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MINUTES FROM ORLANDO PARTNERING TEAM MEETING ON 17 MARCH 1999 NTC
ORLANDO FL
3/17/1999
NAVFAC SOUTHERN

ORLANDO PARTNERING TEAM MEETING MINUTES

Date: 17-18 Mar 99
 Location: Orlando
 Team Leader: Wayne Hansel
 Scribe: Steve McCoy
 Gatekeeper/Timekeeper: Nancy Rodriguez

ATTENDEES**OPT Members**

Rick Allen
 Dave Grabka
 Wayne Hansel
 Robin Manning (1st day)
 Steve McCoy
 Nancy Rodriguez
 Lt. Gary Whipple (2nd day)

Support Members

John Kaiser (Tier II Link)
 Barbara Nwokike
 Nick Ugolini

Guests

Bill Warner, DET
 AJ Moyer, DET
 Wes Burke, DET
 Cynthia Seller, GOAA
 Tom Maurer, Atty
 Steve Pue, GOAA
 Bruce Hossfield, Cty of Orlando
 Dick Shields et al, Orlando
 Partners

HANDOUTS DISCUSSED AT THE MEETING

1. R Allen, UST/IR Update and Status, Printed 15 Mar 99
2. R Allen, IRP non-UST/AST Investigation Summary, Revised 16 Mar 99
3. N Ugolini, Summary of Soil and Tank Removals by the DET
4. Ltr from SM Roberts, PhD, Univ. of FL to L Mora-Applegate, FDEP, subject: Calculation of Average Soil Concentrations using the 95% UCL, 10 Jan 99
5. Ltr from CJ Saranko, PhD, Univ. of FL to L Mora-Applegate, FDEP, subject: Developing Soil Cleanup Target Levels, 18 Feb 99
6. Ltr from RP Allen, HLA to B Nwokike, SOUTHNAVFACENGCOCOM, subject: Monitoring Well Abandonment, 16 Mar 99
7. FDEP Memo from B Neimes to D Grabka, subject: OU 4 FS, 15 Feb 99
8. Charleston Detachment: Table of OU 1 Groundwater Monitoring Program Results (last sample date Dec 98)
9. Charleston Detachment: Draft "IRA for SA 17, 18, 23, 35, 37, 40, 42, and OU 3 &4" (Work Plans), 16 Mar 99
10. Ltr from MS Daron, PE, South FL Water Management District to LT Ray, PE, President of Engineering & Environmental Design, Inc., subject: Tradeport Drainage Project, 3 Feb 99

17 Mar 99

CHECK-IN

Wayne Hansel opened the meeting at 1300 with the OPT members listed above and support members Barbara Nwokike and Nick Ugolini in attendance. Gary (illness) and Alan (wife's illness) were absent. Personal updates: Rick's white boat has turned gray and he's selling the red Miata; Robin's stressed and wants to be a heavy equipment operator; Barbara's wrestling with her taxes; Dave has no life but had a good checkup; Nick had airplane problems (cracked cylinder) and couldn't make the Bahamas trip; Nancy had a good time in Paris and survived the "new car fever"; Wayne's going to Spain; and Steve was wearing a pirate patch. After the personal updates, action items and the agenda were reviewed, and groundrules were read. The action item status is presented below:

1. **ACTION ITEM:** David, discuss new MOA with transfer with restriction and get back to the Team. **Status: Done**
2. **ACTION ITEM:** Nancy, give OU 2 Work Plan to John Richards for review and EPA input on speciation. **Status: Done**
3. **ACTION ITEM:** Mike Campbell, e-mail OU 2 Work Plan/data to Nancy. **Status: Done**
4. **ACTION ITEM:** Wayne, check with McCoy Golf Course Mgmt about required work on Golf Course. **Status: Done**
5. **ACTION ITEM:** Wayne, speak to South Florida Water Mgmt about working in wetland areas. **Status: Done**
6. **ACTION ITEM:** Bob/Robin, have data for OU 4 wells evaluated. **Status: Underway**
7. **ACTION ITEM:** David, meet with UIC people and other waste clean-up people about OU 4 Pilot Study. **Status: Ongoing**
8. **ACTION ITEM:** Rick, contact SOUTHDIV Nature Resource Dept about burning in pine groves. **Status: Done**
9. **ACTION ITEM:** Nancy/David, rewrite institutional controls paragraph in Business Plan. **Status: Done**
10. **ACTION ITEM:** Wayne, write cleanup issues for Business Plan. **Status: Done**
11. **ACTION ITEM:** Charleston Detachment to report 4th Qtr monitoring data by next meeting. **Status: Done**
12. **ACTION ITEM:** Steve, resample OU 3 wells before the Charleston Detachment digs in April. **Status: Done**
13. **ACTION ITEM:** All, review sample FDEP restrictive covenant and provide comments to David. **Status: Done**

CARRYOVERS

14. **ACTION ITEM:** Gary to issue letter re tanks (Aug 10 HLA letter), locate wells (SA 39). **Status: Gary to provide city and OUC notice of damaged wells.**

15. ACTION ITEM: Gary to contact City to dispose of excavated contaminated soil at 2273.
Status: Done

16. ACTION ITEM: David, provide comments on HLA RI and Natural Attenuation Tech Memo.
Status: Done

UST/IR UPDATE

Rick presented the UST/IR Update. Additional comments and action items are provided below:

Bldg 2036: HLA to recommend that a vac-truck to remove free product from MW-1.

Bldg 2040:

Action Item: Rick to confirm that temp well TW-01 did not contain free product during the 3/9/99 sampling.

Bldg 7241: Use of microwells as temporary wells is OK with FDEP.

Action Item: Dave to check and report back as to whether hand auger installed PVC pipe with screen is satisfactory with the State.

OU 2: Bechtel has an internal Work Plan prepared to cover the soil cover IRA.

Action Item: Robin to get back in touch with the golf course manager to discuss the upcoming work.

OU 4: The KMnO_4 treatability study will begin ~May '99.

SA 36: The site screening report will be out in ~2 weeks.

SA 2: The residents are concerned about the signage.

Action Item: Dave to check to see if the signs can be removed.

SA 17: There's a meeting in Charleston for 13 Apr 99 to discuss IRAs for SAs 17, 36, and 39.

SA 52:

Action Item: HLA to prepare fact sheet and mini-ROD.

TANK REMOVAL UPDATE

Nick presented the Tank Removal Update (see Handout #3). Additional notes are provided below:

Bldgs 2039, 2080 (tank #5), 7151: Tt NUS to sample.

Closure Reports: Tt NUS is preparing closure reports for applicable tank sites.

Temporary Wells: Tt NUS to install temp wells at 11 sites.

IRAs: All soil has been removed from the base.

Bldg 109 and the Golf Course: Tt to prepare closure reports and possibly perform tank removals.

TRANSFER UPDATE

Wayne presented the Transfer Status and Update. The Main Base transfer MOA is still under discussion between the Navy and City lawyers. The final MOA is needed for the FOST. It is expected to take 1-2 months to obtain FDEP and EPA review and comments of the FOST.

OU 1 QUARTERLY REPORT

The Charleston Detachment presented the OU 1 Quarterly Monitoring Report (see Handout #8). In the future, tables of results will have actual sample concentrations and reference values.

Decision: OU 1 Quarterly Sampling will be performed on a 6-month interval.

NAVAL DETACHMENT DIG & HAULS

The Detachment reviewed draft IRA Work Plans (Reference 9). Notes from the discussion are provided below:

- Florida Certified Clean Soil will be used for fill. The borrow will be sampled and analyzed full scan if not sampled by the supplier. Robin recommended that the FDOT Bridge & Highway construction specifications be referenced for quarry material.
- Fences don't require replacement at McCoy Annex.
- Work to start ~4/19-26.
- Reports to include discussion of sample collection, and deviations from the POP.
- SA 17: Keep all wells – a buffer of 5 ft will maintained around the wells.
- SA 18: HLA to identify/locate limits of excavation.
- SA 23: Cap off the culvert if not already done.
- SA 35: TRPH and As are > residential SCTLs. Discreet samples will be taken every 50 ft. ***FDEP has a new guidance on using the 95% UCL to calculate the average soil concentration (see reference #4). Soil with a 95% UCL < SCTL and a max concentration <3x SCTL is considered "health protective".***

Action Item: Tt to review existing data for SA 35 to see if only >3.0 mg/kg hot spots need to be removed (cleanup based on the 95% UCL).

Action Item: Tt to write up the technical approach for determining the 95% UCL after soil removal.

- SA 37: Confirmation samples to be taken. No compaction of backfill.

- SA 40: To start, a 10'x10' area with As hits will be removed. HLA to stake the sample points. The soil will be taken to OU 2.

RAB MEETING

Wayne chaired the RAB Meeting in Gary's absence. The Detachment presented the proposed haul routes for soil being taken from the MB Golf Course to OU 2.

18 Mar 99

TIER II UPDATE

John Kaiser presented the Tier II update:

- Teams are to continue using facilitators in meetings and conference calls. Feedback will be provided to Peter Hess on the value of facilitation during conference calls.
- A partnering workshop was held (Dave attended).
- Tier II minutes will be place on the web.
- DERA funds to be frozen; BRAC funding is not affected.
- Finalized attributes of self-directed teams to be published next month.
- Wayne presented the NTC story at the Tier II meeting; the Jacksonville team also made a presentation.

NAVAL DETACHMENT DIG & HAULS (Cont.)

- SA 40: Soil will be taken to McCoy Annex; samples will be taken on 50' interval and analyzed for PAHs and As.
- SA 8: Metal buildings to be saved need to be removed prior to soil sampling.

Action Item: Gary to check on building removal

Three non-As hot spots to be removed and cleanup to meet non-residential standards.

Action Item: Tt to reevaluate cleanup in light of the 95% UCL determination to define the dig area.

Action Item: After the IRA removal, Tt to run the 95% UCL calc to determine if the cleanup is complete.

OU 4

Gary needs to process dig permits while he has the people.

OU 3 – RESPONSE TO COMMENTS ON THE DRAFT FS

EPA (Nancy) has provided comments on the report. Dave had questions on the retardation of As and the effect of the lake elevation, and indicated that more FDEP comments will be

provided. A ROD specifying groundwater monitoring will be prepared after soil removal and confirmation sampling.

PAH SITES (SAs 17, 18, 36, 39)

A meeting in Charleston to discuss IRAs for the PAH sites is scheduled for April 15.

- SA 17: Needs further groundwater delineation; monitoring wells will be installed during the IRA (soil removal).
- Work plans for SAs 17 and 36 on hold pending decisions on the IRAs for these sites.

Action Item: Tt to prepare investigation work plans for SAs 18 and 39.

MONITORING WELL ABANDONMENT

(Refer to reference #6) The Developer will be given Rick's phone no. All monitoring wells to be protected. HLA to remove unnecessary wells. HLA to document wells that are destroyed or lost. The Developer Transition Manual will be updated after the IRAs and well abandonment are completed.

INSTITUTIONAL CONTROLS

EPA is coming out with a policy statement. ICs will be discussed with the Developer as to what ICs they can accept. Restrictive covenants (62-770) are between FDEP and the new owners. The OPTs job is to prepare FOST (which may be attached to the deed) and EBS.

Action Item: Nancy to provide discussion of ICs in writing and present to the Team at the April meeting.

OPT FUTURE

Completion schedule for SAs/OUTs:

- A timeline for every parcel must be prepared by Wayne/Barbara. Remedial projects have to be funded by FY 2001.\
- The Team will continue to meet monthly for the next 1-1 ½ years (review in ~6 months).
- Membership: BCT, CLEAN I and III contractors, RAC II, RAC I (as needed)
- A caretaker office will be set up by SOUTHDIR to replace Gary. The caretaker will be a civilian or temporary employee.
- The Final BRAC Cleanup Plan will show the sites where remediation has been completed, the parcels transferred, and ongoing actions (monitoring).

GOAA VISIT

GOAA (Cindy Sellers, Steve Pue, and Tom Maurer) met with the Team to address concerns regarding contaminated water moving into GOAA property. A letter from the South Florida Water Management District (reference #10) was handed out and discussed. GOAA was told that the hydrologic model based on the pump test and groundwater elevation data indicates that groundwater from the landfill is intercepted by the drainage canals between OU 2 and GOAA

property. Creation of stormwater retention ponds on GOAA property is not expected to alter the interception of groundwater by the canal.

Action Item: Tt to provide a writeup of UXO scan prior to the well installation, describing the methodology, and providing the name of the driller who installed the wells.

Action Item: Wayne to provide to GOAA a copy of the response to Herndon residents' concerns about signage.

DEVELOPER VISIT

The Orlando Partners represented by Dick Shields et al. met with the Team.

- Shields said that the *Developer Transition Manual* is helpful but requested that the issue date be indicated.

Action Item: Steve to assign a date to the next revision of the Manual.

- SA 35: The Developer will demo buildings, if desired.
- Irrigation wells will closed by the Developer.
- ICs/covenants: The Developer wants to ensure that language meets health and safety requirements but allows development to take place. Wayne wants to send covenants to regulators for review (expected to take 1-2 months).

Shields described the development scenario assuming transfer on 4/30. The demolition contractor will notify the asset recovery sub who will remove items with value. Asbestos abatement will be performed in a couple days and recycle initiated. The demolition phase is expected to take 4-6 months. The Developer wants to coordinate the transition and will provide space, phone, and computer lines for the BEC. The Developer will be meeting with its environmental insurance carrier and Wayne is invited to the meeting. Arsenic remediation of the Golf Course is on a separate path and schedule.

CLOSE-OUT AND CRITIQUE

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OPT managed OK without facilitator Good information exchange with GOAA, City of Orlando, and Developer Finished agenda Wayne provided good leadership	Hot room Missing team members Wayne's answering machine is suspect Detachment's OU 1 table

OPT MEETING AGENDA

April 21 -22, 1999
Oak Ridge, TN

Team Leader:	Steve McCoy	Expected support/guests:	
Recorder:	Nancy Rodriguez		Barbara Nwokike
Timekeeper:	Rick Allen		Mike Campbell, B&R

<u>Time</u>	<u>Subject</u>	<u>Objective</u>	<u>Lead</u>
April 21			
0800	Check In, Action Item Review	Administration	SM
0845	UST/IR/Transfer Updates	Info Transfer	RA/WH
1000	Break	Recycle	
1015	Training	Improvement	SG
1115	Well Abandonment	Info Transfer	RA
1145	Lunch	Sustenance	
1300	OU 2 RI Comments	Discussion	SM
1400	Institutional Controls	Info Transfer	NR
1430	OU 3 Groundwater Data	Info Transfer	SM
1500	Break	Leg Stretch	
1515	SA 8 & SA 35: Soil Cleanup Evaluation (95% UCL)	Info Transfer	SM
1545	OU 3 FS	Comment Resolution	RA
1645	SA 54	Finalize report	RA
1715	Adjourn		
April 22			
0830	Agenda Review-	Admin	SM
0900	SAs 17, 36, 39 IRAs	Discussion/Decision	WH
1000	Break	Bladder Deflation	
1015	SA 18, 39 – Investigation Recommendations	Discussion/Decision	SM
1100	OU 4 RI	Comment Resolution	RA
1200	Lunch	Energy Replenishment	
1300	OU 4 Treatability Study	Discussion	DG
1330	Bldg. 369/TRPH	Discussion/Decision	DG
1430	Close-out, Agenda, Critique	Admin	SM
1530	Adjourn		

ACTION ITEM SUMMARY
- March '99 Meeting -

CARRYOVERS

1. *ACTION ITEM:* Bob/Robin, have data for OU 4 wells evaluated. **Status: Underway**
2. *ACTION ITEM:* David, meet with UIC people and other waste clean-up people about OU 4 Pilot Study. **Status: Ongoing**
3. *ACTION ITEM:* Gary to issue letter re tanks (Aug 10 HLA letter), locate wells (SA 39). **Status: Gary to provide city and OUC notice of damaged wells.**

NEW ITEMS

4. *ACTION ITEM:* Rick to confirm that temp well TW-01 at Bldg 2040 did not contain free product during the 3/9/99 sampling.
5. *ACTION ITEM:* Dave to check and report back as to whether hand auger installed PVC pipe with screen is satisfactory with the State.
6. *ACTION ITEM:* Robin to get back in touch with the golf course manager to discuss the upcoming work at OU 2.
7. *ACTION ITEM:* Dave check to see if the signs can be removed from SA 2.
8. *ACTION ITEM:* HLA to prepare fact sheet and mini-ROD for SA 52. (Note: Responsibility for this action has been switched to Tt.)
9. *ACTION ITEM:* Tt to review existing data for SA 35 to see if only >3.0 mg/kg hot spots need to be removed (cleanup based on the 95% UCL).
10. *ACTION ITEM:* Tt to write up the technical approach for determining the 95% UCL after soil removal.
11. *ACTION ITEM:* Gary to check on building removal from SA 8
12. *ACTION ITEM:* Tt to reevaluate cleanup at SA 8 in light of the 95% UCL determination to define the dig area.
13. *ACTION ITEM:* After the IRA removal from SA 8, Tt to run the 95% UCL calc to determine if the cleanup is complete.
14. *ACTION ITEM:* Tt to prepare investigation work plans for SAs 18 and 39.
15. *ACTION ITEM:* Nancy to provide discussion of ICs in writing and present to the Team at the April meeting.
16. *ACTION ITEM:* Tt to provide to GOAA a writeup of UXO scan prior to the well installation at OU 2, describing the methodology, and providing the name of the driller who installed the wells.
17. *ACTION ITEM:* Wayne to provide to GOAA a copy of the response to Herndon residents' concerns about signage.
18. *ACTION ITEM:* Steve to assign a date to the next revision of the Developer Transition Manual.