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MINUTES FROM ORLANDO PARTNERING TEAM MEETING ON 13 JULY 2004 NTC
ORLANDO FL
7/13/2004
NAVFAC SOUTHERN

ORLANDO PARTNERING TEAM - MEETING MINUTES

Date: 13-15 July 2004
Location: Orlando, FL
Team Leader: Dave Grabka
Gatekeeper/Timekeeper: Steve McCoy
Facilitator: Paul Rice
Recorder: Steve Tsangaris

OPT MEMBERS:

Dave Grabka
Barbara Nwokike
Steve McCoy
Greg Fraley
Steve Tsangaris

SUPPORT MEMBERS:

Scott Newman – Tier II
Mike Singletary – SDIV
Jeff Meyers - SDIV
Paul Cotter – ROICC EFA
SOUTHEAST

GUESTS:

Teresa Grayson – Tt NUS
Dave Twedell – Orlando
Partners
Alan Jenkins – Tt NUS
Paul Favara - CH2M HILL
Tom Palaia - CH2M HILL
Casey Hudson - CH2M HILL
Tom Spriggs - CH2M HILL
Karen Baer – Terraine
Chris Ridgeway – Bhate
John Malkowski – Earth Tech

13 July 2004

CHECK-IN

OPT members provided updates since our last meeting.

ACTION ITEMS

Went through action items (see revised list at end of minutes).

UST/IR UPDATE

The UST/IR Update was distributed to the team and discussed.

Several sites previously transferred with restrictions are approaching or have been cleaned up to unrestricted land use status (Building 7174). New owners should be notified that deed restrictions can be eliminated to allow for unrestricted land use.

Action Item for Barbara to notify city regarding removal of deed restriction for Building 7174. Several other action items were developed during the update and are included in the attached Action Item list.

Development on the Main Base is destroying monitoring wells. This will be discussed with the developer's representative during the OPT meeting. The OPT insists that wells not be destroyed. Wells that interfere with development should be properly abandoned prior to destruction.

PARTNERING TRAINING

Paul Rice led the group with training on The Attitude Virus.

SCAP/EPA METRICS/EXIT STRATEGY

The group reviewed the current version of the Exit Strategy distributed by Steve M.

The early transfer date on applicable site should be changed to September 2004, and the UST NFA sites should be added to the NFA site documentation.

On a somewhat unrelated topic, Dave G. relayed a recent issue with FDEP regarding contaminant migration on adjacent landowner's property – property that may not have a land use restriction placed upon it. DEP is developing new policy regarding these situations. In the meantime, Dave suggested that individual property owners be notified of contamination migrating onto their property.

OU3 CITY COMMENTS/PROPOSED PLAN

The city hired PSI, Inc. to review the draft FOSET Phase 2 and EBST for the early transfer of OU3. PSI raised many issues with previously prepared document, and most if not all of PSI's comments are without merit. Steve M distributed TtNUS responses to PSI's comments on the abovementioned documents.

The OPT briefly reviewed TtNUS' responses, and agreed with the content. All agreed that this issue is now in the Navy's court to resolve with the City.

SA36 NW

Alan distributed a figure with the latest results from the SA 36NW investigation.

The downgradient extent of contamination doesn't appear to be defined. It appears that we may need an additional well(s) downgradient of 42C and 43C.

RBCA still appropriate?... plume under homes; is deed restriction currently in place sufficient to restriction access to water?

Dave G indicated that we can use RBCA, but he doesn't think we can meet NFA with GW use restrictions. The MOP order that Navy will pass onto owner will provide for a hearing if they don't agree.

TTNUS should delineate first, then we'll figure out where to head from there

14 July 2004

TIER II UPDATE

Scott indicated that Tier II expects a completed Exit Strategy by the end of August 2004.

SA52 COST/BENEFIT ANALYSIS

Alan J. briefed the OPT on the current status of RBCA activities at the site, and distributed a cost comparison package to evaluate costs for RBCA implementation at the site (estimated at approx. \$30,000), versus a target soil excavation (estimated at approximately \$231,000).

Historical data supports no plume migration and/or health risks. In addition, monitoring only is consistent with the future use of the property as commercial/industrial – there is no compelling reason to try and achieve unrestricted use on this parcel. The property can be transferred in its current condition with continued monitoring and a dig restriction.

The OPT reached consensus on no soil excavation activities at this site. In addition, a RBCA approach and/or monitoring only is suitable for the site (depending upon DEP's progress on implementing global RBCA). The existing decision document should be revised to incorporate the RBCA or monitoring approach.

SA 17 POST-REMEDATION INVESTIGATION UPDATE AND OPTIMIZATION STUDY PATH FORWARD

Paul Favara presented an update on the activities at Study Area 17. The SA17 presentation included a brief review of the work conducted to date on the site, and a summary of the detailed site investigation in the source area, which was conducted August through November 2003.

Paul presented the details for a synoptic sampling event at the site to better evaluate the current state of natural attenuation occurring at the site. Pending contract mods with the Navy, CH2M HILL was planning to mobilize for the groundwater sampling event in early-August 2004.

Dave G. indicated that the plume appears to be at the property boundary right now. A discussion about GOAA's response to this was held and concluded that they would not accept any contaminants entering their property boundary. Barbara stated that the optimization study would need to address downgradient plume control.

OU2 UPDATE

Paul Favara briefed the OPT on the status of the Phase I and II pre-design data collection activities along the fence-line and GOAA property at OU2. Concentrations on the GOAA property were much higher than anticipated. We discussed the probability of the ditch acting as a hydraulic barrier at OU2 and we concluded that, for the purposes of our upcoming meeting with GOAA, we would continue with this conclusion. Data reported by TetraTech supports this position. CH2M HILL is waiting on sample results for the ditch groundwater, sediments, and surface water.

CH2M HILL will consolidate its findings and recommendations for a path forward by mid-August. A target date of mid-September was set for a meeting with GOAA.

SA 36 UPDATE

Casey Hudson presented an update and historical analysis of data at SA 36.

There continues to be very low level contamination in several wells at the site above GCTLs. However, the overall trend is decreasing, and it appears that the veg oil enhancement has done its job. Recent data indicates that conditions are favorable for continued reductive dechlorination at the site. Casey recommended continued monitoring at the site, but additional injection/enhancement activities are warranted. The team reached consensus on no additional enhancement.

Barbara questioned whether monitoring frequency could be cut back (currently quarterly). Dave says potentially, but he'd like to see data from replacement wells at the site to be installed by the developer.

Action Item for Terraine to propose semi-annual sampling, if data supports, after replacement wells have been installed and sampled.

SA 39 UPDATE

Casey Hudson presented an update and historical analysis of data at SA 39.

Similar to SA 36, there continues to be very low level contamination (PCE) in several wells at the site above GCTLs. However, the overall trend is decreasing, and it appears that the veg oil enhancement has done its job. Recent data indicates that conditions are favorable for continued reductive dechlorination at the site.

CH2M HILL installed three additional well pairs at the downgradient property boundary to evaluate offsite contaminant migration – wells installed in the B and C zones. Very low level PCE contamination was detected in several of these wells. However, impact to potential receptors will be minimal due to further contaminant diffusion prior to reaching Lake Gear.

Casey recommended continued monitoring at the site, but additional injection/enhancement activities are warranted. The team reached consensus on no additional enhancement.

All wells would be sampled in the next quarterly event, and a semi-annual frequency proposal would be made depending upon the data.

OU4 UPDATE

Tom Palaia and Tom Spriggs presented an update on the status of activities at OU4.

Air stripper system is doing a good job of capturing the plume before it migrates to Lake Druid. Palaia briefed the OPT on the scope/results of the post-remediation MIP investigation at the site. With the removal of the building, the MIP was able to define a smaller source area than previously identified. However, the MIP also determined that contamination is deeper than previously believed. The OPT agreed that investigation for groundwater contamination in the Hawthorn Group is warranted at this time. CH2M HILL will plan to conduct this investigation.

Dave G. suggested that HILL determine the impact the air stripper system has on the deeper contamination discovered during the MIP.

All agreed that source material is “stuck” in the finer/denser grained soils at the site, and they would be difficult to treat.

Tom Spriggs briefed the OPT on the status of the phyto plantation at the site. VOCs are being detected in tree leaf and root samples, and data indicates that the shallow aquifer is being impacted by tree “pumping”.

Mike Singletary has reservations on the effectiveness of phytoremediation to effect a change in the deep contamination plume. Spriggs indicated that the trees will not root to depths where the deep plume resides.

Mike raised a few other concerns, and suggested that funds should no longer be spent to maintain the plantation. All agreed that an independent review of the phyto plantation effectiveness should be conducted.

15 July 2004

MONITORING UPDATE

Karen B presented an update on Terraine's monitoring effort across the facility. No surprising trends have been detected at any site. The most notable issue Terraine is encountering is discovery of wells destroyed during development.

Dave Twedell entered the meeting during Karen's discussion, and was presented the list of destroyed wells. The group discussed the list, and developed the following action plan (by site):

➤ **OU3**

OLD-08-19 will NOT be reinstalled
OLD-09-07, OLD-09-02, OLD-09-08 will NOT be reinstalled

OLD-09-17 will either be found or reinstalled. If reinstalled, Nodarse will provide Terraine, Inc. and others with northing and easting, and well construction information and well will be renamed.

OLD-09-12 will be reinstalled. Nodarse will provide Terraine, Inc. and others with northing and easting and well construction information, and well will be renamed.

➤ **SA36**

OLD-36-25CR was properly abandoned. This well will NOT be reinstalled as it was located between houses on the property.

OLD-36-35CR will be repaired or reinstalled. If reinstalled, Nodarse will provide Terraine, Inc. and others with northing and easting and well construction information and well will be renamed.

➤ **Building 2273**

MW-6 will NOT be reinstalled

MW-4, MW-7, DW-8, and DW-5 will be reinstalled and Nodarse will provide Terraine, Inc. and others with northing and easting and well construction information and well will be renamed.

➤ **SA39**

Nodarse will clean the sand out of OLD-39-41CR and will locate wells OLD-39-29CR and OLD-39-30BR. IF -29CR and -30BR need to be reinstalled, Nodarse will provide Terraine, Inc. and others with northing and easting and well construction information and well will be renamed.

Nodarse plans to have this work completed before the September 1, 2004.

SA 2 UPDATE

Steve M and Teresa updated the team on the status of additional investigation activities at SA 2.

Appears that extent of plume has been defined in the neighborhood; not looking to define the extent of plume on GOAA property

Barbara – do we need to do more on GOAA property; ALL – let the ACOE pay for their own investigation.

Chris Ridgeway and John Malkowski briefed the OPT on the status of cleanup activities at SA 2. In summary, the bioaugmentation program associated with the PHOSter system and IAQ study at Building 602 was removed from the SOW. Additionally, the Navy requested a 3-month pilot test of the PHOSter system prior to full scale implementation. The landfill covers for areas SA-2A and SA-2C were completed in April and May, respectively. Bhate is currently maintaining the landfill covers with acceptance by the Navy scheduled for November 2004.

Prior to the startup of the PHOSter pilot test, a baseline groundwater sampling event was completed. The results were similar to what TtNUS has observed during their recent sampling events. The PHOSter pilot test was started in June and is currently injecting air (oxygen) only in order to change the groundwater system from anaerobic to aerobic conditions. Once the system is effectively aerobic, nutrients will be added to the vapor stream. Full scale implementation is scheduled for late 2004/early 2005.

Following the presentation, Chris asked David Grabka about the three comments received on the Final IRA Work Plan Addendum for SA-2. Chris stated that two of the comments were editorial in nature and would be addressed. David said that was fine. The last comment requested that the vapor wells be sampled in order to check for potential upward contaminant migration. Chris stated that the three vapor wells were being routinely checked for organic vapors and no detections have been observed to date. It was agreed by the OPT that the vapor wells would be sampled during the final sampling event for the pilot test; however, if vapors were detected prior to the last sampling event, additional groundwater samples would be collected and analyzed.

Barbara asked Chris to examine potential options to address the additional benzene groundwater contamination entering the property from south. Action item: Chris to provide the OPT will possible a solution to expand the PHOSter system to address additional contamination along the southern boundary of the Herndon Annex.

CRITIQUE/CHECKOUT/AGENDA

+'s	Δ's
Good presentations	Meeting location (will try next meeting at downtown office) - distractions
Covered lots of data	Sidebars
Good training	Number of wells destroyed and damaged by contractors
Kept on task	
Completed agenda	
Media coverage went well	
Having RAB at library	
RAB attendance was optimal	
Having twice per year meetings	

Future Meeting Schedule

OPT Conference Call on October 19, 2004

January 19-21, 2005 (RAB on Jan 20) Begin at 1:30 pm on Jan 19, and end at noon on Jan 21.
RAB starting at 6:30 pm on Jan 19

**OPT ACTION ITEM SUMMARY
JULY 2004**

CARRYOVER ACTION ITEMS (To be discussed during October 19, 2004 teleconference)

1. **Barbara/Jeff M.** to look into deed language regarding GW restriction Is developer's GW use restriction in deed enforceable and protective if RBCA is used for site? **ONGOING**

NEW ACTION ITEMS (Developed during the July 2004 OPT Meeting)

1. **Greg F.** to review MOA between Navy and Army for SA 54 to determine if USEPA needs to be involved – **due by July 19, 2004.**
2. **Greg F.** to complete comments on SA 36 OPS Report – **due by August 2, 2004.**
3. **Barbara** to notify City of Orlando that deed restriction can be removed on deed to Building 7174 property – **COMPLETED ON JULY 14, 2004.**
4. **Dave G and Greg** to prepare final approval letters for SA 55 – **due by September 7, 2004.**
5. **TTNUS** to obtain addresses of all property owners on contaminated sites – **due by August 31, 2004.**
6. **Barbara** to organize meeting with affected landowners to SA 36NW to discuss contamination on the property – **due by September 30, 2004.**
7. **Barbara** to submit Exit Strategy to Tier II – **due by August 31, 2004.**
8. **Teresa G.** to send FDEP modeling assumptions for SA 36NW RBCA evaluation – **due by August 31, 2004.**
9. **Teresa G.** to submit proposal for semi-annual monitoring at SA 36 and SA 39 – **due by August 31, 2004 for SA 36, and September 30, 2004 for SA 39.**
10. **Navy, USEPA, and FDEP** to conduct in-house review of phytoremediation effectiveness – **due by October 9, 2004.**
11. **CH2MHILL** to submit recommendations for remedy at OU2 to Navy – **due by August 15, 2004.**
12. **Navy** to select remedy for OU2 and meet with GOAA to discuss – **due by September 15, 2004.**
13. **Steve T** to provide Terraine with revised survey data – **due by July 16, 2004.**
14. **Terraine** to provide Nodarse with electronic copy of sampling results from southern portion of OU2 (graphs with data) – **due by July 16, 2004.**
15. **Terraine** to provide develop and OPT a summary of wells to be repaired and/or replaced – **due by July 16, 2004.**
16. **Barbara N.** to followup with Jim Young regarding RAB use of optnavy.com website – **due by July 30, 2004.**
17. **Teresa** to provide FDEP a copy of SA 2 Site Investigation report – **due by November 1, 2004.**

COMPLETED ACTION ITEMS (Completed during the July 2004 OPT Meeting)

1. **Barbara** to call Lisa Pearson (City attorney) to discuss future O&M of the OU 2 golf course. The deed for the landfill will indicate that the owner has the responsibility of maintaining the cover, including along car paths, etc. Barbara: Navy still responsible until ET. Once the ET is done (hopefully by end of 2003), then new owners will be responsible. **DONE.**
2. **Paul F.** to get Steve M. the newest themes for SA 17 and OU 4 for the Tt GIS system. **DONE**
3. Need to revise Memo of Agreement between Navy, Army, and the state for SA 54 to address LUCs. **Barbara** to take what has been done before at Cecil and other bases, draft up something for SA54 and send to Dave G., then Dave G. will have it reviewed. To be done by Dec 15. **DONE**

4. **Jeff Meyers** to obtain copies of deeds for the property lots involved with the SA 36NW plume by Feb 6. **DONE**
5. **Barbara N.** to revise the MOA between Navy and Army for SA 54 and send to Steve Beverly for review. Get back to the OPT by the end of the March. **DONE**
6. **Barbara** to contact Baldwin Park regarding re-installation of damaged/destroyed wells. **DONE**
7. **TTNUS** to determine usefulness of soil samples below water table to guide excavation, and put together cost benefit analysis for remedial strategy for RBCA vs. soil excavation, or combination of both. **DONE**
8. **TTNUS** to resolve problem with deep well MW40D and determine is deep plume extent is defined; evaluate future migration of plume, especially MTBE. **DONE**

In accordance with discussions during Training in September 2001, here are the ground rules (Code of Conduct and Process) to review prior to the next meeting.

GROUND RULES

Code of Conduct

- Allow speakers to complete their thought.
- Be forthright (no hidden agendas).
- Be on time (10 cents per minute to be given to person who purchased refreshments).
- Invoke the 100 mile rule (avoid distractions; i.e., conducting non-OPT business).
- Be open and honest.
- Be professional.
- Bring Teammates up to speed.
- Use I statements.
- Be courteous to the speaker; no side conversations.
- Leave your ego and “business coats” at the door.
- Stay for the hard parts.
- Fix the problem, not the blame.

Process

- Team leader, Timekeeper and recorder rotate alphabetically progressing in this order: timekeeper, recorder, team leader, participant.
- Check-in: personal up-dates; read ground rules; review agenda, ground rules, action items and +/-.
- Proxy: Absent members have the discretion of designating a proxy to represent his/her views at the meeting. The OPT will not deliberately make a decision contrary to an absent member's known views or interests.
- Guests: All guests must be invited by the OPT. The sponsor is responsible to brief guest(s) on the OPT meeting process.
- The Team Leader to confirm that the sponsor has briefed guest(s) on the ground rules. If not, then provide guest(s) with overview of ground_rules.
- The OPT and guest(s) shall recite the Ground Rules immediately after the Team Leader calls the meeting to order.
- Close-out: Draft agenda for next meeting; critique meeting; review action items.
- Distribute draft of minutes and Agenda within 7 working days of concluding the meeting. A master copy of the minutes will be maintained and rotated with the recorder.
- Comments or acknowledgment of receipt due back to scribe 7 days after receipt of draft.
- Final minutes and agenda distributed 7 working days before next meeting.
- An action item list with due dates will be maintained and updated monthly.

Team Meyers-Briggs Results (November 2003)

Mark S: ISFJ	Barbara: ESFP
Hope: INTP	Jeff Meyers: ISTJ
Leonna: ESFJ	Steve T: ISTP
Scott N: ENTJ	Greg F: INTJ
Dave G: INTP	Steve M: INTJ
Karen B: ISFP	Steve Cobert: ESTJ
Chris R: ISTJ	Mike S: ISTJ
Jim Y: INTP	Paul S: INTP
Paul Rice: ESTJ	