



PADUCAH GASEOUS DIFFUSION PLANT CITIZENS ADVISORY BOARD

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Paducah Gaseous Diffusion Plant Citizens Advisory Board Meeting Minutes October 19, 2006

The Citizens Advisory Board met at the CAB office in Paducah, Kentucky, October 19, 2006, at 6 p.m.

Board members present: John Anderson, Judy Clayton, Shirley Lanier, Bobby Lee, Linda Long, Janet Miller, Elton Priddy, John Russell, Jim Smart, Rhonda Smith and James Tidwell

Board members absent: Allen Burnett

Ex Officio members and related regulatory agency employees: Brian Begley, Bill Clark, Jon Maybriar, Kentucky Division of Waste Management; Doug Dawson, Kentucky Department of Fish and Wildlife Resources; David Williams, Environmental Protection Agency; Steve Hampson, John Volpe, Kentucky Radiation Health Branch

Deputy Designated Federal Official: Reinhard Knerr

Portsmouth/Paducah Chief Operating Officer: Rachel Blumenfeld

DOE Interim Federal Coordinator: Mitch Hicks

DOE-related employees: David Ashburn, Jeannie Brandstetter, Tracey Brindley, Yvette Cantrell, Kim Crenshaw, Craig Dowdy, Bruce Gardner, Michael Gerle, Steve Kay, Steve Manning, Russell McCallister, John Morgan, Bruce Phillips, Steve Polston, Eric Roberts and Joe Tarantino

Ten members of the public attended the meeting.

Agenda

Kay asked for modifications to the agenda. **The Board adopted the agenda as submitted by consensus.**

Minutes

Kay asked for modifications to the draft September minutes. **The Board approved the minutes as submitted by consensus.**

Deputy Designated Federal Official *Attachment 1*

Knerr introduced Mitch Hicks of the U.S. Department of Energy (DOE) Site Office. Hicks will be serving as Federal Coordinator.

Knerr provided the project updates to the Board. Questions and answers (paraphrased) appear below.

Knerr introduced Tracey Brindley of Paducah Remediation Services (PRS) to discuss an overflow at the C-613 Sedimentation Basin during a rain event in late September.

Questions/Comments	Answers
Russell: There is no water entering the sedimentation basin except runoff water from the scrap metal project.	Knerr: That is correct.
Smart: The emergency spillway only overflows when it exceeds the 10-year flood design.	Knerr: That is correct. It has overflowed twice; both times were during the summer of this year.
Lee: Were samples taken during the emergency overflow?	Bill Clark: Yes, samples were taken at the emergency spillway. Knerr: When a spill occurs, Kentucky is immediately notified and samples are split between DOE and the state. Volpe: The radiation program takes samples every six hours at three sampling points in the northwest corner. Those samples are recorded in the Annual Report, which is available to the public.
Lee: What did the data for the water samples show?	Brindley: At the outfalls, the suspended solids were near 100 milligrams per liter (mpls) and 200 mpls at the basin at the time the rain was coming in. Uranium data was consistent with what it has been at .2 mpl at the outfall and .4 mpl at the basin, which is typical in the split sampling over the past four months. The solids were higher than what normally is expected but there was no difference in any other levels.
Russell: How would you account for no change in the uranium if there was a difference in the suspended solids?	Brindley: The uranium is not dissolved. Knerr: Uranium is dissolved in the water where it is not in the suspended solids.
Russell: Normally the flow is one million gallons of water per day and that day it was over eight million gallons. The rain didn't bring the uranium. Where did the uranium come from?	Knerr: We will get an answer.

<p>Smith: Please update the CAB on Whitfield attending the Scrap Metal completion event.</p>	<p>Knerr: DOE is looking at having a media event on completion of removing the scrap metal from the scrap yard and to have Rep. Whitfield present. The event has been postponed until the last train of scrap is shipped off site within the next few weeks.</p>
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Ex-Officio Comments

Maybriar had an action to supply the CAB with the Agreement in Principle (AIP) data collected at four locations. Problems have been pointed out with the data, so it will be evaluated and he will try to provide it at the November CAB meeting.

Williams said the EPA signed off on the 2006 Site Management Plan (SMP) on Sept. 29 with a comment to incorporate additional milestones in the 2007 SMP.

Williams has learned of the possibility of obtaining a grant to help communities in forming revitalization plans. He is uncertain if those plans would be applicable to Paducah, but he will forward the information to the CAB. The application needs to be submitted by Nov. 1.

Smith said according to the EPA Web site, there are 2,000 sites on the environmental indicator list, and Paducah is the only site that is out of compliance on both human health exposure and groundwater contamination migration. Williams said EPA grew concerned when human health exposure was not under control by August 2005. Under the Resource Conservation Recovery Act (RCRA) program, the state has the authority to designate if either factor is under control. Thus, they have worked with DOE to control human health exposure by using additional sampling and signage. Maybriar said the state has been talking with EPA and other DOE facilities to see how other sites achieved compliance in the human health category. Savannah River and Hanford placed signs near creeks to notify the public of potential contamination. There is not enough data to say with certainty that the creek is contaminated, so regulators are coming up with language to say that the data indicates there “might be” contamination.

Russell asked if new signage and fences had been placed at Section Five of the North-South Diversion Ditch. Brindley said those signs have been in place for a while. She said some of the area was cleared during surface water sampling and the signs may be more visible. Russell said most of the vegetation in that area was removed last year and he thought the signs might have been replaced. Blumenfeld said she would check. Maybriar asked the CAB their thoughts on seeing additional signs along the creek. Lee said the public should be notified. Maybriar said the current signs say contamination is present and he is uncomfortable with that because he does not believe that there is any one spot that can be pointed to that is contaminated because of the nature of sediment. There is not enough information to positively say the creek is contaminated so they are trying to be as protective as they can. Smith asked if additional signs would help Paducah meet environmental indicators. Maybriar said other sites had achieved approval by doing so, and Smith suggested erecting the signage. Miller suggested asking the plant neighbors what they would like to see.

Lee said the CAB could ask that question on the CAB's Annual Survey. Maybriar said Kentucky and DOE need to make sure this is the path forward before anything is put on a survey. Williams said there is a need for timeliness for this to be accomplished. Blumenfeld said they would update the CAB on this issue at the next meeting.

Maybriar said the state had issued a letter of nonconurrence on the Southwest Plume Site Investigation report to DOE. That means that Kentucky has some concerns and wants to discuss the technical issues with DOE. If the document goes into formal dispute it goes beyond the site level and people in Washington will be making the decisions. Lee reminded members that DOE's model says trichloroethylene (TCE) is naturally attenuating; EPA and the state disagree. Knerr said DOE is working with Savannah River for presentations on attenuation to provide to EPA and Kentucky on the issue. Maybriar said he has never heard DOE say that the TCE will just go away; Kentucky just doesn't have substantial data. They need more information, which DOE is providing. Volpe said the University of Kentucky is going through a data quality objectives approach on the degradation issue. They are working with DOE and bringing in specialized individuals from Idaho on November 2 to address the issues. All of the agencies are involved in the process.

Williams said the EPA looks at it from a policy standpoint, not from the purely technical standpoint. Different from Idaho and Savannah River, at Paducah the plume has left the reservation.

Public Comment

Doris Lamb asked for an update on the Land Acquisition Study. Blumenfeld said the first draft is going through internal review. After internal review, it will be shared with the public and there will be a public meeting. Maybriar asked if the study would be available to the public before the meeting. Blumenfeld said she would answer that at the November CAB meeting. Lamb asked how copies of the document would be made available to the public. Blumenfeld said DOE will make distribution on the document as well as having documents available at the Environmental Information Center (EIC).

Vicki Jurka said Paducah is being treated the same as other sites such as Savannah River, Rocky Flats and Hanford, in spite of the fact that PGDP neighbors are in much closer proximity than neighbors at other sites. She said research indicates the majority of contaminants found in Paducah pose significant risk to human health, but very little data is collected from private properties by DOE and only select contaminants are looked at in monitoring wells. She said few health tests are done on the local human population; most data is extrapolated from species in the West Kentucky Wildlife Management Area. She suggested the public should write Congress and say EPA and DOE should not receive funding on health risk issues in Paducah. She said the CAB, EPA, the State and DOE have not taken into consideration how the public health at the Paducah Site is affected. Jurka wants to know if the CAB has funding for an expert who understands the hazards of radionuclides, chemicals and metals to human health. She said the public would like to see the CAB do something for the community.

Blumenfeld countered that human health is taken into account at this facility. EPA and the state accomplish that from a chemical, hazardous and radiation perspective. Site-specific risk analysis looks at the location and levels of specifically identified contaminants of concern as well as receptors. DOE knows there are creeks children can play in, adults may ride horses through or people may fish in and they look at the level of contaminants and calculate risk with reference to levels set by regulatory agencies. People do look at the health and risk associated with the contaminants that may be present here.

Jurka said data needs to be gathered in the places where people live.

Smith asked Dr. Volpe if he had any information that could clarify or help the public understand what the actual human health element is. Volpe said the sampling approach, where the sampling locations are, why the locations were put there and how they are used to protect human health can be provided. The Radiation Health Branch bases its work on public health; not environmental health. The placement of eight or nine automatic samplers is based on the plume maps to determine where the most data can be gathered. These supply sufficient data to determine if citizens are exposed to elevated levels of contaminants. Samples are taken every six hours in the creeks surrounding the facility at locations where all of the agencies believe are the best and most cost-effective locations.

Jurka said she had contacted the Radiation Health Branch for data on airborne plutonium.

Volpe said he would bring Jurka the information at the November meeting. Smith asked Volpe if he would be available during the first part of next year to give a presentation on past data and other data that is available through the Radiation Health Branch. Volpe said the 2005 data should be available at that time. Kay asked that specific requests or questions on past data be sent to CAB staff.

Maybriar said he is concerned about human health. He said funding is limited, but the cabinet will perform tests at a person's property on request if the land is located on the DOE footprint.

Jurka said human health testing should be included. Volpe said he would take her concerns back to the Radiation Health Branch. Russell said Jurka is not asking for what has been done, she is asking for new things to be done. Long asked if the reports would be in easy-to-understand language and asked when the air monitors were placed at the site. Volpe said the monitors were placed at the site about 10 years ago; he will bring maps to show the location of the monitors.

Ruby English said it is a shame that the plant neighbors live in a community where they are unable to get medical attention although the workers do. She said the neighbors are the net catching contaminants in the air, water and the ground. She asked that somebody do something for the neighborhood instead of wasting money. Long said the neighbors downwind at other sites get physicals regularly. Nobody here will bother to check what other sites are doing for their public and the federal courts are not going to help. Clayton asked if

there is data that shows the cancer rate here versus nationwide. Volpe said he is not an epidemiologist but he will take the question back to the Radiation Health Branch.

Smith said the CAB needs the public’s help in gathering information, sharing that information and pointing the CAB in the right direction of people that they know could help the CAB. She said Jurka and English are correct, if the CAB can’t do any more than what they are doing for the community then the CAB shouldn’t be here. The CAB needs additional board members who are willing to do the work.

Task Forces/Presentations

Williams provided a presentation on the Cecil Field Development to the Board (*Attachment 2*). Questions and answers (paraphrased) appear below.

Questions/Comments	Answers
Maybriar: When this was going through the redevelopment process and there were areas that had some industrial level of contamination, what prevented somebody from going in and doing some type of landscaping in that area or working on a broken water line?	Williams: Land use controls. The real estate industry becomes heavily involved along with legal. That is one of the reasons why land use controls are so important because EPA is one of the key components in the transfer of federal properties and making sure land use controls are in place.
Volpe: What are the employment levels now versus pre-closure levels?	Steve Manning: They have been very successful in getting industry to relocate there. Not all of the military jobs were replaced but all of the civilian jobs were.
Smart: Was the groundwater remediated within 20 years?	Williams: Homes can be built over contaminated groundwater plumes if sub slab ventilation systems are used or if the foundations don’t go below a certain level. That goes for contaminated soils as well. Gardens cannot be planted in certain instances or certain vegetables can’t be grown. It would be very helpful to have a blueprint in place for Paducah when entering into the Comprehensive Sitewide Operable Unit.
Miller: Was the parcelization based on contaminant remedies?	Williams: Partially. It was also based on current infrastructure.

Waste Disposition/Water Quality Task Force

Lee said the task force discussed a draft recommendation based on Gary Vander Boegh’s allegations of free liquids entering the C-746-U Landfill. Maybriar said in response to the letter sent to DOE by Kentucky Division of Waste Management (KDWM), DOE asked for additional time to respond to the allegations and they were not sure of the length of time that

would take. Blumenfeld said PRS is reviewing logbooks, records and e-mails to have a complete and comprehensive answer. DOE is hoping to extend their deadline for a response to the letter. Maybriar said when KDWM received the allegations, Paducah inspector Gary Morgan was brought in to see if violations had been issued at other facilities based on photographs and allegations. They couldn't substantiate the photographs to issue a notice of violation and are awaiting DOE's response to the allegations. Lee said the task force has different viewpoints on the recommendation.

The Kentucky Pollutant Discharge Elimination System (KPDES) permit was discussed at the task force. An extension was not given for public comment on the permit and the task force doesn't feel like the public was given time to process the changes. Smart will draft a letter to the Division of Water and DOE may be appealing the extension. Maybriar said he was told that this type of permit is a "bean" that the Division of Water needed to submit to EPA quickly as part of the grant process. Smart asked Williams to find out the impetus for the issuance of the permit from an EPA standpoint. Williams said he would check on the information and send to CAB staff. He said he was disappointed that EPA did not have anyone attend the hearing from that program.

PRS prepared a list of geographic information system (GIS) requests from Lee. The GIS database is a way to visualize what areas of the site are going to be eligible for reuse. Russell is preparing some scenarios for what he'd like to see for future use especially in the recreational area. Lee asked for all members to send requests to her to be forwarded to Brindley.

Smith said she asked Tidwell to field any Community Outreach information in Burnett's absence on human health issues.

Action Items

Lee said the draft recommendation to DOE on the landfill allegations is pending based on the response from DOE to KDWM's letter.

Maps were provided indicating the acreage of the Northwest quadrant of the site that has runoff to the sedimentation basin. The maps indicate that when the basin overflows, it is engineered to do so and does not bypass Outfall 001.

Brindley said there is an estimated depth of one foot of sediment in the sedimentation basin. Lee asked at what point the basin would be cleaned out. Brindley said the Operations and Maintenance document specifies that it would be cleaned out when the depth reaches four feet. Lee asked where the sediment would go. Brindley said it would be disposed of where appropriate based on characterization. Lee asked if the sediment is being sampled. Brindley said a sample was pulled last week to get an idea of the characterization. Miller asked if the CAB could review the data when received. Brindley said the validated data should be received in a couple of months. Lee asked that the data be e-mailed to Miller.

Smith said the request for EPA and Kentucky correspondence would be discussed at the retreat. Maybriar said if the State's comments were sent to the CAB, they would ask that they remain at CAB level and not be distributed to the public until the document is finalized. He is concerned that the negotiations would end up in the paper. The public can request the comments through the Freedom of Information Act. Blumenfeld suggested that the CAB request a presentation or briefing on the issues from the state and EPA on each document. Smith said that could be discussed at the retreat as well.

Lee said limiting the DDFO presentation to 15 minutes and including issues the CAB could help with would be discussed at the retreat. Blumenfeld said DOE is open to ideas. Knerr said he has had discussions with Hicks on how to involve the CAB in various projects.

Knerr said the unused CAB money from FY06 would be carried over to the FY07 budget. Smith asked if the CAB needed to set aside money for PRS to provide support to the CAB on special projects such as maps. Knerr said PRS provides ongoing support for DOE to support the CAB but additional funds would need to be set aside for additional support. Blumenfeld said DOE would talk to the CAB on how they want to manage that money.

Lee said Russell would be preparing additional requests for the GIS database.

Blumenfeld explained that there is not an opportunity for a separate review of the Land Acquisition Study by the CAB prior to the public comment period. She said the Executive Committee could be briefed.

Smith said Burnett is researching the "off-site dump maps" requested by Gary Vander Boegh. She said the request was assigned to the Community Outreach task force.

Blumenfeld said under the current baseline for Uranium Disposition Services (UDS), construction is scheduled to be completed by August 2007 and an operational readiness review would follow, which would take about six months. The current contract runs through 2011 and once construction and the review are complete, UDS will continue to operate through 2011 when the contract could be rebid. Miller requested that DOE forward this information to Jurka.

Maybriar said the AIP data will be evaluated further and if possible, presented to the CAB in November.

Blumenfeld said DOE is required to do a groundwater assessment due to an exceedance at the landfill. DOE submitted a letter to Kentucky on what areas would be targeted. A schedule extension was requested by DOE and granted by the state due to the number of analytes to be collected, the number of monitoring wells to be sampled and the time it takes to turn the samples around. Results of the groundwater assessment will be a few months out. Miller said the request was to see the letter indicating DOE's plan for the assessment. Knerr asked if the task force would like a presentation on the groundwater assessment. Smith said she would check with Burnett to see if he would want a presentation at the task force or at the Board meeting.

Administrative Issues

Smith introduced Eric Roberts, CAB support staff. He will replace Jeannie Brandstetter, who resigned on Oct. 20.

Smith asked Hicks to introduce himself. Hicks said he is the Health Physicist for Paducah and Portsmouth. He spent 20 years in the U.S. Air Force then came to work for DOE. Blumenfeld said Dave Dollins is no longer the Federal Coordinator for the CAB but he is still at the DOE Site Office focusing on technical projects.

Review of Workplan and November Agenda

Blumenfeld said she would contact Rich Bonczek to see if the Land Acquisition Study could be presented in January. The document will not be available before the November CAB meeting. Smith asked if the SMP would be presented at the November meeting. Blumenfeld said they had not yet received approval on the document from the state. Smith asked if PRS could give the CAB an overview on their staffing, transition, and safety issues. Blumenfeld asked for specific questions for PRS. Lee said Cantrell was planning to provide a fact sheet on the Community Relations Plan. Blumenfeld said after the review of the fact sheet, if the CAB would like a presentation, it could be scheduled for a future agenda item. Miller suggested a presentation on DOE's plans for the groundwater assessment for the November agenda. Blumenfeld said substantial information may not be available, but Knerr will check with PRS to see.

Budget Review

Smith said a draft 2007 budget was received from EHI for discussion at the Executive Committee meeting. Budget issues are also on the retreat agenda.

Subcommittee Report

Executive Committee

Smith said one membership application has been received.

Kay said a letter composed at the chairs meeting to James Rispoli, Assistant Secretary for Environmental Management, requires a vote to authorize the chair's signature on behalf of the CAB. Smith said the letter recommends including public participation in technology development and deployment at DOE sites. **The letter was approved for Smith's signature by consensus.**

Retreat

Smith said the Annual Planning Retreat is scheduled for November 3 and 4 at Paris Landing State Park. The draft agenda and directions are in the packet for review. Nine members are planning to attend. Trawick asked if the CAB would like a brief presentation from EHI.

Smith said a 5-10 minute presentation would be fine but the CAB would need help in facilitation. Kay asked if there were any other changes to the draft agenda. Smith said the agenda will be finalized at the Executive Committee meeting. Lee asked if the Community Relations Plan fact sheet could be available at the retreat. Cantrell said yes. Smith asked if the CAB could be provided the 2007 draft milestones from the SMP. Blumenfeld said 2007 milestones have not been identified. She said Knerr would check with Dollins to see what is usually provided to the CAB prior to the retreat.

Other

The Executive Committee will meet Oct. 25 at noon.

Smith said the Board received an appointment letter from Doug Frost naming Knerr DDFO.

A list of documents available at the CAB Office and EIC since the last CAB meeting is in the packet.

Smith said this meeting would be Long's last CAB meeting and commended her on 10 years of service to the Board.

The meeting adjourned at 9:15 p.m.

Progress at Paducah

Paducah Citizens Advisory Board

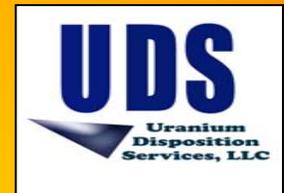


Reinhard Knerr
Paducah Site Office Lead
October 19, 2006



October Highlights

- Materials Disposition
- Northwest Corner Scrap Metal Project
- C-410/420 D&D
- Inactive Facilities
- DUF6
- C-613 Sediment Basin



Northwest Corner Scrap Metal Removal

- Final pieces of scrap metal being removed
- 53-car train left site October 12
- Demobilization activities continuing:
 - Decontamination of equipment used to remove scrap metal
 - Clean-up of construction facilities
 - Grading and seeding of scrap yards



Some of the last remaining scrap metal on the ground is lifted into a truck for transport to the rail siding



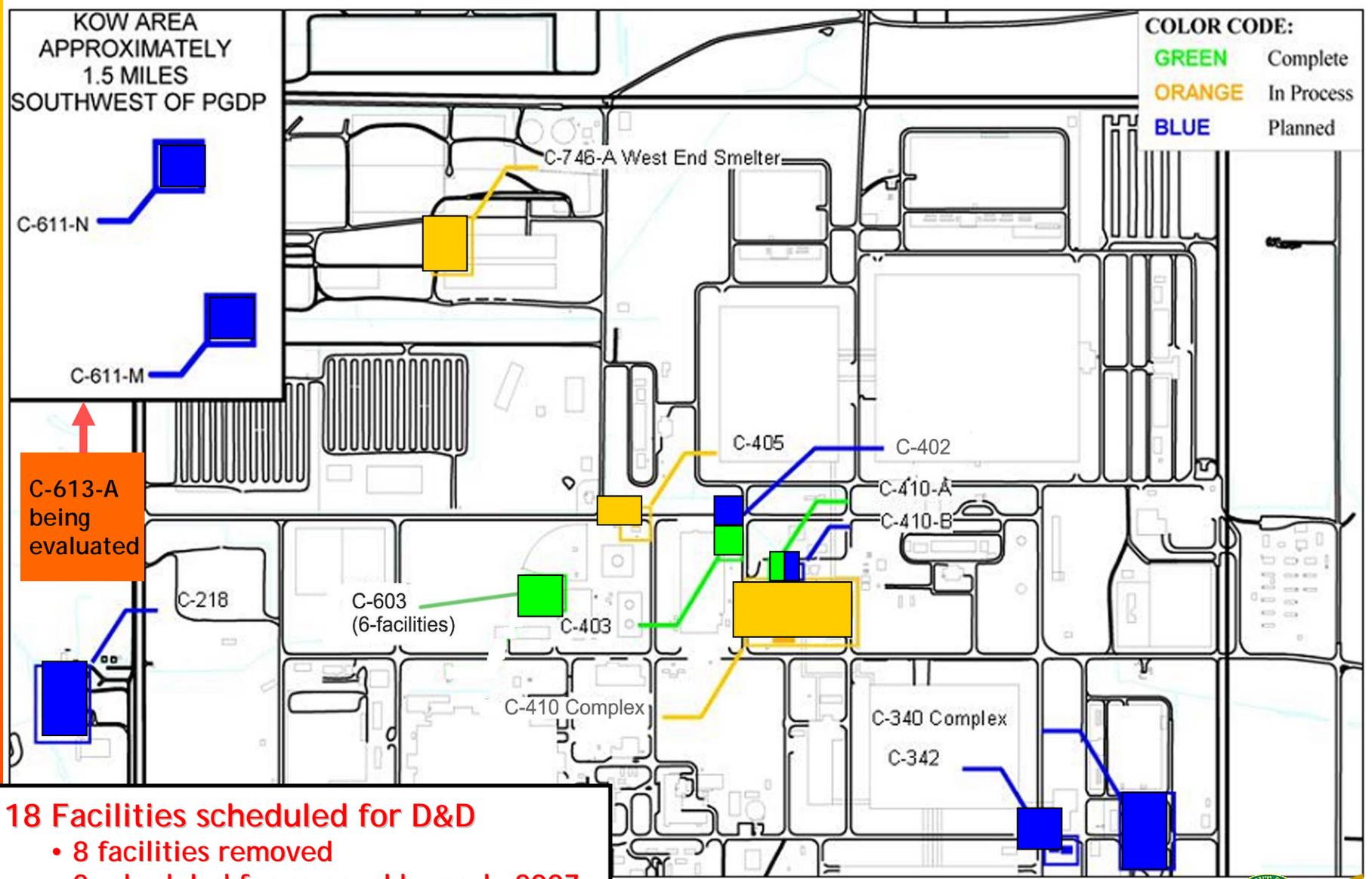
Northwest Corner Scrap Metal Removal



October 2006



Decontamination and Decommissioning

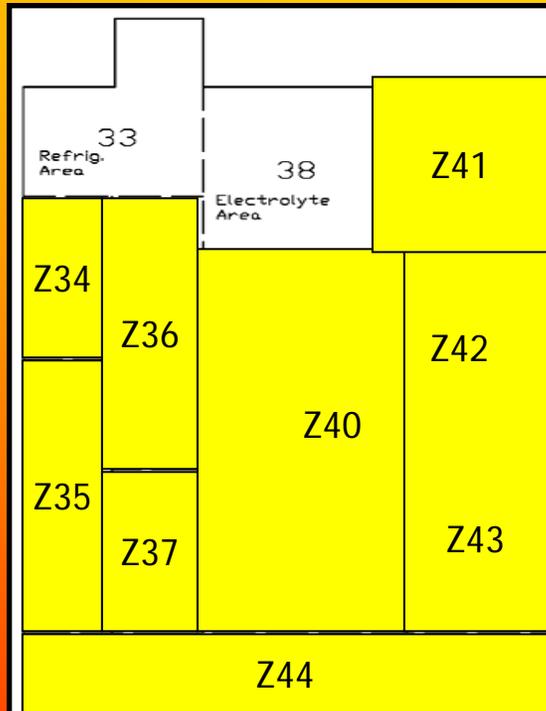
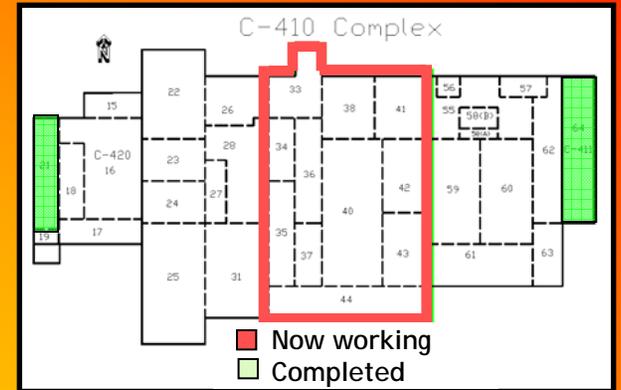


- 18 Facilities scheduled for D&D
 - 8 facilities removed
 - 2 scheduled for removal by early 2007
 - 1 facility being evaluated for D&D

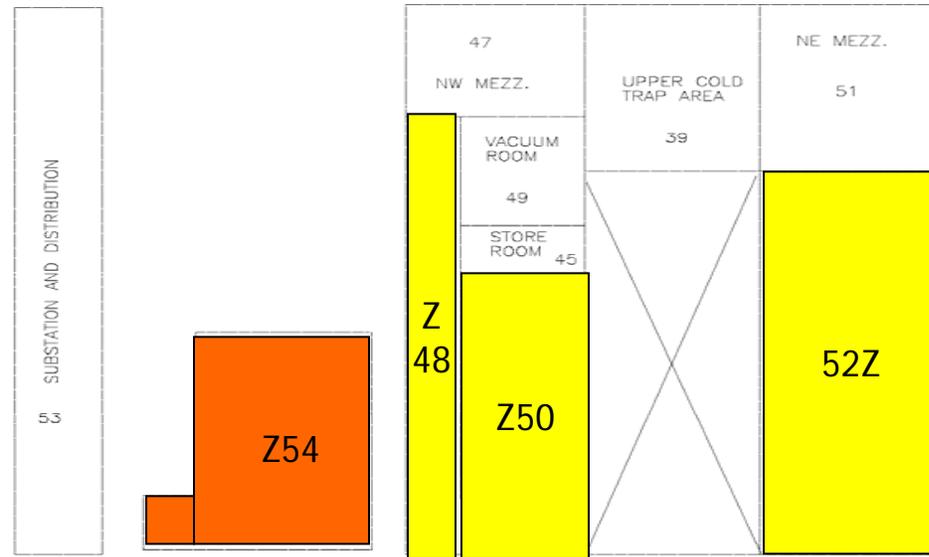


C-410/420 D&D

- Piping/equipment removal underway
- Asbestos Abatement underway
- Areas where work has not started

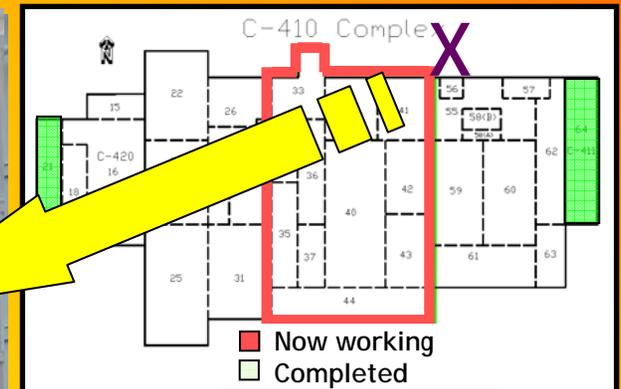


Location of Sectors 2 and 3 within the C-410 Complex



C-410/420 D&D

- Continued packaging of debris and waste materials
 - In September, more than one semi-trailer equivalent loaded and shipped
 - ~14 semi equivalents packaged since January (more than half disposed of)
- Continued to remove asbestos, utility piping and equipment

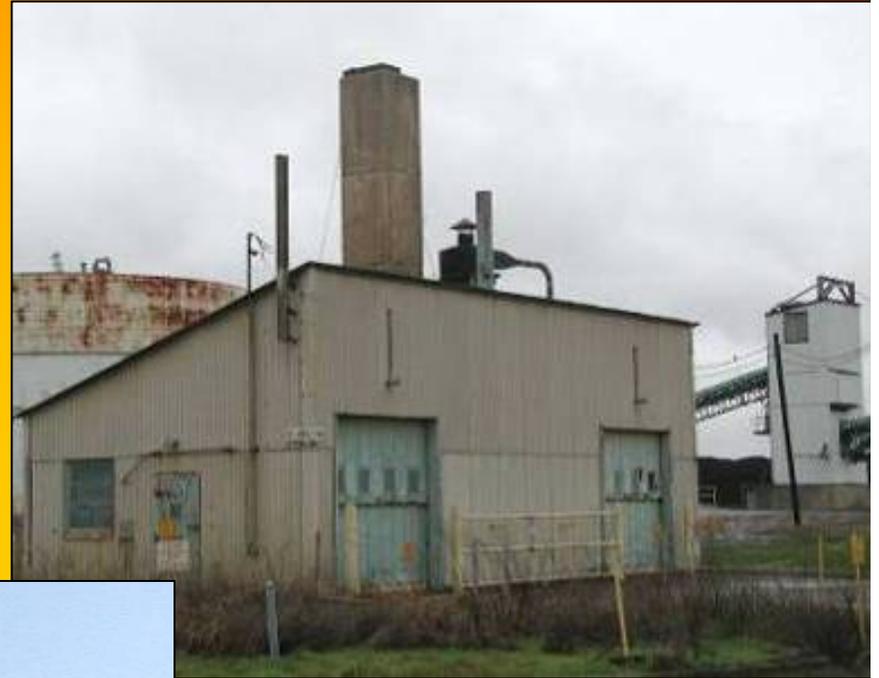


Duct work on the back side of C-410 was damaged in a September storm; it has been removed



Inactive Facilities

- Scheduled for demolition in the next few months:
 - C-405 Incinerator
 - C-746-A West End Smelter



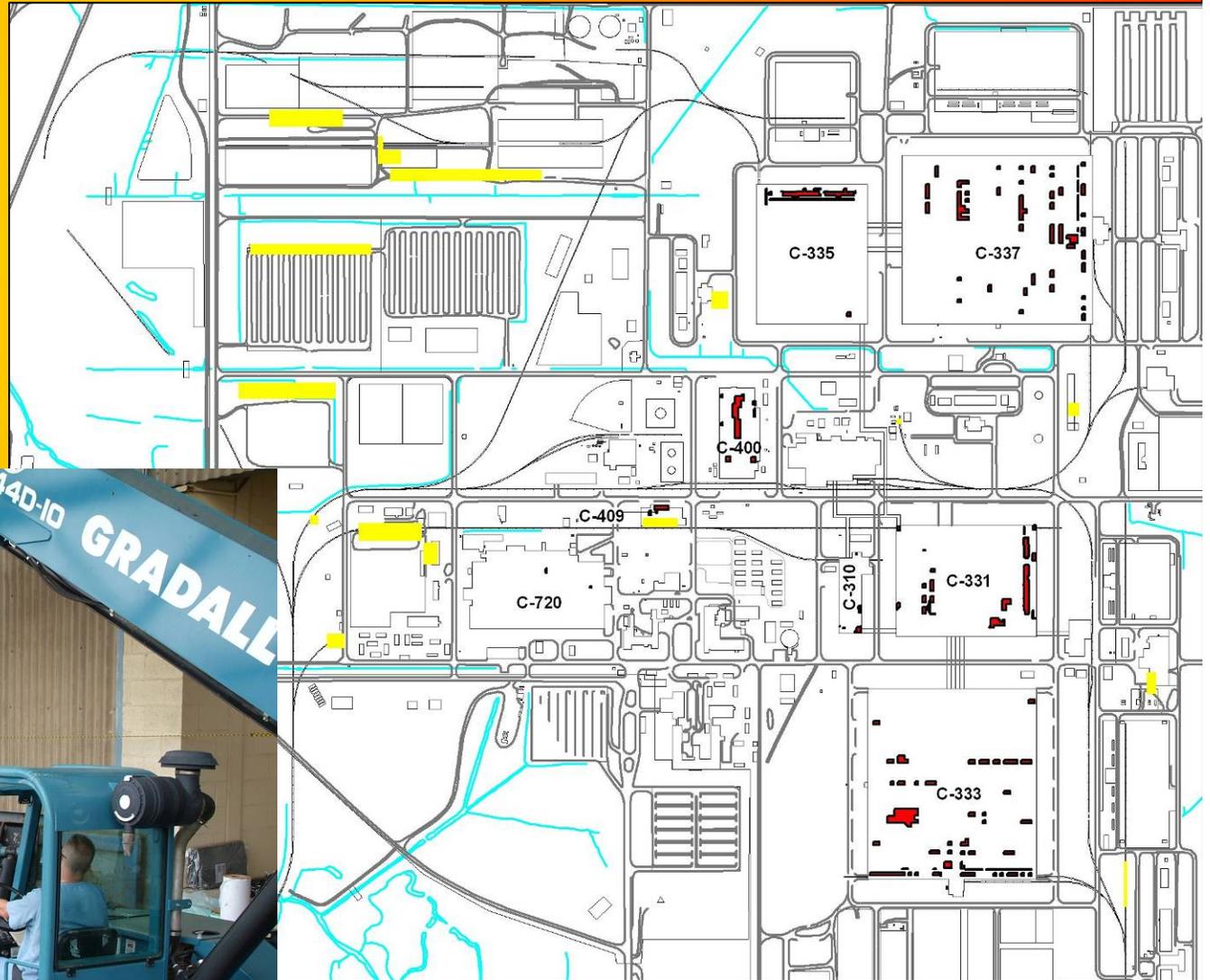
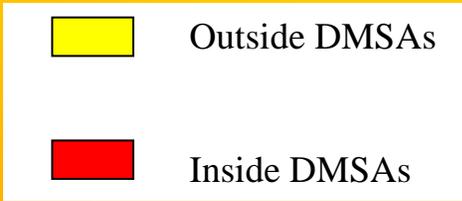
C-405 Incinerator



C-746-A West
End Smelter



DOE Material Storage Areas



Loading a waste container for shipment



DOE Material Storage Areas

DMSA Characterization

 **33 Priority A**
100% Complete



 **11 Priority B**
100% Complete



116 Priority C
25% Complete

Risk-Based Priorities

Highest potential risk --
Eliminate known potential exposure risk to on-site workers and the environment, included all 17 outside DMSAs

Medium potential risk --
These DMSAs hold uncharacterized containers that may contain RCRA or TSCA waste

Lowest potential risk --
Remaining areas, low potential risk, such as miscellaneous process equipment, LLW, UF₄, etc.

Implementation Process

Identify DMSA Contents



Characterize Contents
• Analytical sampling or
• Process Knowledge



Determine Disposition Destination



Package Material/Waste to Meet WAC



Ship to disposal site

Disposition

Priority A
85% Complete

Priority B
53% Complete

Priority C
15% Complete

Characterization ~79% completed

Disposition ~54% completed



Legacy Waste Disposition



V-Pad shown in early October



Environmental Projects

Burial Grounds Operable Unit

- Conditional regulatory approval has been granted on the D2 Remedial Investigation/Feasibility Study Work Plan; fieldwork scheduled to begin next month

Groundwater Operable Unit

- C-400 Remedial Design continuing; preparing Remedial Action Work Plan for submittal to Kentucky and EPA

Surface Water Operable Unit

- Site Investigation/Risk Assessment Report will be submitted in November
- Removal Notification will be submitted in January 2007



DUF6 Conversion Project



At left, a worker guides a concrete panel holding the American flag into place on the conversion building; above, a sealer is applied to the joint between panels



Sedimentation Basin



Sedimentation Basin



Sedimentation Basin



Sedimentation Basin





DOE Portsmouth/Paducah Project Office

Project Status Update for DOE Paducah Citizens Advisory Board
September 14, 2006
Project: Groundwater Operable Unit

Contact Persons:

Paducah Remediation Services LLC: Joe Tarantino/Mike Clark/Bryan Clayton

DOE Site Office: David Dollins

Commonwealth of Kentucky: Jon Maybriar/Todd Mullins

U.S. Environmental Protection Agency: David Williams

Citizens Advisory Board: Jim Smart

Purpose: Environmental Cleanup

Description: This project addresses environmental remediation of groundwater contamination on a site-wide basis at the Paducah Gaseous Diffusion Plant. The main contaminants of concern are trichloroethylene (TCE) and technetium-99 (⁹⁹Tc). Remedial actions will be designed and implemented after completion and signing of Records of Decision (RODs).

Key documents:

- Feasibility Study of the Groundwater Operable Unit at PGDP (DOE/OR/07-1857)
- Agreed Order DWM-31434-042
- Six-Phase Treatability Report (DOE/OR/07-2113)
- Proposed Remedial Action Plan for the Volatile Organic Compound Contamination at the C-400 Cleaning Building (DOE/OR/07-2114)
- Southwest Plume Site Investigation Work Plan (DOE/OR/07-2094)
- S&T Landfill Site Investigation Work Plan (DOE/OR/07-2098)
- Record of Decision for Interim Remedial Action for the Groundwater Operable Unit for the Volatile Organic Compound Contamination at the C-400 Cleaning Building (DOE/OR/07-2150&D2/R2)
- Remedial Design Work Plan for the Interim Remedial Action for the Volatile Organic Compound Contamination at the C-400 Cleaning Building (DOE/OR/07-2214&D2)
- Remedial Design Support Investigation Characterization Plan for the Interim Remedial Action for the Volatile Organic Compound Contamination at the C-400 Cleaning Building (DOE/OR/07-2211&D2)
- Site Investigation Report for the Southwest Groundwater Plume (DOE/OR/07-2180&D2)
- Site Investigation Report for the C-746-S&T Landfills (DOE/OR/07-2212&D2)
- Land Use Control Implementation Plan: Interim Remedial Action for the Groundwater Operable Unit for the Volatile Organic Contamination at the C-400 Cleaning Building (DOE/OR/07-2151&D1)

Issues: Discussions with the State of Kentucky and EPA are continuing concerning the use of degradation factors utilized in groundwater modeling to support risk assessment development. The D2 SW Plume Site Investigation Report is currently being reviewed for approval.

Recent accomplishments:

- C-400 Remedial Design Support Investigation subsurface profiling was completed on August 25, 2006. The subsurface investigation was performed at 51 locations on the south side of C-400. Results of this investigation will be used during the design of the treatment system to be installed in that area.

Activity over next 60 days:

- Continue with development of the C-400 Remedial Action Work Plan and Design Report
- Complete the development of the D1 Proposed Remedial Action Plan for the Southwest Groundwater Plume Sources.

FFA Milestones:

- D1 Southwest Plume Proposed Remedial Action Plan by 10/14/06 (Milestone being modified pending resolution of the degradation factor use in groundwater models)
- D1 C-400 Remedial Action Work Plan by 11/22/06
- 90% C-400 Remedial Design Report by 12/8/06

Project Status Update for DOE Paducah Citizens Advisory Board
September 14, 2006
Project: Burial Grounds Operable Unit

Contact Persons:

Paducah Remediation Services LLC: Joe Tarantino/Kendall Holt

DOE Site Office: Jeff Snook

Commonwealth of Kentucky: Jon Maybriar

U.S. Environmental Protection Agency: David Williams

Citizens Advisory Board: John Russell

Purpose: Environmental Cleanup

Description: A Remedial Investigation/Feasibility Study (RI/FS) Scoping Document and the RI/FS Work Plan for the investigation of the Burial Ground Operable Unit (BGOU) at PGDP have been developed. The documents utilize a compilation of sampling information collected on and around the PGDP over the course of the last ten years. The BGOU includes Solid Waste Management Units (SWMUs) 2, 3, 4, 5, 6, 7, 30, and 145.

Key documents:

- Scoping Document for the Burial Grounds Operable Unit Remedial Investigation/Feasibility Study at the Paducah Gaseous Diffusion Plant, Paducah, Kentucky
- Work Plan for the Burial Grounds Operable Unit Remedial Investigation/Feasibility Study at the Paducah Gaseous Diffusion Plant, Paducah, Kentucky, DOE/OR/07-2179

Issues: None

Recent accomplishments:

- BGOU D2 RI/FS Work Plan was completed and distributed to the Commonwealth of Kentucky and the EPA on December 19, 2005
- Comments from the Commonwealth of Kentucky were received via letter dated June 20, 2006
- D2 R1 RI/FS Work Plan incorporating Kentucky and EPA comments was resubmitted on August 28, 2006

Activity over next 60 days:

- Receive approval of the RI/FS Work Plan
- Mobilize and begin remedial investigation field activities

**Project Status Update for DOE Paducah Citizens Advisory Board
September 14, 2006
Project: DOE Material Storage Areas (DMSAs)**

Contact Persons:

Paducah Remediation Services LLC: John Samples
DOE Site Office: Reinhard Knerr
Commonwealth of Kentucky: Jon Maybriar/Leo Williamson
U.S. Environmental Protection Agency: David Williams
Citizens Advisory Board: John Russell

Purpose: Environmental Cleanup/Waste Disposition

Description: The 160 DMSAs are non-leased areas inside buildings, as well as outdoor areas. DOE accepted the return of the areas, and the material and equipment they contained from USEC on December 31, 1996, to facilitate NRC certification of the gaseous diffusion plants. At that time, most of the contents needed detailed inventory, characterization, and disposition. Since that time, DOE and contractors have been documenting contents, resolving environmental concerns such as draining and disposing of oils from old equipment, and segregating and disposing of wastes.

Key documents:

- PGDP Department of Energy Material Storage Area Characterization/Remediation Plan (BJC/PAD-186/R4), April 2001
- Agreed Order DWM-31434-042
- Documented Safety Analysis (DSA)

Issues:

- Increased rigor in characterizing painted items for PCB content has impacted characterization, packaging, and disposal activities. Effort is under way to resolve different requirements and allowances between Kentucky and EPA regulations.

Recent accomplishments/activities:

- In August:
 - Characterized 3,345 ft³ of material characterized (including sampling)
 - Packaged 11,136 ft³ of material
 - Disposed of 5,109 ft³ of material

Activity over next 60 days:

- Complete characterization of "Priority B" DMSAs under the Agreed Order
- Initiate final RCRA closure certification for approximately 20 DMSAs
- Transition to rail shipment to disposal sites

**Project Status Update for DOE Paducah Citizens Advisory Board
September 14, 2006**

Project: Decontamination & Decommissioning (D&D)

Contact Persons:

Paducah Remediation Services LLC: Don Ulrich/Brad Montgomery

DOE Site Office: Reinhard Knerr

Commonwealth of Kentucky: Jon Maybriar

U.S. Environmental Protection Agency: David Williams

Citizens Advisory Board: John Russell

Purpose: Environmental Cleanup/Waste Disposition

Description: The D&D project has completed development of Comprehensive Environmental Response, Compensation, and Liability Act regulatory documentation and has initiated actual D&D of the C-410/420 Feed Plant Complex. The current scope of D&D includes infrastructure removal on the C-410/C-420 complex, as well as ongoing surveillance and maintenance of the C-410/C-420 complex and the C-340 Metals Plant complex. Scope also included development of Safety Basis Documentation for the removal of equipment, piping, and stored material from the C-410 Complex. Operations at both complexes ended in 1977.

The Engineering Evaluation and Cost Analysis and the Action Memorandum for three inactive Facilities, the C402 Limehouse, the C-405 Contaminated Items Incinerator, and the C-746-A West End Smelter, have been completed and approved. The Removal Action Work Plan for the C-402 Limehouse has been approved by the regulatory agencies, and the C-405 and C-746-A West End Smelter RAWP was submitted to the regulatory agencies for review and approval.

Key documents (C-410 and Inactive Facilities):

- Engineering Evaluation/Cost Analysis (EE/CA)
- Action Memorandum
- Removal Action Work Plan (RAWP)
- Cultural Resources Assessment of C-410 Complex
- Agreed Order DWM-31434-042

Issues:

None

Recent accomplishments/activities:

- Initiated activities to isolate utilities at C-405
- Completed sampling activities in C-405 to support waste characterization
- At C-410, packaged 10,800 cubic feet (16 Intermodals and one SeaLands) in August. Since May, 2006, approximately 70,000 cubic feet of material have been removed, size reduced, and packaged. The packaged volume of the waste material is approximately 38,000 cubic feet.
- Initiated asbestos abatement in Zone 53 of the C-410 Complex, and initiated utility piping and equipment demolition in Zones 40, 44, and 38
- Continued emptying, sorting, and segregating of material stored in SeaLands located outside the C-410 Complex

Activity over next 60 days:

- Continue packaging of loose materials in C-410 Complex
- Continue fixative application to exterior painted metal surfaces of the building
- Package demolition debris for shipment to EnergySolutions of Utah
- Perform sampling for waste characterization of C-746-A West End Smelter
- Develop work instructions for C-405 incinerator work
- Ship buss work and switches to ToxCo for reuse
- Continue asbestos abatement activities in Sector 2 and 3 of C-410
- Continue removal of piping and equipment in C-410, Sector 2 and 3
- Begin removal and treatment of chemicals remaining in piping or equipment to convert them to an inert state) in C-410 Complex

Project Status Update for DOE Paducah Citizens Advisory Board
September 14, 2006
Project: Scrap Metal Removal Project

Contact Persons:

Paducah Remediation Services LLC: Chris Marshall

DOE Site Office: Reinhard Knerr

Commonwealth of Kentucky: Jon Maybriar

U.S. Environmental Protection Agency: David Williams

Citizens Advisory Board: Jim Smart/John Russell

Purpose: Environmental Cleanup/Waste Disposition

Description: About 31,000 tons of scrap metal exists at the PGDP, excluding nickel ingots. This project involves the removal of 21,700 tons of general scrap metal, 2,000 tons of aluminum ingots, and approximately 7,412 tons of classified scrap. The project does not include the recycling or disposal of 9,700 tons of nickel.

Key documents:

- Engineering Evaluation and Cost Analysis
- Action Memorandum
- Removal Action Work Plans
- Documented Safety Analysis (DSA)

Issues: None

Recent accomplishments:

- On June 23, 2006, 3,231 tons of scrap metal were shipped via rail to EnergySolutions
- Since January 1, 2006, 10,140 tons of scrap metal have been shipped via rail to EnergySolutions
- The final unit train carrying scrap metal in high sided gondola cars is loaded and scheduled to ship in October 2006; another shipment on regular cars will follow

Activity over next 60 days:

- Complete disposition operations by inspecting, sorting, size-reducing and packaging scrap metal
- Begin demobilization activities under the EnergySolutions contract, including grading and seeding

**Project Status Update for DOE Paducah Citizens Advisory Board
September 14, 2006**

Project: Surface Water Operable Unit (On-Site)

Contact Persons:

Paducah Remediation Services LLC: Joe Tarantino/Kendall Holt/Jana White

DOE Site Office: David Dollins

Commonwealth of Kentucky: Jon Maybriar/Brian Baker

U.S. Environmental Protection Agency: David Williams

Citizens Advisory Board: Jim Smart

Purpose: Environmental Cleanup

Description: The Surface Water Operable Unit (On-Site) Project includes a site investigation to identify hot spots in ditches inside the security fence and outfalls, including Sections 3, 4, and 5 of the North-South Diversion Ditch. The site investigation scope also includes an evaluation of whether additional sediment control measures are needed, as well as actions for potential legacy releases associated with the storm sewer system. The results of the site investigation will be documented in a Site Investigation/Baseline Risk Assessment Report as appropriate.

Key documents:

- Sampling and Analysis Plan for Site Investigation and Risk Assessment of the Surface Water Operable Unit (On-Site), DOE/OR/07-2137&D2/R2
- Surface Water Operable Unit (On-site) Site Investigation and Baseline Risk Assessment Report at the Paducah Gaseous Diffusion Plant, Paducah, Kentucky, DOE/LX/07-0001/D0

Issues: None

Recent accomplishments:

- Issuance of the D0 R1 SWOU SI/RA report to DOE for technical review
- Incorporation of comments and preparation of the D1 SWOU SI/RA report for DOE legal review
- Issuance of milestone extension request for provision of the D1 SWOU SI/RA report

Activity over next 60 days:

- Incorporate D1 comments and prepare final D2 SWOU SI/RA
- Issue the D2 SWOU SI/RA report to EPA and Kentucky

FFA Milestones:

- Issue Site Investigation/Risk Assessment Report by October 15, 2006
- Issue Removal Notification by December 11, 2006

**Project Status Update for DOE Paducah Citizens Advisory Board
September 14, 2006**

Project: Solid Waste Contained Landfill

Contact Persons:

Paducah Remediation Services LLC: Matt LaBarge

DOE Site Office: Jeff Snook

Commonwealth of Kentucky: Todd Hendricks

U.S. Environmental Protection Agency: David Williams

Citizens Advisory Board: John Russell

Purpose: Waste Disposition

Description: The operating landfill and support facilities are located on 60-acres of DOE property near Ogden Landing Road, operating under a permit from the Kentucky Division of Waste Management (KDWM). U-Landfill disposal operations began in 1997. DOE uses the landfill for disposal of solid waste generated from its operations at the Paducah site. Examples of wastes accepted include non-hazardous soil and debris from environmental cleanup and other DOE projects, protective clothing worn by workers, paper, packaging, and landfill office wastes.

Key documents:

- Environmental Assessment for the Construction, Operation and Closure of the Solid Waste Landfill at the Paducah Gaseous Diffusion Plant (DOE/EA-1046)
- Environmental Assessment on the Implementation of the Authorized Limits Process for Waste Acceptance at the C-746-U Landfill (DOE/EA-1414)
- Waste Acceptance Criteria for the Department of Energy Treatment, Storage, and Disposal Units at the Paducah Gaseous Diffusion Plant (BJC/PAD-111R4)
- C-746-U Landfill Solid Waste Disposal Facility Permit Number 073-00045

Issues: Kentucky has sent DOE a letter saying there is the potential that liquids have been disposed of at the landfill. PRS is investigating these claims. Kentucky has requested a Plan of Correction for insufficient leachate storage capacity. PRS has determined there is sufficient capacity for current landfill operations and is working with Kentucky and DOE to determine alternatives for future operations.

Recent accomplishments/activities:

- The leachate treatment system passed an Internal Field Review and is ready for operations pending sampling analysis results
- In August, PRS initiated sampling of treated leachate in accordance with the Agreed Order between Kentucky Division of Waste Management and KRC
- In July, 282.18 tons of waste material were disposed in the landfill

Activity over next 60 days:

- Complete additional testing and training of personnel for operation of the leachate treatment system
- Complete evaluation of leachate management and submit permit modification to document Plan of Correction
- Continue disposal of construction debris and other non-hazardous solid waste streams

Project Status Update for DOE Paducah Citizens Advisory Board
September 14, 2006
Project: Waste Disposition

Contact Persons:

Paducah Remediation Services LLC: Matt LaBarge/Greg Shaia

DOE Site Office: Reinhard Knerr

Commonwealth of Kentucky: Jon Maybriar

U.S. Environmental Protection Agency: David Williams

Citizens Advisory Board: John Russell

Purpose: Waste Disposition

Description: DOE is responsible for disposal and/or recycling of legacy wastes (wastes generated at the PGDP prior to establishment of USEC on July 1, 1993); wastes generated from ongoing DOE projects; and a limited amount of waste generated by USEC. After characterization to assure selection of the appropriate disposition method, non-hazardous and non-radioactive wastes are disposed of in the DOE Solid Waste Contained Landfill. (*Please see landfill update sheet.*) Hazardous and radioactive wastes are treated if necessary and shipped off-site to approved DOE or commercial disposal facilities. Wastewater (collected from sumps in diked areas in DOE waste storage facilities at PGDP) is treated and discharged in accordance with the Kentucky Pollutant Discharge Elimination System permit.

Key documents:

- Paducah Waste Acceptance Criteria (BJC/PAD-11, Revision 4)
- Final Environmental Assessment for Proposed Disposition of Waste from the Paducah Site (DOE/EA-1339 and Addendum DOE/EA-1339-A) (FONSI)
- Agreed Order DWM-31434-042
- Site Treatment Plan (STP) DWM-30039-042

Issues:

- None

Recent accomplishments/activities:

- Shipped 1,800 cubic feet of mixed low-level waste to the TSCA Incinerator
- Disposed 1,276 cubic feet outside legacy waste in C-746-U Landfill
- Completed last two shipments of TSCA soft solids on site to TSCA Incinerator

Activity over next 60 days:

- Overpack outside legacy waste for future shipment to EnergySolutions
- Repackage low-level for disposal at Energy Solutions
- Dispose legacy waste stored in outside locations in C-746-U Landfill

Project Status Update for DOE Paducah Citizens Advisory Board
September 14, 2006
Project: Depleted Uranium Hexafluoride (DUF₆) Project Surveillance & Maintenance

Contact Persons:

DOE Site Office: John Sheppard
Uranium Disposition Services: Barry Tilden
Commonwealth of Kentucky:
U.S. Environmental Protection Agency:
Citizens Advisory Board:

UPDATE

Purpose: Maintain safe storage of DOE DUF₆ cylinder inventory pending disposition.

Description: The Atomic Energy Act, as amended, gives DOE responsibility for the DUF₆ inventory, which is a by-product from enriching uranium for nuclear fuel. At Paducah, approximately 36,700 cylinders contain approximately 442,790 metric tons of DUF₆. There are also 182 cylinders of low-enriched UF₆, about 900 cylinders of "normal" UF₆ (which has not gone through the enrichment process), and 276 empty cylinders. The DOE inventory at Paducah includes the material generated from 1952 until the establishment of USEC in July 1993, and material transferred from USEC to DOE since that time.

Surveillance and maintenance involves safely storing DUF₆. Most of the 60-acre DOE cylinder yard complex now consists of concrete yards, which provide for improved storage and inspection. In recent years, DOE cleaned and painted 3,368 cylinders that had surface corrosion. DOE continually monitors and inspects its cylinder inventory to assure safe storage.

Key Documents for surveillance/maintenance:

- Handling and Inspection of DOE 48-Inch Diameter UF₆ Cylinders at Paducah (UDS-PA-2400)
- Agreed Order DWM-31434-030
- Final Environmental Impact Statement for the Construction and Operation of the DUF₆ Conversion Facility at the Paducah Site (DOE/EIS-0359)
- Record of Decision for Construction and Operation of the DUF₆ Conversion Facility
- Documented Safety Analysis for the DOE Cylinder Yards, BJC/PAD-459
- Technical Safety Requirements for the DOE Cylinder Yards, UDS-C-TSR-001

Recent accomplishments/activities:

- An agreement with the Bonneville Power Administration (BPA) has been approved to transfer 672 cylinders of DUF₆ to BPA to supply power reactor fuel; 606 cylinders have been transferred through July 2006
- Transferring off-spec "normal" UF₆ cylinders to USEC to fulfill an agreement between USEC and DOE for USEC to remove Tc-99 contamination from the cylinders and provide DOE with "clean" UF₆ feed material

Activity over next 60 days for surveillance/maintenance:

- Continue transferring cylinders as per the two previously mentioned agreements
- Perform annual cylinder inventory
- Begin removing cylinders from C-745-C cylinder storage yard so all DOE UF₆ cylinder will be located near the conversion facility

**Project Status Update for DOE Paducah Citizens Advisory Board
September 21, 2006**

Project: Depleted Uranium Hexafluoride (DUF₆) Conversion Facility

Contact Persons:

DOE Site Office: John Sheppard

Uranium Disposition Services: Guy Griswold

Commonwealth of Kentucky:

U.S. Environmental Protection Agency:

Citizens Advisory Board:

Purpose: Design, build, and operate the DOE DUF₆ Conversion Facility.

Description: The Atomic Energy Act, as amended, gives DOE responsibility for the DUF₆ inventory, which is a by-product from enriching uranium for nuclear fuel. At Paducah, approximately 36,200 cylinders contain approximately 436,400 metric tons of DUF₆. DOE selected Uranium Disposition Services LLC to design, build, and operate facilities in Paducah and Portsmouth to convert DUF₆ to a more stable form for disposal or recycling.

The project site occupies approximately 11 acres immediately adjacent to DOE's DUF₆ cylinder storage yards. The completed capital costs for the facility at Paducah are estimated to be ≈ \$91,000,000. The major facilities on the DUF₆ project include the Conversion Building, Administration Building, Warehouse and Maintenance Building, KOH Regeneration Building, and the HF Neutralization Building. The project work also includes a railroad connection, rail sidings, load out facilities, roads, storage areas for full and empty cylinders, and all utilities.

Groundbreaking occurred in July 2004 and construction has continued since that time. At the conclusion of construction, all systems will be tested and the plant will undergo an Operational Readiness Review. The facility construction is to be complete in 2007. Following Readiness Reviews, facility operations are scheduled to commence in 2008.

Key Documents for the Conversion Project:

- Final Environmental Impact Statement for the Construction and Operation of the DUF₆ Conversion Facility at the Paducah Site (DOE/EIS-0359)
- Record of Decision for Construction and Operation of the DUF₆ Conversion Facility
- Paducah Conversion Facility Preliminary Documented Safety Analysis, DUF6-C-G-PSA-001, Rev. 0

Recent accomplishments/activities:

- Conversion Building – 663 of 831 (80%) of pre-cast structural components erected and installed temporary construction bridge crane
- Warehouse Building – Work complete except for lightning protection. Punch list being cleared
- Administration Building – Installed windows, doors and trim. Continued to install HVAC duct, sheetrock, conduit, fire sprinklers and paint walls

- Construction on Bayou Creek Railroad – Installed switch in main line, placed sub-ballast, ballast, ties and over one mile of track. Installed derailer and grating at Bayou Creek Bridge
- BOP Foundations – Placed 980 cubic yards of concrete for empty cylinder storage area, 760 cubic yards concrete for full cylinder storage area pad and 720 cubic yards concrete for HF foundation. Placed concrete switchgear pad, 4 transformer pads and 820 cubic yards concrete for oxide crane foundation. Placed 500 cubic yards concrete for rail foundations North and South of HF load out, 500 cubic yards for KOH Building foundation, 100 cubic yards for Cooling Tower and Vehicle Access Building foundation. Placed 300 cubic yards for connection slab between full cylinder pad and Conversion Building, 30 cubic yards for the crane foundations on the oxide pad and full cylinder pad and 50 cubic yards for foundations for the pipe racks
- Installed temporary power connections to site to power buildings until permanent power available and raised power lines for rail access
- Mobilized S-44 Power to Facilities and commenced duct cleaning
- On-site fire system activated. USEC second Fire Water connection to UDS system in process

Construction activity scheduled over next 60 days:

- Complete Administration Building
- Complete rail spur to Hobbs Road
- Complete erection of Conversion Building panels and columns
- Caulk Conversion Building concrete panel joints, install enhanced connections and place concrete floor slabs
- Mobilize S-33 exterior steel subcontractor
- Continue pre-mobilization work on the HVAC Package S-42
- Continue pre-mobilization of Conversion Building Roof S-23
- Continue pre-mobilization of Piping/Mechanical Equipment package S-40
- Continue pre-mobilization of Electrical Distribution and Instrumentation S-43
- Turn Potable water on for DUF₆ Site
- Begin pre-mobilization of KOH Building S-31
- Accept delivery of conversion units and install

Procurement activity planned next 60 days:

- Award Fire Protection – S-41
- Bid Architectural Finishes – S-32
- Continue to Bid and Procure Major Equipment RFPs
- Bid project painting inside the Conversion Building S-38 and general facility painting S-37

Project Notes:

- Project schedule modified to reflect Conversion Building delay
- Schedule being developed to integrate electrical, HVAC and piping subcontractor work by area in Conversion Building
- Design and construction of remaining S-39 foundations awaiting selection of vendors for Nitrogen and Hydrogen systems

Restoration Advisory Board Meeting

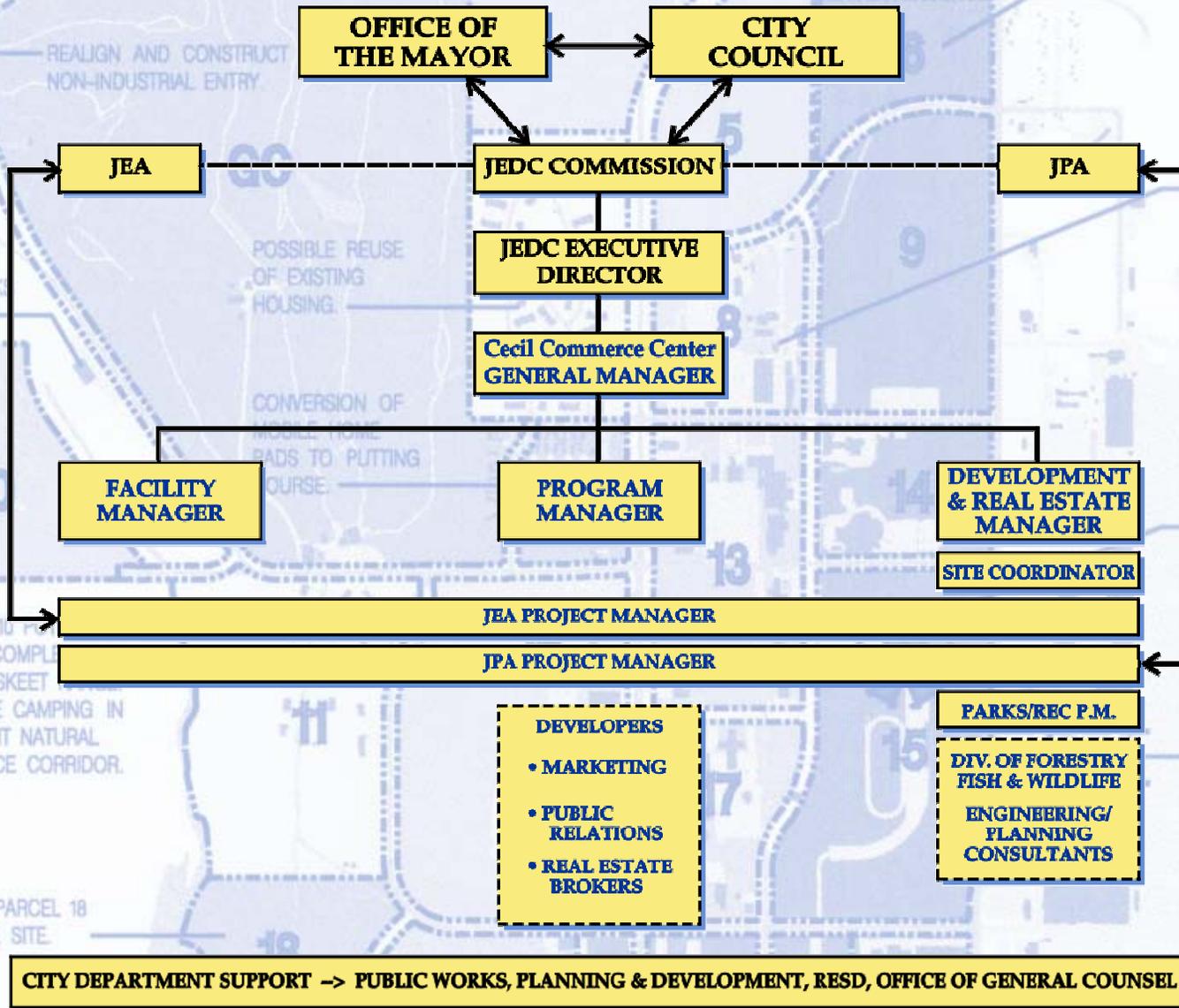


April 17, 2001



CECIL FIELD DEVELOPMENT

LRA ORGANIZATION



POLICY
IMPLEMENTATION

- RELOCATED SUBSTATION FROM 103rd STREET
- JEA MAINTENANCE YARD
- PARCELS TO BE WELL BUFFERED AND LANDSCAPED

RECOMMENDED DEMOLITION OF FACILITIES AND SITE PREP FOR PARCELS 8 AND 9 FOR USE 1.

PARCEL POTENTIAL PROVIDES FOR LARGE AVIATION DEPENDENT USER.

POTENTIAL ACCESS TO RAIL LIGHTLINE FOR PARCEL 15.



BUSINESS/OPERATIONS PLAN SCOPE

The primary purpose of the Business/Operations Plan is to provide a “roadmap” for long term economic benefits to the City, through refinements of land uses outlined in the Cecil Field Final Base Reuse and Transition Plans

Components

- **Market & Financial Feasibility**
- **Infrastructure & Engineering Analysis**
- **Investment/Financing Strategies**
- **Local Redevelopment Authority (LRA) Operations Plan**
- **Economic Development Conveyance (EDC) Application**
- **Technical Support**



PLANNING GOALS

- **20-Year planning horizon (vs. short-term “interim” uses)**
- **Creation of jobs / asset value**
- **Attract “high-end” users**
- **Multi-modal development**
- **Balance growth with environmental conditions**
- **Comprehensive Plan compliance**
- **Quality Development**

PARCEL 6 TO JEA

- MASTER PUMP STATION
- RELOCATED SUBSTATION FROM 103rd STREET
- JEA MAINTENANCE YARD
- PARCEL TO BE WELL BUFFERED AND LANDSCAPED

RECOMMEND DEMOLITION OF FACILITIES AND SITE PREP FOR PARCELS 8 AND 9 FOR PHASE 1.

PARCEL 15 PROVIDES POTENTIAL FOR LARGE AVIATION-DEPENDENT USER.

POTENTIAL ACCESS TO RAMP/FLIGHTLINE FOR PARCEL 15.

REALIGN AND CONSTRUCT NEW, NON-INDUSTRIAL ENTRY.

DEMOLISH FACILITY 340 BUT RETAIN POOL FOR PARKS DEPARTMENT.

POSSIBLE REUSE OF EXISTING

COMMERCIAL HOME PADS TO PUTTING COURSE.

PARCEL 10 POTENTIAL SCOUT COMPLEX. RETAIN SKEET RANGE. PRIMITIVE CAMPING IN ADJACENT NATURAL RESOURCE CORRIDOR.

RETAIN PARCEL AS PARK SITE.



TARGET INDUSTRY SECTORS

- **Aviation and Aerospace**
- **Medical Equipment and Technologies**
- **Pharmaceuticals and Biotechnology**
- **Office, Customer Service and Tech Support**
- **Motor Vehicle Parts and Accessories**
- **Electronics and Semi-conductors**
- **Software and Electronic Commerce**

PARCEL 6 TO JEA

- MASTER PUMP STATION
- RELOCATED SUBSTATION FROM 103rd STREET
- JEA MAINTENANCE YARD
- PARCEL TO BE WELL BUFFERED AND LANDSCAPED

RECOMMEND DEMOLITION OF FACILITIES AND SITE PREP FOR PARCELS 8 AND 9 FOR PHASE 1.

PARCEL 15 PROVIDES POTENTIAL FOR LARGE AVIATION-DEPENDENT USER.

POTENTIAL ACCESS TO RAMP/FLIGHTLINE FOR PARCEL 15.

DEMOLISH FACILITY 340 BUT RETAIN POOL FOR DEPARTMENT.

REALIGN AND CONSTRUCT NEW, NON-INDUSTRIAL ENTRY.

GC
POSSIBLE REUSE OF EXISTING HIGHWAY

MOBILE HOME
NEEDS TO BE REMOVED

PARCEL 10 POTENTIAL SCOUT COMPLEX
RETAIN SKEET RANGE, PRIMITIVE CAMPING IN ADJACENT RESOURCE CORRIDOR.

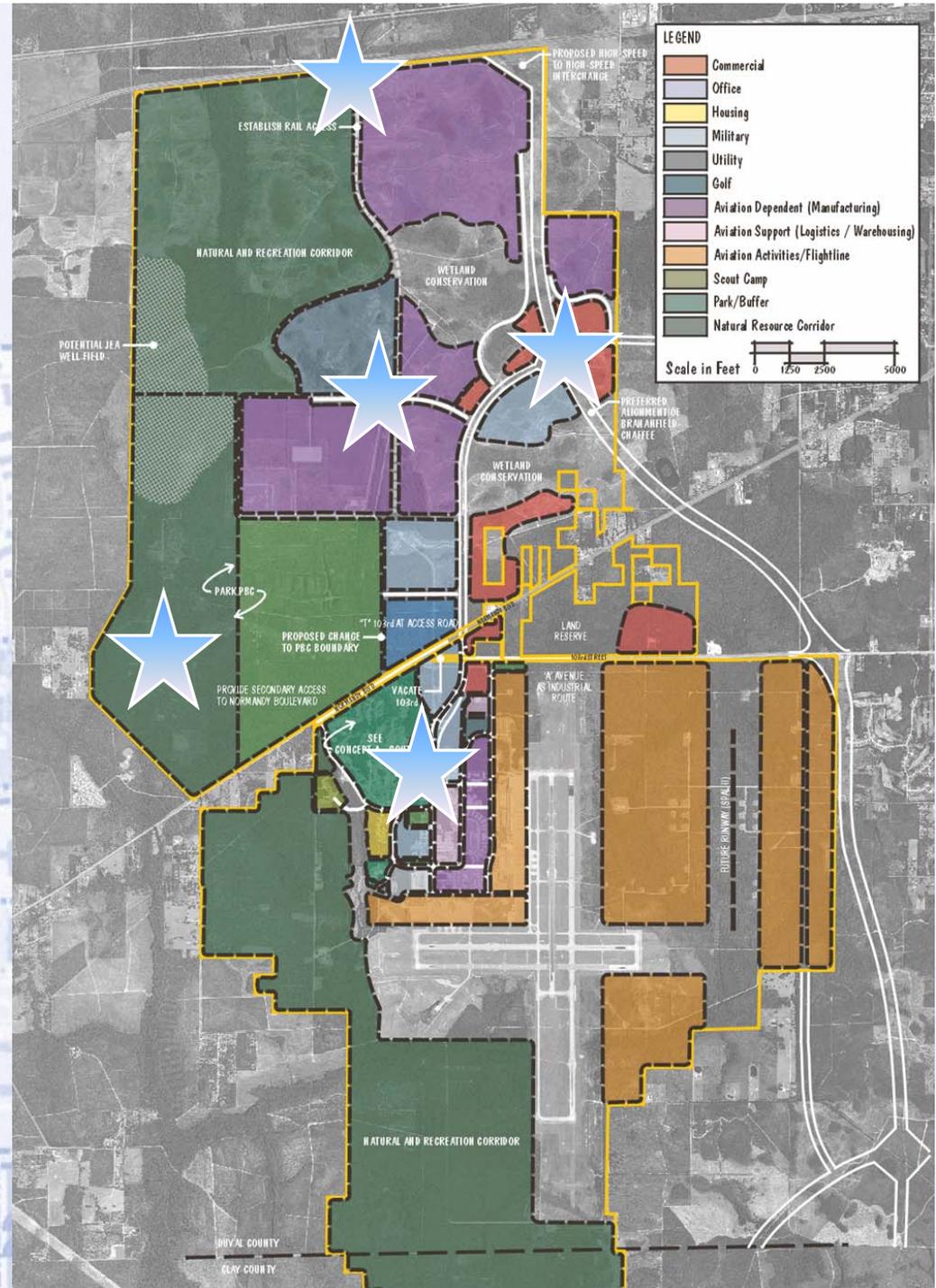
RETAIN PARCEL 18 AS PARK SITE.



CECIL FIELD DEVELOPMENT

Key Elements of Concept

- Direct access to Branran Field-Chaffee Expressway
- Extend rail spur into north parcel
- Preservation of 5,330 acres within the Natural and Recreation Corridor (Duval)
- North of Normandy is Raw Land Development with Flexible planning to allow for “Big Box” users
- South of Normandy is in-fill development for aviation related uses





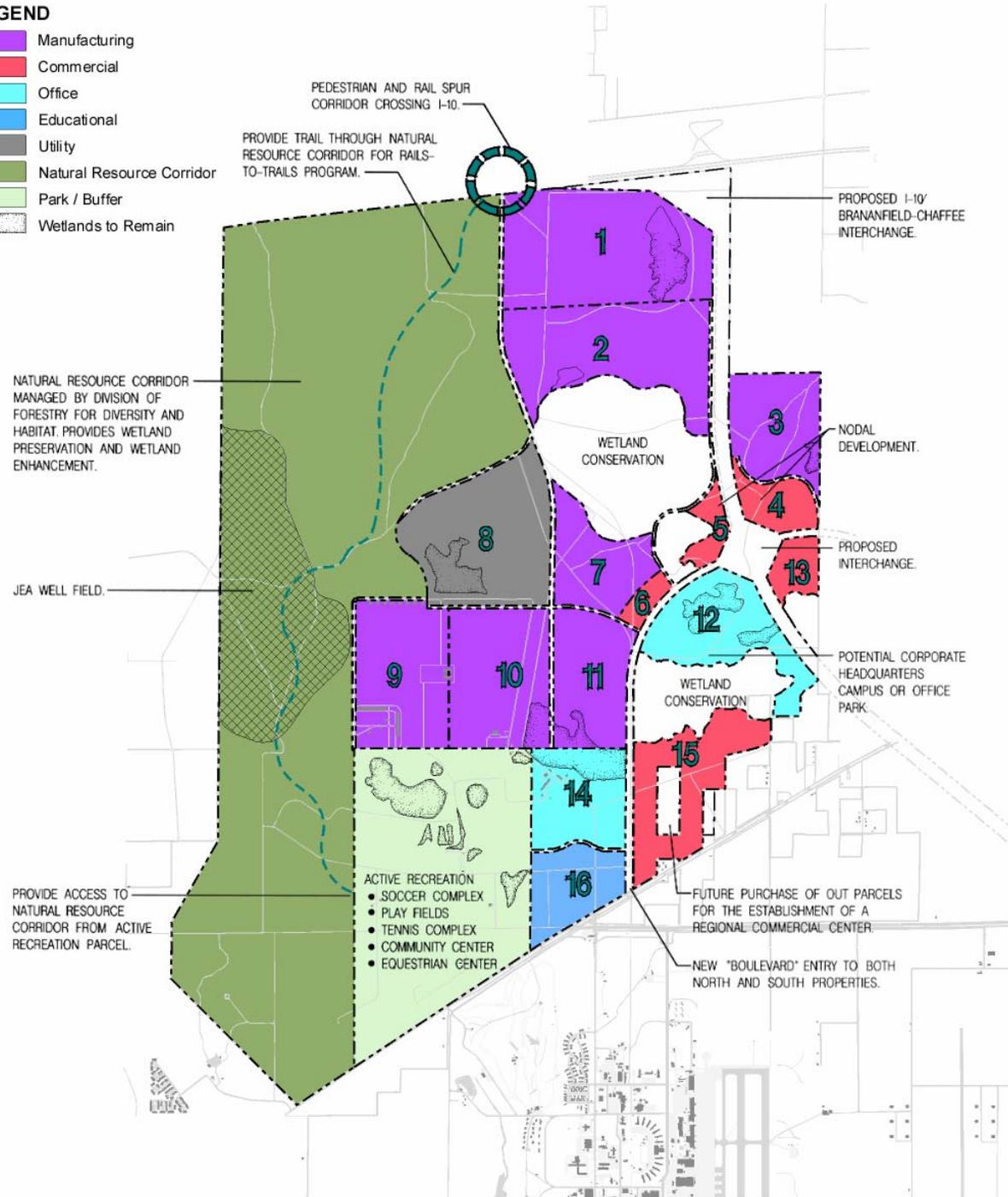
CECIL FIELD DEVELOPMENT

NORTH PARCELIZATION

- “Raw land” development
- Extend rail spur from CSX mainline
- JEA utility site with access to potential well field
- Flexible “big box” manufacturing parcels (ability to subdivide or aggregate)
- FCCJ campus site
- Regional park site of 2,190 acres
- Wetland preservation and enhancement

LEGEND

	Manufacturing
	Commercial
	Office
	Educational
	Utility
	Natural Resource Corridor
	Park / Buffer
	Wetlands to Remain

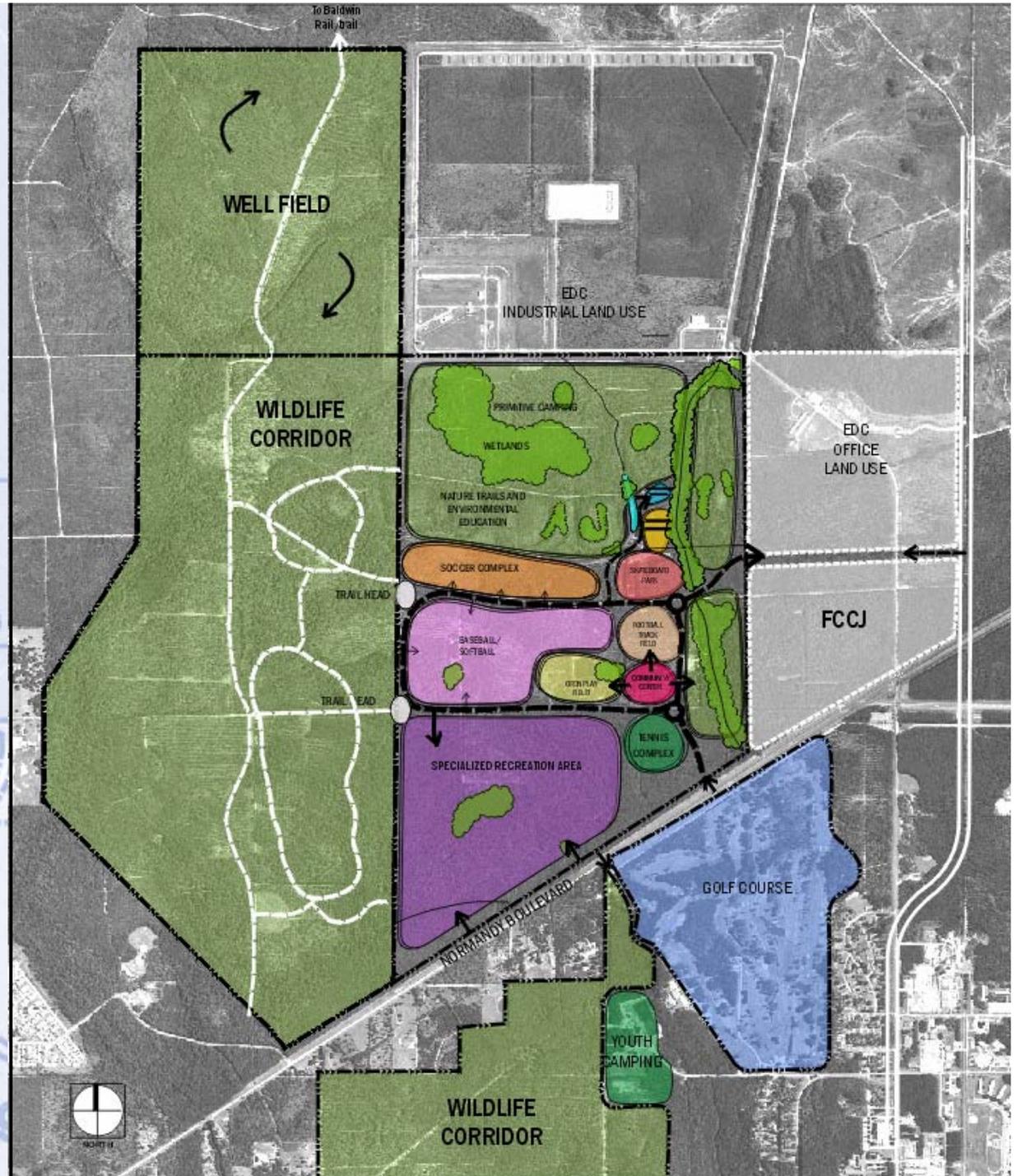




CECIL FIELD DEVELOPMENT

CONCEPTUAL PARK PLAN

- 2,190 Acre site (832 acres active recreation)
- Maximum flexibility to meet westside/regional service needs
- Long-term development horizon
- Blend active and passive recreation
- Equestrian Center
- 50,000 SF Community Center with pool
- Soccer, baseball, tennis and archery facilities included

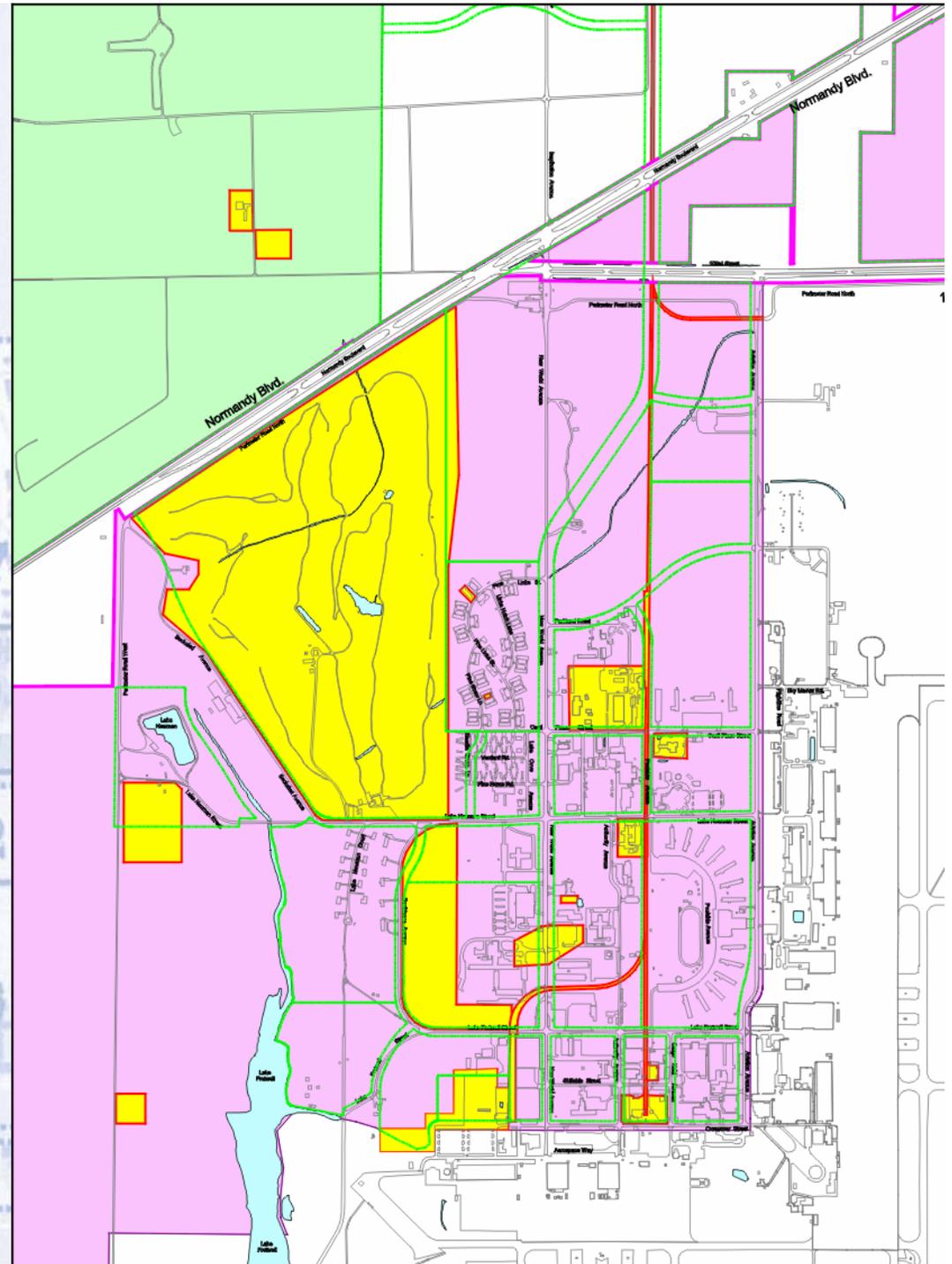




CECIL FIELD DEVELOPMENT

ENVIRONMENTAL CONDITION

- Ground water/soil contamination
- Asbestos
- Lead based paint
- Lease in furtherance of conveyance for 329 acres (shown in red). Contaminated areas to be retained by the Navy until cleaned-up.





FACILITIES MANAGEMENT

- **Facilities Services**
 - Maintenance and Repair
 - Grounds Maintenance
 - Security
- **Leasing**
- **Land Management**
 - Forestry Management Plan
 - Parks and Recreation
- **Other Services**
 - JEA Maintained Utilities
 - Police/Fire

PARCEL 6 TO JEA

- MASTER PUMP STATION
- RELOCATED SUBSTATION FROM 103rd STREET
- JEA MAINTENANCE YARD
- PARCEL TO BE WELL BUFFERED AND LANDSCAPED

RECOMMEND DEMOLITION OF FACILITIES AND SITE PREP FOR PARCELS 8 AND 9 FOR PHASE 1.

PARCEL 15 PROVIDES POTENTIAL FOR LARGE AVIATION-DEPENDENT USER.

POTENTIAL ACCESS TO RAMP/FLIGHTLINE FOR PARCEL 15.

REALIGN AND CONSTRUCT NEW, NON-INDUSTRIAL ENTRY

DEMOLISH FACILITY 340 BUT RETAIN POOL FOR PARKS DEPARTMENT.

POSSIBLE REUSE OF FACILITY FOR HOUSING

CONVERSION OF MOBILE HOME COURSE

PARCEL 10 POTENTIAL SCOUT COMPLEX. RETAIN SKEET RANGE. PRIMITIVE CAMPING IN ADJACENT NATURAL RESOURCE CORRIDOR.

RETAIN PARCEL 18 AS PARK SITE.



CECIL FIELD DEVELOPMENT

CURRENT FACILITIES USE City & JAXPORT

- 21 Tenants Leasing 24 Buildings
 - 12 City-Owned
- Over 1000 People Employed
- Meadowbrook Golf Course
- Internext Housing
- Federal & State Agencies
- Rae's Diner
- Post Office
- Florida Community College of Jacksonville
- Jax Navy Federal Credit Union

PARCEL 6 TO JEA

- MASTER PUMP STATION
- RELOCATED SUBSTATION FROM 103rd STREET
- JEA MAINTENANCE YARD
- PARCEL TO BE WELL BUFFERED AND LANDSCAPED

RECOMMEND DEMOLITION OF FACILITIES AND SITE PREP FOR PARCELS 8 AND 9 FOR PHASE 1.

PARCEL 15 PROVIDES POTENTIAL FOR LARGE AVIATION-DEPENDENT USER.

POTENTIAL ACCESS TO AIRFLIGHTLINE FOR PARCEL 15.

DEMOLISH FACILITY 340 BUT RETAIN POOL FOR PARKS DEPARTMENT.

REALIGN AND CONSTRUCT NEW, NON-INDUSTRIAL ENTRY.

PARCEL 10 POTENTIAL SCOUT COMPLEX. RETAIN SKEET RANGE. PRIMITIVE CAMPING IN ADJACENT NATURAL RESOURCE CORRIDOR.

RETAIN PARCEL 18 AS PARK SITE.



INSURANCE & PERMITS

- **City Land Title Insurance in Place**
- **Environmental Insurance (Tentative)**
 - **Risk Assessment Study**
- **Stormwater Permit**
 - **Master Conceptual Application Pending**
 - **General Permits for Individual Projects**
- **NPDES Discharge Permit (JEA)**
- **Other Construction Permits as Required**
- **Building Permits will be required in accordance with City Code**

PARCEL 6 TO JEA

- MASTER PUMP STATION
- RELOCATED SUBSTATION FROM 103rd STREET
- JEA MAINTENANCE YARD
- PARCEL TO BE WELL BUFFERED AND LANDSCAPED

RECOMMEND DEMOLITION OF FACILITIES AND SITE PREP FOR PARCELS 8 AND 9 FOR PHASE 1.

PARCEL 15 PROVIDES POTENTIAL FOR LARGE AVIATION-DEPENDENT USER.

STREET ACCESS LIGHTLINE FOR PARCEL 15.

DEMOLISH FACILITY 340 BUT RETAIN POOL FOR PARKS DEPARTMENT.

REALIGN AND CONSTRUCT NEW, NON-INDUSTRIAL ENTRY

POSSIBLE REUSE

CONVERSION OF COURSE

PARCEL 10 POTENTIAL SCOUT COMPLEX. RETAIN STREET FOR PRIMITIVE CAMPING IN ADJACENT NATURAL RESOURCE CORRIDOR.

RETAIN PARCEL 18 AS PARK SITE.



DEVELOPMENT CONDITIONS

- **Statutory Seven-year Reinvestment in Property by City**
- **Annual Reporting to the U.S. Navy**
- **Land Transfer Conditions**
 - **Land Use Controls & Implementation Plan (LUCIP)**
- **Existing Leases**
- **On-going Environmental Clean-up (NPL Status)**
- **Small Business Enterprise Participation**

PARCEL 6 TO JEA

- MASTER PUMP STATION
- RELOCATED SUBSTATION FROM 103rd STREET
- JEA MAINTENANCE YARD
- PARCEL TO BE WELL BUFFERED AND LANDSCAPED

RECOMMEND DEMOLITION OF FACILITIES AND SITE PREP FOR PARCELS 8 AND 9 FOR PHASE 1.

PARCEL 15 PROVIDES POTENTIAL FOR LARGE AVIATION-DEPENDENT USER.

POTENTIAL ACCESS TO RAMP/FLIGHTLINE FOR PARCEL 15.

DEMOLISH FACILITY 340 BUT RETAIN POOL FOR PARKS DEPARTMENT.

REALIGN AND CONSTRUCT NEW, NON-INDUSTRIAL ENTRY.

POSSIBLE REUSE OF EXISTING

CONVERSION OF MOBILE HOME COURSE

PARCEL 10 POTENTIAL SCOUT COMPLEX. RETAIN SKI RAMP. PRIMITIVE CAMPING IN ADJACENT NATURAL RESOURCE CORRIDOR.

RETAIN PARCEL 18 AS PARK SITE.



FINANCIAL ANALYSIS

- **Expenses**

- Capital Costs
- Operations & Maintenance

- **City Sources of Revenue**

- Land Sales
- Leasing
- Grants (Federal and State)
- Better Jacksonville Plan
- JEA
- Other Sources

PARCEL 6 TO JEA

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REALIGN AND CONSTRUCT NEW NON-INDUSTRIAL ENTRY.

CONVERSION OF MOBILE HOME COURSE

PARCEL 10 POTENTIAL SCOUT COMPLEX. RETAIN SKEET RANGE. PRIMITIVE CAMPING IN ADJACENT NATURAL RESOURCE CORRIDOR.

RETAIN PARCEL 18 AS PARK SITE.



CAPITAL COSTS

Capital Expenditures (Estimated)¹

- Utilities \$120 Million
- Roadways \$ 30 Million
- Stormwater \$ 64 Million
- Demolition \$ 14 Million

Current Funds Programmed (5 Years)¹

- \$ 86.4 Million

¹ In 2001 Dollars

PARCEL 6 TO JEA

- MASTER PUMP STATION
- RELOCATED SUBSTATION FROM 103rd STREET
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PARCEL 10 POTENTIAL SCOUT COM. RETAIN SKEET RANGE. PRIMITIVE CAMPING ADJACENT NATURAL RESOURCE CORRIDOR.

RETAIN PARCEL 18 AS PARK SITE.

REALIGN AND CONSTRUCT NEW, NON-INDUSTRIAL ENTRY.

POSSIBLE REUSE EXISTING HOUSING.

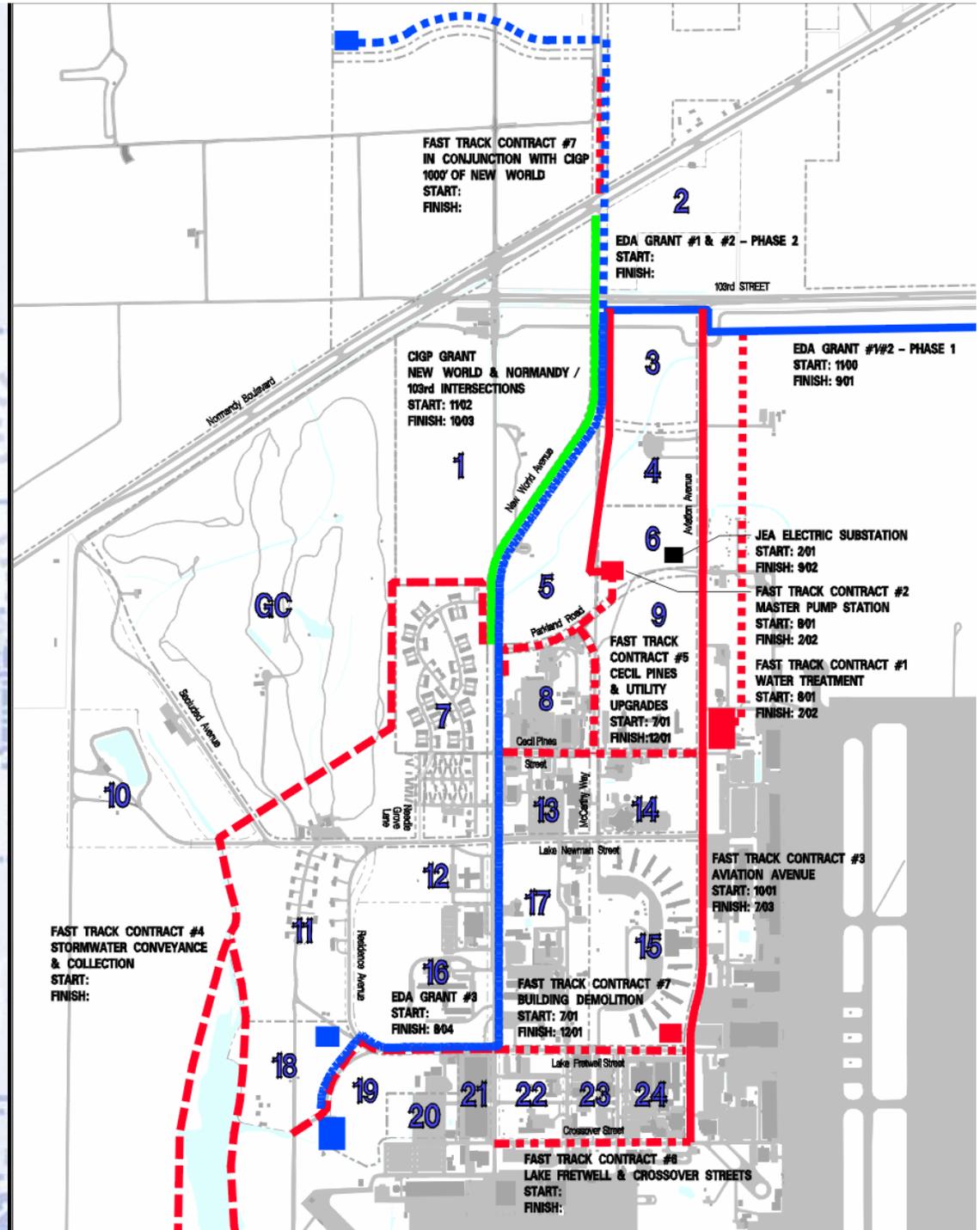
CONVERSION OF PADS TO PUTTING



CECIL FIELD DEVELOPMENT

INFRASTRUCTURE PHASING

- EDA Grants for water and sewer improvements throughout development
 - \$9.5 Million
 - Underway
- Fast Track Grant for roadway, utility, stormwater and demolition.
 - \$29.8 Million
 - Begin June 2001
- CIGP Grant for intersection improvements and New World Avenue realignment.
 - \$6.4 Million
 - Begin November 2002





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