conditions specified in, and to the extent authorized by, Section 330 of Public Law 102-484 as amended by Public Law 103-160.

**G. Environmental Compliance Agreements / Permits / Orders**

There are no environmental compliance agreements, permits, or orders associated with the Subject Property.

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**H. Notification to Regulatory Agencies / Public**

In accordance with DoD guidance, the U.S. EPA Region 4 and the Florida Department of Environmental Protection (FDEP) have been advised of the proposed transfer of Study Area 18, and copies of the Draft EBST and Draft FOST have been provided to those agencies for review. The Draft EBST and Draft FOST have also been made available for public review during a thirty (30) day public comment period. All regulatory agency and public comments received have been considered and incorporated as deemed appropriate. All comments and the Navy's responses thereto have been provided in Appendix D to the EBST as appropriate. Copies of all transfer documentation provided to the City will be made available to USEPA and FDEP representatives upon request after execution of the same.

**6.0 SUITABILITY DETERMINATION**

NOW THEREFORE, based on my review of the information contained in the attached EBST as well as the Reuse Plan for the NTC, I have determined that the Subject Property is presently suitable for deed transfer to the City for the intended reuse.

Date

2/27/2003

  
\_\_\_\_\_  
BRIAN M. SCOTT, CAPT, CEC, USN  
Vice Commander  
Southern Division  
Naval Facilities Engineering Command  
North Charleston, South Carolina

## ATTACHMENT 1

### LEAD-BASED PAINT HAZARD DISCLOSURE AND ACKNOWLEDGEMENT FORM

#### LEAD WARNING STATEMENT

YOU ARE ADVISED THAT STRUCTURES 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. YOU ARE FURTHER ADVISED THAT LEAD POISONING ALSO POSES A PARTICULAR RISK TO PREGNANT WOMEN. WORKERS MAY ALSO SUFFER ADVERSE HEALTH EFFECTS FROM LEAD DUST AND FUME EXPOSURE

#### ACKNOWLEDGEMENT

I acknowledge that:

- (1) I have read and understand the above stated Lead Warning Statement;
- (2) I have received from the Federal Government the following document(s): Environmental Baseline Survey for Transfer, and the Finding of Suitability to Transfer – Study Area 18, McCoy Annex, Naval Training Center, Orlando, Florida representing the best information available to the Government as to the presence of Lead-Based Paint and Lead-Based Paint hazards for the buildings covered by this Transfer.
- (3) 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; and
- (4) I understand that upon execution of this Transfer, 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 that may pose a risk to human health.

\_\_\_\_\_  
Transferee (or duly authorized agent)

\_\_\_\_\_  
Date

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
STUDY AREA 18, McCOY ANNEX**

**NAVAL TRAINING CENTER  
ORLANDO, FLORIDA**



**Submitted to:**

**Department of the Navy, Southern Division  
Naval Facilities Engineering Command  
2155 Eagle Drive  
North Charleston, South Carolina 29406**

**Submitted by:**

**Tetra Tech NUS, Inc.  
661 Andersen Drive  
Foster Plaza 7  
Pittsburgh, Pennsylvania 15220**

**CONTRACT NO. N62467-94-D-0888  
CONTRACT TASK ORDER 0234**

**February 2003**

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
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**ACRONYMS**

ABB-ES	ABB Environmental Services, Inc.
ACM	asbestos-containing material
BGSV	Background Screening Value
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
City	City of Orlando
DET	Environmental Detachment Charleston
DoD	Department of Defense
EBST	Environmental Baseline Survey for Transfer
EIS	Environmental Impact Statement
FDEP	Florida Department of Environmental Protection
FOST	Finding of Suitability to Transfer
GCTL	Groundwater Cleanup Target Level
LBP	lead-based paint
Navy	Department of the Navy
NEPA	National Environmental Policy Act
NTC	Naval Training Center
OPT	Orlando Partnering Team
PAH	polynuclear aromatic hydrocarbon
PCB	polychlorinated biphenyl
RBC	Risk Based Concentration
ROD	Record of Decision
SA	Study Area
SCTL	Soil Cleanup Target Level
TINUS	Tetra Tech NUS, Inc.
USEPA	U.S. Environmental Protection Agency
UST	underground storage tank
VSI	visual site inspection

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NAVAL TRAINING CENTER, ORLANDO, FLORIDA**

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**1.0 INTRODUCTION**

The former Naval Training Center (NTC) in Orlando, Florida, which included four noncontiguous parcels (Main Base, McCoy Annex, Herndon Annex, and Area C), is currently undergoing Base Realignment and Closure (BRAC) activities. These activities include an Environmental Baseline Survey (EBS), which collects all reasonably ascertainable information regarding the environmental condition of these parcels resulting from the past storage, use, release, and 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) from November 1993 through January 1994, under contract to Southern Division, Naval Facilities Engineering Command (SOUTHNAVFACENGCOM). The basewide EBS Report (ABB-ES, 1994) 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 transfer, a supplemental EBS is conducted for each property to document the environmental condition at the time of the proposed lease or deed transfer, noting any changes since the basewide EBS. 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 Department of Defense (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 NTC. The NEPA Record of Decision (ROD) was signed on November 15, 1996.

This EBST has been prepared to document the environmental condition of certain real property (hereafter Subject Property) within McCoy Annex of the NTC, Orlando that the Navy plans to transfer to the City of Orlando (City) upon approval of a FOST.

**1.1 PROPERTY DESCRIPTION**

The NTC is located in Orange County in central Florida and is approximately 50 miles west of the Atlantic Ocean and 90 miles east of the Gulf of Mexico. The McCoy Annex is located adjacent to and west of the Orlando International Airport. The Subject Property consists of certain real property known as Study Area (SA) 18 and includes 3 buildings, 1 unnumbered shed, and the paved areas surrounding the structures encompassing approximately 6.85 acres of land located near the center of the McCoy Annex. Figure 1

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shows the location of the Subject Property at the McCoy Annex. A site map of the Subject Property is presented in Figure 2 including survey coordinates of the property boundaries. A legal description of the Subject Property is provided in Appendix A.

A trip report documenting observations made during the visual site inspection (VSI) of the Subject Property performed in May 2002 (TtNUS, 2002a) is provided in Appendix B.

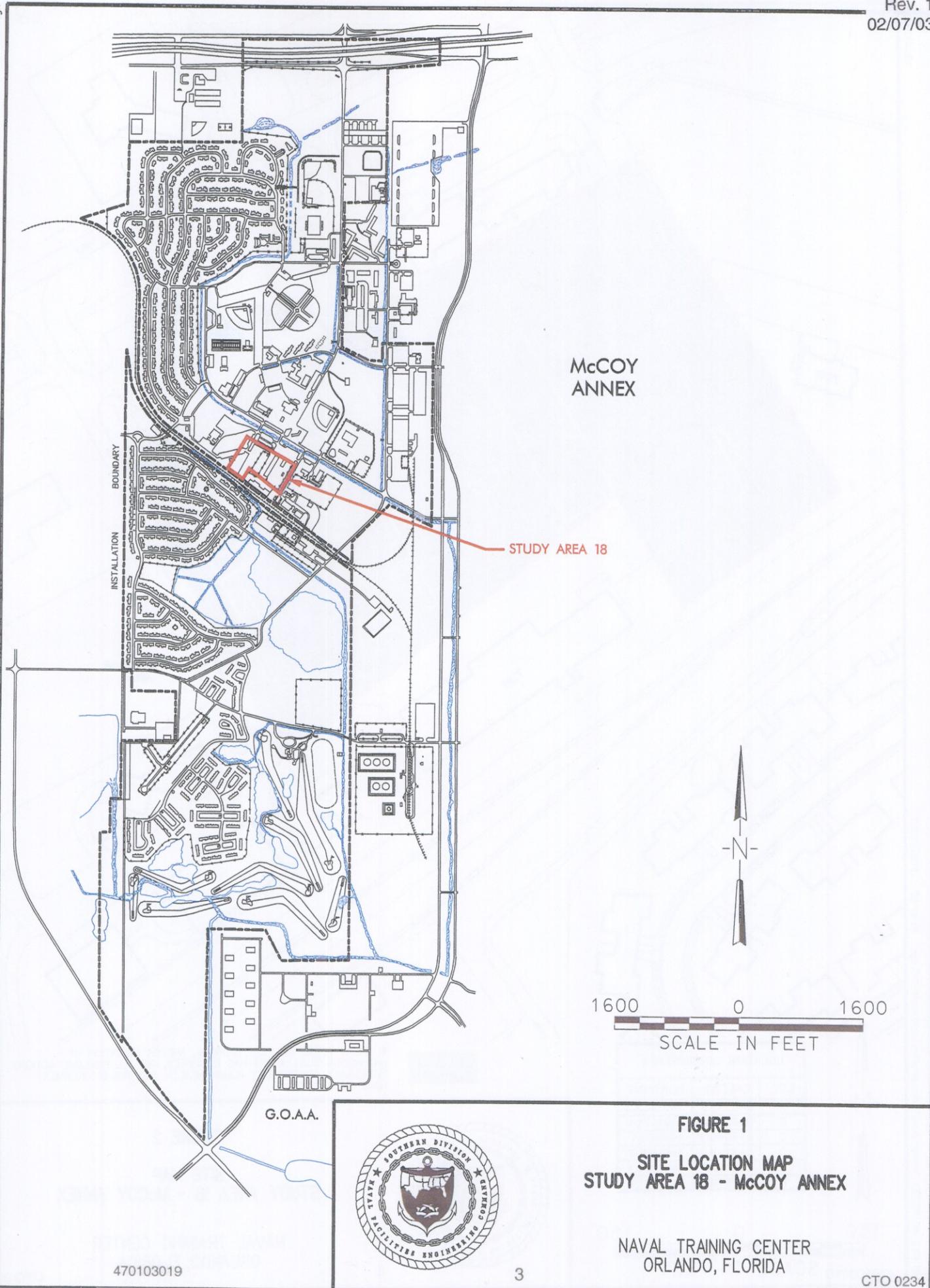
Building 7177, located off Binnacle Way, built in 1965, is a 3,312 square foot building surrounded by pavement and storage areas. The building was used for storage and was previously used as a Public Works maintenance storage building. High voltage coils were stored in the building during the 1994 VSI. No other information was available regarding materials stored. Interior access was not available during the 2002 VSI as all windows and doors to the building were boarded shut. External observations included some peeling paint, no staining, no stressed vegetation, and no storage of containers.

Building 7179, located off Binnacle Way, built in 1986, is a 144 square foot building constructed of cinder blocks. The building was initially used as the battery storage and charging facility for the Construction Battalion until 1993 and was listed as a hazardous material storage area storing small quantities of miscellaneous materials including paint, solvents, cement mix, refrigerant, and sealant. Paint and painting equipment for the housing office were stored in the building during the 1994 VSI. Other observations noted during the 1994 VSI included paint stains in and around the building, the presence of a hazardous material storage area northwest of the building, and a gas cylinder storage area located southeast of the building. Interior access was not available during the 2002 VSI as all windows and doors to the building were boarded shut. External observations included some peeling paint, no staining, no stressed vegetation, and no storage of containers.

Building 7182, located off Binnacle Way, built in 1952, is a 14,450 square foot building that was the administrative center for the McCoy Annex housing office at the time of the 1994 VSI providing storage of paints, solvents, roofing materials, and lawn supplies in addition to office space. The Construction Battalion used the building from 1973 to 1993 during which time the building was designated as a satellite accumulation area (SAA) where hazardous wastes were collected and stored until transported off-site by a private contractor. Several miscellaneous hazardous materials were stored in small quantities including paint, detergent, cleaning supplies, sealant, glue, lubricants, and welding/soldering supplies. Building

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CAD FILE NO./DATE: k:\dgn\navy\orlando\sites\sat18\sat18-012.dgn 10-10-02 FOST/EBST



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**FIGURE 1**  
**SITE LOCATION MAP**  
**STUDY AREA 18 - McCOY ANNEX**

NAVAL TRAINING CENTER  
 ORLANDO, FLORIDA

n8\_5x11v.dgn

CAD FILE NO./DATE: k:\dgn\navy\orlando\sites\sca18-013.dgn 10-10-02 FOST/EBST



4. AREAS WHERE RELEASE, DISPOSAL, AND/OR MIGRATION OF HAZARDOUS SUBSTANCES HAS OCCURRED, AND ALL REMEDIAL ACTIONS NECESSARY TO PROTECT HUMAN HEALTH AND THE ENVIRONMENT HAVE BEEN TAKEN.

LOCATION COORDINATES		
LOC.	EASTING	NORTHING
A	546218.2	1491823.3
B	546846.0	1491471.4
C	546650.2	1491106.1
D	546249.4	1491418.8
E	546169.3	1491283.1
F	545979.5	1491421.5



**FIGURE 2**  
**SITE MAP**  
**STUDY AREA 18 - MCCOY ANNEX**

NAVAL TRAINING CENTER  
ORLANDO, FLORIDA

150 0 150  
SCALE IN FEET

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
STUDY AREA 18, McCOY ANNEX  
NAVAL TRAINING CENTER, ORLANDO, FLORIDA**

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7182 was listed as a generator of hazardous waste (primarily kerosene waste oil). McCoy Annex was a conditionally exempt small quantity generator (unrestricted accumulation time). Information regarding the building from 1952 to 1973 are unknown other than it was used as a maintenance facility. The surrounding property includes a fenced enclosure on a paved lot west of the building for trailer and recreational vehicle storage and a hazardous material storage area located east of the building that contained drums of waste paint, lubricant oils, and unmarked containers during the 1994 VSI. The 1994 noted that some of the containers were very rusty. Other observations noted during the 1994 VSI included small spills of various materials in and around the storage area, a gas cylinder storage structure that contained rusty tanks of acetylene, propane, and oxygen, and the storage of paint, paint equipment, refrigerators, hot water heaters, and transformers (PCB contents unknown). Building 7182 previously used an oil-burning boiler. Interior access was not available during the 2002 VSI as all windows and doors to the building were boarded shut. External observations included some peeling paint, no staining, no stressed vegetation, and no storage of containers.

No information was available regarding the unnumbered storage shed located in the northeast corner of the trailer storage area. The shed contained a small amount of wood, paper, and plastic scrap material during the 2002 VSI.

Photographs of the Subject Property taken during the 2002 VSI are provided in Appendix C.

## **2.0 ENVIRONMENTAL CONDITION SUMMARY**

Environmental sampling programs conducted at the Subject Property consisted of surface and subsurface soil sampling, monitoring well installation and groundwater sampling. ABB-ES performed the initial site screening between April 1995 and August 1998. Subsequently, Tetra Tech NUS, Inc. (TtNUS) performed additional investigation activities between May 1999 and August 2001. A 1,000-gallon underground storage tank (UST) was removed and two soil excavations were conducted during the course of the investigation.

### **2.1 Surface and Subsurface Soil**

Contamination in surface soil that exceeded Florida Department of Environmental Protection (FDEP) Soil Cleanup Target Levels (SCTLs) consisted of the pesticide dieldrin, barium, and several polynuclear aromatic hydrocarbons (PAHs) [benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene].

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The PAH dibenzo(*a,h*)anthracene was detected at a concentration slightly above the residential SCTL (concentration of 110 µg/kg compared to a SCTL of 100 µg/kg) in one subsurface soil sample. The sample location was 2 to 3 feet below ground surface and under an asphalt lot. A risk analysis performed determined that leaving the PAH contaminant in place was still protective of human health and the environment for unrestricted use.

## **2.2 Soil Removal**

Two surface soil removals were performed on the Subject Property. In May 1999, the Environmental Detachment Charleston (DET) excavated 30 cubic yards of soil contaminated with PAHs and dieldrin from a 20 x 20-foot area to a depth of 2 feet along the eastern side of the site (DET, 1999). In March 2002, CH2M Hill Constructors, Inc., excavated 502 cubic yards of soil from four other locations primarily due to PAH exceedances (dieldrin and barium were detected in one sample above their respective SCTLs).

There were no known releases of materials on the Subject Property that could be identified as the source of soil contamination. The areas of soil excavation were located in drainage ditches and it has been concluded that parking lot runoff deposited the contaminants in the drainage ditches likely from vehicle maintenance activities and incomplete combustion associated with vehicle traffic on the Subject Property. The two soil samples that contained exceedances of dieldrin were most likely from the routine application of pesticides that were washed into the ditch. There is no evidence that pesticides were ever stored, mixed, or disposed on the Subject Property. As a result of soil removal activities, risks have been reduced at the site so as to be protective of human health and the environment for unrestricted use.

## **2.3 Groundwater**

In January 1997, the Navy Public Works Center, Pensacola, removed a 1,000-gallon UST in which heating oil was stored for the boiler in Building 7182. Following the removal of the UST and excavation of approximately 3 cubic yards of petroleum-contaminated soil from the tank pit, a temporary groundwater monitoring well was installed and sampled. Laboratory analysis measured trichloroethene (TCE) at a concentration of 5 micrograms per liter (µg/L), which exceeded the Florida MCL of 3 µg/L. Three shallow monitoring wells were subsequently installed in July 1998 near the UST excavation to assess the lateral extent of contaminants in groundwater. In sampling performed in August 1998, the chlorinated solvents tetrachloroethene and methylene chloride were detected at concentrations which exceeded the Florida Groundwater Cleanup Target Levels (GCTLs). Subsequent groundwater sampling in May 1999

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confirmed the presence of the chlorinated solvents but at concentrations below the Florida GCTLs. No petroleum hydrocarbon contaminants were detected that exceeded Florida GCTLs and since the concentrations of chlorinated solvents were below the Florida GCTLs, no remediation was necessary.

Aluminum and iron in groundwater were detected at concentrations exceeding Florida GCTLs and basewide Background Screening Values (BGSVs) for the NTC (ABB-ES, 1995). Because the concentrations of aluminum in groundwater fell within the range of background values detected at NTC, aluminum was removed as a COPC. Samples collected from site specific, upgradient background wells on the Subject Property in June 2001 revealed iron concentrations were higher or in the same concentration range as wells being used to assess the site. As a result of conducting the site specific background assessment of iron in groundwater, the Orlando Partnering Team (OPT), consisting of representatives of the FDEP, USEPA Region 4, and the Navy and its contractors, concluded that the elevated concentrations detected in groundwater were naturally occurring and not due to past site activities.

### **3.0 OTHER ENVIRONMENTAL MEDIA**

This section addresses other environmental media and issues associated with the Subject Property.

#### **3.1 Air Emissions**

There are no sources of regulated air emissions on the Subject Property.

Previously there was one air emission source on the Subject Property. Building 7182 held an air emission permit (AO48-201690) for a fuel oil burning boiler. The permit expired on December 30, 1996.

#### **3.2 Asbestos**

Buildings 7179 and 7182 were included in an asbestos-containing material (ACM) survey completed in June 1992 by Cape Environmental Management, Inc. (Cape). The survey included sampling for friable and non-friable asbestos, assessing degree of friability, and making recommendations for removal where appropriate. No ACM was identified in Building 7179. In Building 7182, 240 square feet of transite panels with a low degree of friability, pipe fitting insulation with a moderate degree of friability, and 500 square feet of non-friable floor tile were identified. No damaged asbestos was identified, therefore, no remediation was required.

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Cape conducted another ACM survey in 1996 that included Buildings 7179 and 7182. ACM was not identified in Building 7179. Cape recommended addressing the ACM previously identified in Building 7182 by repairing the floor tile and transite panels and including each, along with the pipe insulation, in the operation and maintenance program. An asbestos zone warning sign was observed on the exterior wall of Building 7182 during the 2002 VSI (TtNUS, 2002a).

The presence of ACM should be recognized and best management practices applied during any renovation or demolition activities. None of the ACM on the Subject Property currently poses a threat to human health or the environment.

**3.3 Lead**

All buildings on the Subject Property are non-residential structures, and thus are not subject to Federal law governing lead-based paint (LBP) and LBP hazards in "target housing." It is likely that buildings constructed before 1978 (Buildings 7177 and 7182) were painted with LBP. A Lead-Based Paint Hazard statement will be provided to the transferee at the time of transfer.

**3.4 Medical/Biohazardous Waste**

Available evidence suggests that there are no medical/biohazardous waste concerns for the Subject Property.

**3.5 Notices of Violation**

A search of government records indicated that the Subject Property had not received any Notices of Violation, Notices of Deficiency, or Warning Letters from the FDEP or the USEPA for non-compliance with any applicable Federal or state environmental laws or regulations.

**3.6 Oil/Water Separator**

There are no oil/water separators associated with the Subject Property.

**3.7 Ordnance**

There is no evidence of ordnance handling, storage, or disposal activities having been conducted on the Subject Property.

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
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**3.8 Pesticides**

Pesticides were routinely applied in accordance with manufacturer's directions on the Subject Property; however, there are no records or other evidence indicating that pesticides were ever stored, mixed, or disposed on the Subject Property.

**3.9 Polychlorinated Biphenyls (PCBs)**

Transformers were stored in an open fenced yard adjacent to Building 7177 located in the northeastern part of the Subject Property. Laboratory results from soil and standing water samples collected near this storage area indicated that no PCBs were present (ABB-ES, 1994). At the time of the 2002 VSI, this storage yard was vacant, and there were no pole-mounted or pad-mounted transformers located on the Subject Property (TtNUS, 2002a). In April 1995, arochlor-1260 was detected in one soil sample collected from the southwest corner of the Subject Property at a concentration of 19 µg/kg, well below the SCTL of 500 µg/kg.

**3.10 Radioactive Materials**

Available evidence suggests that radioactive materials were never produced, used, stored, or disposed on the Subject Property.

**3.11 Radon**

None of the buildings located on the Subject Property have been tested for radon. However, Orlando is not in a high risk area for radon gas emissions.

**3.12 Storage Tanks**

There were no aboveground storage tanks associated with the Subject Property. The 1,000-gallon heating oil UST associated with Building 7182 was removed in January 1997 and 3 cubic yards of petroleum-contaminated soil were excavated and disposed off-site.

**3.13 Stormwater Runoff**

Storm water on the Subject Property is directed by topography or ditches to storm drains and discharges at outfalls along drainage canals within the Annex that eventually empty into canals maintained by the South Florida Water Management District.

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**3.14 Water/Wastewater**

The Orlando Utility Commission supplies potable water to the Subject Property. Wastewater discharges to the sewer system serving the Subject Property and flows to the City of Orlando's water conservation facility. The collection and distribution system for the Subject Property includes both gravity and force mains. Records indicate that only Building 7182 on the Subject Property was supplied with potable water and sanitary facilities.

**4.0 PROPERTY CLASSIFICATION CODE**

In the 1994 basewide EBST, the buildings on the Subject Property were assigned property color classifications in accordance with DoD Property Condition Classification Guidelines. Building 7177 was classified as 1/WHITE, as no environmental concerns were identified, Buildings 7179 and 7182 were classified as 7/GREY due to potential soil contamination from past waste management (storage) activities and the unnumbered storage shed (located in the fenced enclosure for trailer and RV storage) was not assigned a condition of property color classification (ABB-ES, 1994).

Based on the completion of remedial activities (soil excavation), the Subject Property is suitable for deed transfer and is classified as 4/DARK GREEN (*areas where release, disposal, and/or migration of hazardous substances has occurred, and all remedial actions necessary to protect human health and the environment have been taken*).

**5.0 LAND AND GROUNDWATER USE RESTRICTIONS**

The Navy will transfer all of the Subject Property without restrictions.

**6.0 NOTIFICATION TO REGULATORY AGENCIES / PUBLIC**

The USEPA and FDEP have been advised of the proposed transfer of the Subject Property. Draft copies of the EBST and FOST were provided to those agencies for review. The draft documents were also made available for public review during a thirty 30-day public comment period. All regulatory agency and public comments received have been considered and incorporated as deemed appropriate. All comments and the Navy's responses thereto have been included in Appendix D.

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
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**7.0 CERTIFICATION**

This report describes the pertinent information obtained during the EBST 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.

Submitted for Tetra Tech NUS, Inc.

2/7/03  
Date

Steven B. McCoy  
Steven B. McCoy, P.E.  
Task Order Manager  
Tetra Tech NUS, Inc.

I have reviewed the preparer's methodology and report, and concur with the methodology and findings to the best of my knowledge and belief.

2/10/03  
Date

Barbara R. Nwokike  
Barbara Nwokike  
BRAC Environmental Coordinator  
for Naval Training Center, Orlando, Florida  
Southern Division  
Naval Facilities Engineering Command  
North Charleston, South Carolina

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
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NAVAL TRAINING CENTER, ORLANDO, FLORIDA**

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**REFERENCES**

ABB-ES (ABB Environmental Services, Inc.), 1994. *Base Realignment and Closure (BRAC) Environmental Baseline Survey Report, Naval Training Center, Orlando, Florida*, Unit Identification Code N65928, Contract No. N62467-89-D0317. December.

ABB-ES, 1995. *Background Sampling Report, Naval Training Center, Orlando, Florida*, Unit Identification Code N65928, Contract No. N62467-89-D0317. August.

DET (Environmental Detachment Charleston), 1999. *Completion Report, Interim Remedial Action SA 17, 18, 23, 35, 37, 40, 42, and OU 3 and 4, Naval Training Center and McCoy Annex, Orlando, Florida*, Prepared for Department of the Navy, Southern Division, Naval Facilities Engineering Command, Charleston, SC. August.

TtNUS (Tetra Tech NUS, Inc.), 2001. *Draft Site Screening Report for Study Area 18, Naval Training Center, Orlando, Florida*, Contract No. N62467-94-D-0888, Contract Task Order 0024. November.

TtNUS, 2002a. *Technical Memorandum: Visual Site Inspection at Study Area 18*. May.

TtNUS, 2002b. Telephone conversation among Steve McCoy (TtNUS), Dave Olson (TtNUS), and Bruce Hossfield (City of Orlando) on the City of Orlando's plans for buildings at SA 18. September 12.

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
STUDY AREA 18, McCOY ANNEX  
NAVAL TRAINING CENTER, ORLANDO, FLORIDA**

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**APPENDIX A**

**SURVEY AND LEGAL DESCRIPTION OF STUDY AREA 18**

**LEGAL DESCRIPTION: STUDY AREA #18**

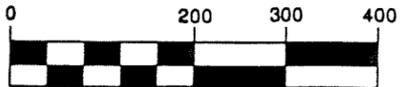
ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 23 SOUTH, RANGE 30 EAST, AND SECTIONS 5 and 6, TOWNSHIP 24 SOUTH, RANGE 30 EAST, TALLHASSEE MERIDIAN, ORANGE COUNTY, FLORIDA, AND ENCOMPASSING A PORTION OF TAFT MANOR SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK L, AT PAGES 13 AND 14, AND ENCOMPASSING A PORTION OF SPHALLER'S ADDITION TO PROSPER COLONY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK F AT PAGE 113, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A 4"x4" CONCRETE MONUMENT stamped "PRM, PLS4201" AT THE EASTERLY CORNER OF LOT 21, BLOCK 1 OF "VILLAGES OF SOUTHPORT PHASE 1E", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 41, AT PAGES 113-120 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N49°51'51"E, 345.77 FEET FOR THE POINT OF BEGINNING; THENCE RUN N52°02'01"W, 508.44 FEET; THENCE RUN S30°33'05"W, 157.64 FEET; THENCE RUN N53°53'33"W, 234.87 FEET; THENCE RUN N30°42'47"E, 467.34 FEET; THENCE RUN S60°43'44"E, 719.67 FEET; THENCE RUN S28°10'50"W, 414.49 FEET TO THE POINT OF BEGINNING. CONTAINING 6.847 ACRES MORE OR LESS.

**NOTE:**

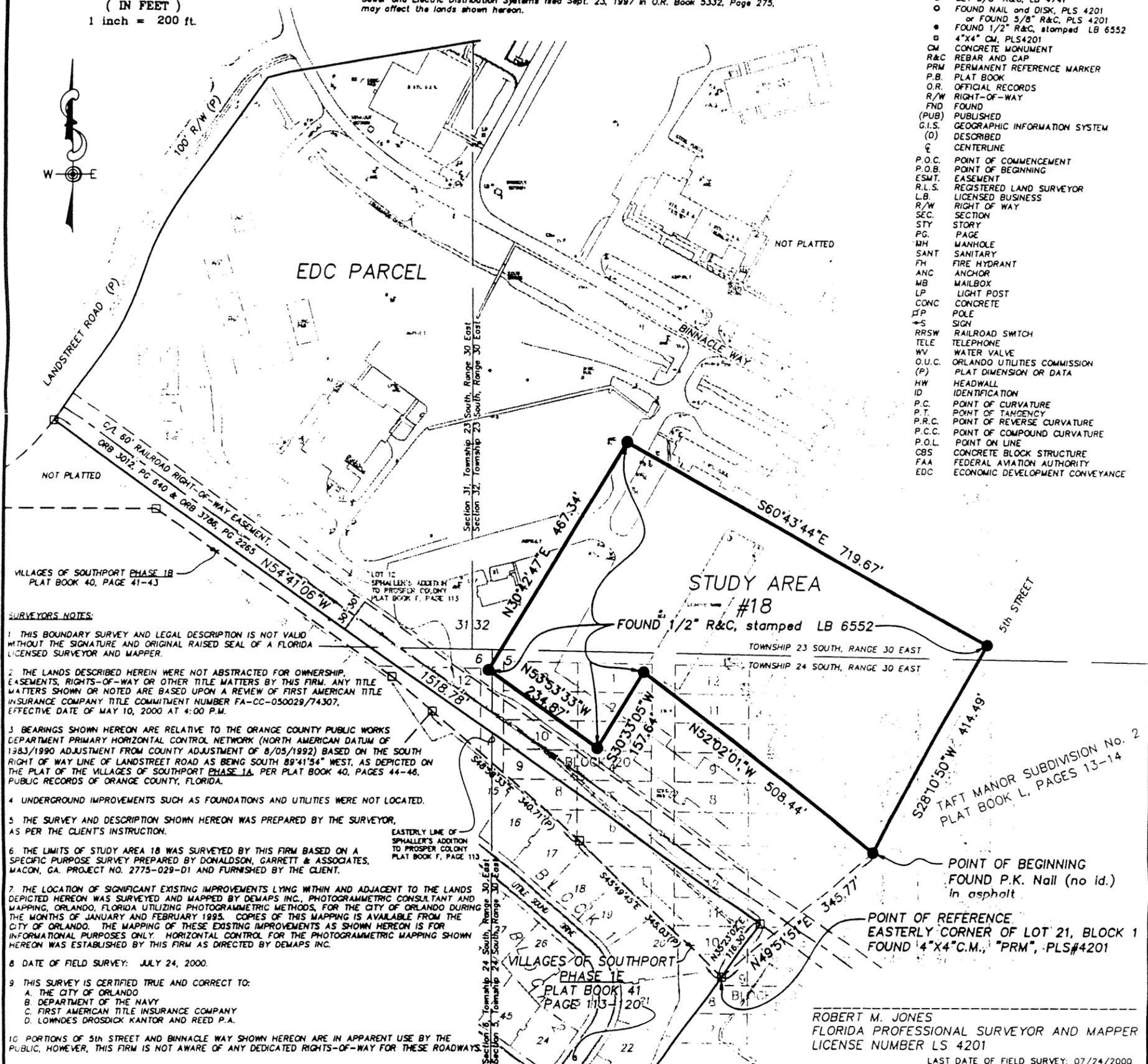
AS NOTED AND DEPICTED HEREON, AND EXPLAINED TO THE CLIENT, THE LANDS SURVEYED AND DESCRIBED HEREON ARE UNDERLAID BY AN EXISTING RECORDED SUBDIVISION. THIS BOUNDARY SURVEY IS IN NO WAY, NOR INTENDED TO BE, A SURVEY OF ALL OR PART OF ANY INDIVIDUAL LOT(S) THAT MAKE UP THIS SUBDIVISION.

Easement to Access McCoy Annex Water, Sewer and Electric Distribution Systems filed Sept. 23, 1997 in O.R. Book 5332, Page 235, may affect the lands shown hereon. Deed for Water, Sewer and Electric Distribution Systems filed Sept. 23, 1997 in O.R. Book 5332, Page 275, may affect the lands shown hereon.



**LEGEND:**

- SET 5/8" R&C, LB 4741
- FOUND NAIL and DISK, PLS 4201 or FOUND 5/8" R&C, PLS 4201
- FOUND 1/2" R&C, stamped LB 6552
- 4"x4" CM, PLS4201
- CM CONCRETE MONUMENT
- R&C REBAR AND CAP
- PRM PERMANENT REFERENCE MARKER
- P.B. PLAT BOOK
- O.R. OFFICIAL RECORDS
- R/W RIGHT-OF-WAY
- FND FOUND
- (PUB) PUBLISHED
- G.I.S. GEOGRAPHIC INFORMATION SYSTEM
- (D) DESCRIBED
- C CENTERLINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- ESMT. EASEMENT
- R.L.S. REGISTERED LAND SURVEYOR
- L.B. LICENSED BUSINESS
- R/W RIGHT OF WAY
- SEC. SECTION
- STY STORY
- PG. PAGE
- MH MANHOLE
- SANT SANITARY
- FH FIRE HYDRANT
- ANC ANCHOR
- MB MAILBOX
- LP LIGHT POST
- CONC CONCRETE
- POLE
- SIGN
- RRSW RAILROAD SWITCH
- TELE TELEPHONE
- WV WATER VALVE
- O.U.C. ORLANDO UTILITIES COMMISSION
- (P) PLAT DIMENSION OR DATA
- HW HEADWALL
- ID IDENTIFICATION
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.O.L. POINT ON LINE
- CBS CONCRETE BLOCK STRUCTURE
- FAA FEDERAL AVIATION AUTHORITY
- EDC ECONOMIC DEVELOPMENT CONVEYANCE



- SURVEYORS NOTES:**
- THIS BOUNDARY SURVEY AND LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - THE LANDS DESCRIBED HEREIN WERE NOT ABSTRACTED FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY OR OTHER TITLE MATTERS BY THIS FIRM. ANY TITLE MATTERS SHOWN OR NOTED ARE BASED UPON A REVIEW OF FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER FA-CC-050029/74307, EFFECTIVE DATE OF MAY 10, 2000 AT 4:00 P.M.
  - BEARINGS SHOWN HEREON ARE RELATIVE TO THE ORANGE COUNTY PUBLIC WORKS DEPARTMENT PRIMARY HORIZONTAL CONTROL NETWORK (NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT FROM COUNTY ADJUSTMENT OF 8/05/1992) BASED ON THE SOUTH RIGHT OF WAY LINE OF LANDSTREET ROAD AS BEING SOUTH 89°41'54" WEST, AS DEPICTED ON THE PLAT OF THE VILLAGES OF SOUTHPORT PHASE 1A, PER PLAT BOOK 40, PAGES 44-46, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
  - UNDERGROUND IMPROVEMENTS SUCH AS FOUNDATIONS AND UTILITIES WERE NOT LOCATED.
  - THE SURVEY AND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR, AS PER THE CLIENT'S INSTRUCTION.
  - THE LIMITS OF STUDY AREA 18 WAS SURVEYED BY THIS FIRM BASED ON A SPECIFIC PURPOSE SURVEY PREPARED BY DONALDSON, GARRETT & ASSOCIATES, MACON, GA. PROJECT NO. 2775-029-D1 AND FURNISHED BY THE CLIENT.
  - THE LOCATION OF SIGNIFICANT EXISTING IMPROVEMENTS LYING WITHIN AND ADJACENT TO THE LANDS DEPICTED HEREON WAS SURVEYED AND MAPPED BY DEMAPS INC., PHOTOGRAMMETRIC CONSULTANT AND MAPPING, ORLANDO, FLORIDA UTILIZING PHOTOGRAMMETRIC METHODS, FOR THE CITY OF ORLANDO DURING THE MONTHS OF JANUARY AND FEBRUARY 1995. COPIES OF THIS MAPPING IS AVAILABLE FROM THE CITY OF ORLANDO. THE MAPPING OF THESE EXISTING IMPROVEMENTS AS SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY. HORIZONTAL CONTROL FOR THE PHOTOGRAMMETRIC MAPPING SHOWN HEREON WAS ESTABLISHED BY THIS FIRM AS DIRECTED BY DEMAPS INC.
  - DATE OF FIELD SURVEY: JULY 24, 2000.
  - THIS SURVEY IS CERTIFIED TRUE AND CORRECT TO:
    - THE CITY OF ORLANDO
    - DEPARTMENT OF THE NAVY
    - FIRST AMERICAN TITLE INSURANCE COMPANY
    - LOWME'S DROSCHICK KANTOR AND REED P.A.
  - PORTIONS OF 5th STREET AND BINNACLE WAY SHOWN HEREON ARE IN APPARENT USE BY THE PUBLIC, HOWEVER, THIS FIRM IS NOT AWARE OF ANY DEDICATED RIGHTS-OF-WAY FOR THESE ROADWAYS.

ROBERT M. JONES  
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NUMBER LS 4201  
 LAST DATE OF FIELD SURVEY: 07/24/2000

PROJECT TITLE: **BOUNDARY SURVEY of STUDY AREA #18 at NTC McCoy Annex, Orlando, Florida**

DATE	BY	DESCRIPTION
		REVISION

**HLA/REPS**  
 HARDING LAWSON ASSOCIATES  
 REGIONAL ENGINEERS, PLANNERS AND SURVEYORS, INC.  
 6500 ALL AMERICAN BLVD. 407/522-7570  
 ORLANDO, FLORIDA 32810-4350 FAX: 407/522-7576  
 CERTIFICATE OF AUTHORIZATION # LB4741

DRAWN BY: P.E.W.	CHKD. BY: R.M.J.	JOB No. 50202	SCALE: 1" = 200'	SHT. 1 OF 1	DRAWING NAME: STUDY18.dwg
DATE: 07/26/2000	DATE: 07/28/2000				

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
STUDY AREA 18, McCOY ANNEX  
NAVAL TRAINING CENTER, ORLANDO, FLORIDA**

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**APPENDIX B**

**VISUAL SITE INSPECTION AT STUDY AREA 18**

**TETRA TECH NUS**

**TECHNICAL MEMORANDUM**

Subject: **Visual Site Inspection at Study Area 18**

Prepared for: Steve McCoy, TtNUS

Prepared by: David Olson, TtNUS

Copies: Steve Giannino, TtNUS

VSI Date: May 21, 2002

The following are observations made during the Visual Site Inspection conducted at the subject site on May 21, 2002:

**Site Setting**

The site is bounded by railroad tracks on the southwest, by 5<sup>th</sup> Street on the southeast, and Binnacle Way on the northeast. Building 7249, a parking lot, and a large open area lie to the northwest. SA 18 consists of four structures (Buildings 7177, 7179, and 7182 and an unnumbered storage facility) and the paved area that surrounds them. The windows and doors of all structures except the unnumbered storage facility were boarded shut.

**Specific Observations**

Paint - There was peeling paint on all four exterior walls of the unnumbered facility; the exterior paint on the other three buildings was faded with occasional peeling.

Asbestos - There is an asbestos zone warning sign on the exterior wall of Building 7182 (Family Housing Welcome Center). There were no similar warning signs on Buildings 7177, Building 7179, or the unnumbered storage shed. There was internal access to the unnumbered storage shed only and there was no visible insulation associated with this structure.

PCBs - Historically, transformers were stored in an open fenced yard adjacent to Building 7177. At the time of the 2002 VSI, this storage yard was vacant. Also, there were no pole-mounted or pad-mounted transformers within the SA 18 site.

Pesticides - There were weeds growing through cracks in the pavement throughout the SA 18 area. None of the vegetation was "stressed" indicating that herbicides have not been recently applied.

**General Observations**

"DEMO" (demolish?) is painted on the exterior wall of Building 7182 but not on the other three structures. There were no storage containers of any kind within the SA 18 area.

There were no stain marks within the SA 18 area.

All four structures were photographed.

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
STUDY AREA 18, McCOY ANNEX  
NAVAL TRAINING CENTER, ORLANDO, FLORIDA**

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**APPENDIX C  
PHOTOGRAPHS OF THE SUBJECT PROPERTY**

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
STUDY AREA 18, McCOY ANNEX  
NAVAL TRAINING CENTER, ORLANDO, FLORIDA**

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**Study Area 18: Unnumbered storage shed (facing northwest)  
located northwest of Building 7182**



**Study Area 18: Building 7182, facing southeast**

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
STUDY AREA 18, McCOY ANNEX  
NAVAL TRAINING CENTER, ORLANDO, FLORIDA**

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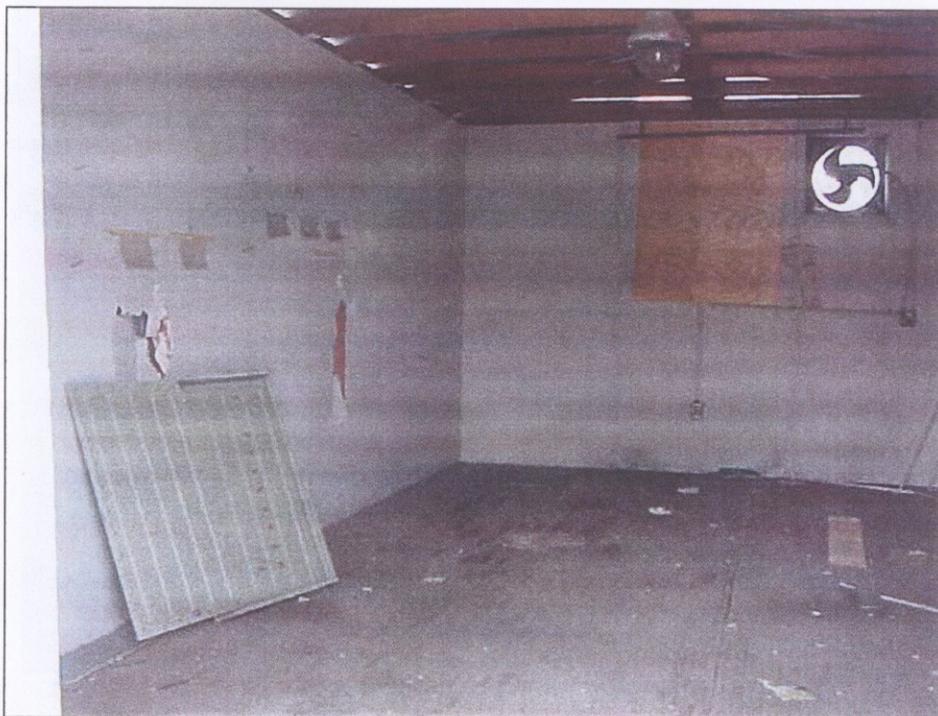
**Study Area 18: Building 7182, facing southeast**



**Study Area 18: Building 7177, facing south**

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
STUDY AREA 18, McCOY ANNEX  
NAVAL TRAINING CENTER, ORLANDO, FLORIDA**

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**Study Area 18: Internal view (facing southeast) of unnumbered storage shed located northwest of Building 7182.**



**Study Area 18: Internal view (facing southwest) of unnumbered storage shed located northwest of Building 7182.**

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
STUDY AREA 18, McCOY ANNEX  
NAVAL TRAINING CENTER, ORLANDO, FLORIDA**

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**Study Area 18: Building 7179, paint storage area, facing northeast.**

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
STUDY AREA 18, McCOY ANNEX  
NAVAL TRAINING CENTER, ORLANDO, FLORIDA**

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**APPENDIX D  
REVIEW COMMENTS AND RESPONSES**

January 13, 2003  
OFFICIAL CORRESPONDENCE

Commanding Officer  
attn: Mrs. Barbara Nwokike, Code ES333  
Southern Division  
Naval Facilities Engineering Command  
Post Office Box 190010  
North Charleston, SC 29419-9010

Dear Mrs. Nwokike:

I have completed my review of the Draft Finding of Suitability to Transfer (FOST) and Environmental Baseline Survey for Transfer (EBST), Study Area 18, McCoy Annex, Orlando Naval Training Center, dated November 2002 (received November 12, 2002), prepared and submitted by Tetra Tech NUS, Inc. I have the following comments that need to be addressed:

- (1) Page 3 of the FOST, bottom paragraph. Please rewrite the paragraph as such, "Aluminum and iron in groundwater were detected at concentrations exceeding Florida GCTLs and basewide Background Screening Values (BGSVs) for the NTC (ABB -ES, 1995). Because the concentrations of aluminum in groundwater fell within the range of background values detected at NTC, aluminum was removed as a COPC. Samples collected from site specific, upgradient SA 18 background wells in June 2001 revealed iron concentrations that also exceeded its GCTL and basewide BGSV. The iron concentrations were higher or in the same concentration range as wells being used to assess the site. As a result of conducting the site specific background assessment of iron in groundwater, the Orlando Partnering Team (OPT), consisting of representatives of the FDEP, USEPA Region 4, and the Navy and its contractors, concluded that the elevated concentrations detected in groundwater was naturally occurring and not due to past site activities." The last paragraph of Section 2.0 in the EBST should be rewritten similarly.
- (2) Page 4, Section 4.0 D, Asbestos-Containing Materials. As asbestos containing material was identified in Building 7182, there should be an asbestos disclosure and acknowledgement form similar to the lead-based paint hazard disclosure and acknowledgement form attached to the FOST and deed notifying subsequent owners of the property of the presence of asbestos.

This electronic message is being sent in lieu of regular mail. If you have any questions concerning this review, please contact me at (850)245-8997.

Sincerely,

David P. Grabka, P.G.  
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**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
STUDY AREA 18, MCCOY ANNEX  
NAVAL TRAINING CENTER, ORLANDO, FLORIDA**

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**REVIEW COMMENTS AND NAVY RESPONSES**

**Responses to Florida Department of Environmental Protection (FDEP) Comments  
Draft Finding of Suitability to Transfer (FOST) Study Area 18, McCoy Annex, and  
Draft Environmental Baseline Survey for Transfer (EBST), Study Area 18, McCoy Annex,  
Naval Training Center, Orlando, Florida**

Two comments were provided in a January 13, 2003 letter to Barbara Nwokike (Navy) from David Grapka (FDEP).

Response to Comment No. 1: The text in both the EBST and the FOST has been revised as requested.

Response to Comment No. 2: The Navy's current direction regarding disclosure of potential asbestos-containing material remaining on the property is to fully document the results of ACM surveys and any remediation of damaged, friable, and accessible ACM in the EBST and FOST text rather than in an attachment.