

**Kerr-McGee Chemical Corp.  
Navassa, North Carolina  
Superfund Site**

**Virtual Public Meeting  
December 7, 2021**

**U.S. Environmental Protection Agency  
N.C. Department of Environmental Quality  
Greenfield Environmental Multistate Trust LLC,  
Trustee of the Multistate Environmental Response Trust**



# Meeting Agenda

- ✓ Introductions and Resources
- ✓ Site Investigations and Anticipated Work
- ✓ Site Drainage
- ✓ OU2 Contracting Opportunities
- ✓ Property Sale and Redevelopment Planning
- ✓ Questions and Discussion



# Introductions and Resources

L'Tonya Spencer-Harvey, Community Involvement Coordinator  
EPA Region 4



# Introductions

- ✓ Kerr-McGee Superfund Site Cleanup Team
  - U.S. Environmental Protection Agency (EPA)
  - N.C. Department of Environmental Quality (NCDEQ)
  - Multistate Environmental Response Trust (Multistate Trust)
- ✓ Navassa Town Officials
- ✓ Navassa Community Economic and Environmental Redevelopment Corporation (NCEERC)
- ✓ Other Partners
  - N.C. Department of Health and Human Services/N.C. Division of Public Health (NCDHHS) – Health education and outreach
  - University of North Carolina – Wilmington (UNCW) and Brunswick Community College (BCC) – College / Underserved Community Partnership Program (CUPP)
- ✓ Natural Resource Trustees



# EPA's Community Involvement Plan

- ✓ EPA uses the Community Involvement Plan (CIP) to document key community concerns, summarize communication needs and summarize community involvement activities
- ✓ EPA is interviewing community members and stakeholders
- ✓ If you would like to provide input, please contact L'Tonya Spencer-Harvey (678-575-8145)
- ✓ Interviewee contact information will not be included in the CIP

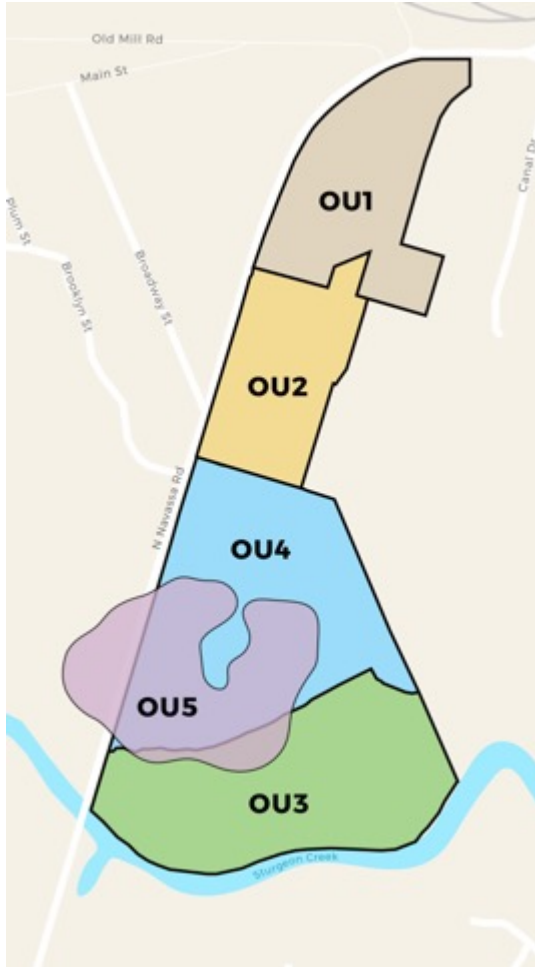


# Site Investigations and Anticipated Work

Richard Elliott  
Multistate Trust



# Site Overview



- ✓ Goal is to return acreage to productive use and enable redevelopment, consistent with community-supported reuses
- ✓ Site divided into Operable Units (OUs) to facilitate completing the Superfund process, including:
  - **Operable Unit 1** – Portion of wood storage areas not requiring remediation
  - **Operable Unit 2** – Portion of wood storage areas requiring remediation
  - **Operable Unit 3** – Southern Marsh
  - **Operable Unit 4** – Pond and process area, also including portion of wood storage areas
  - **Operable Unit 5** – Groundwater

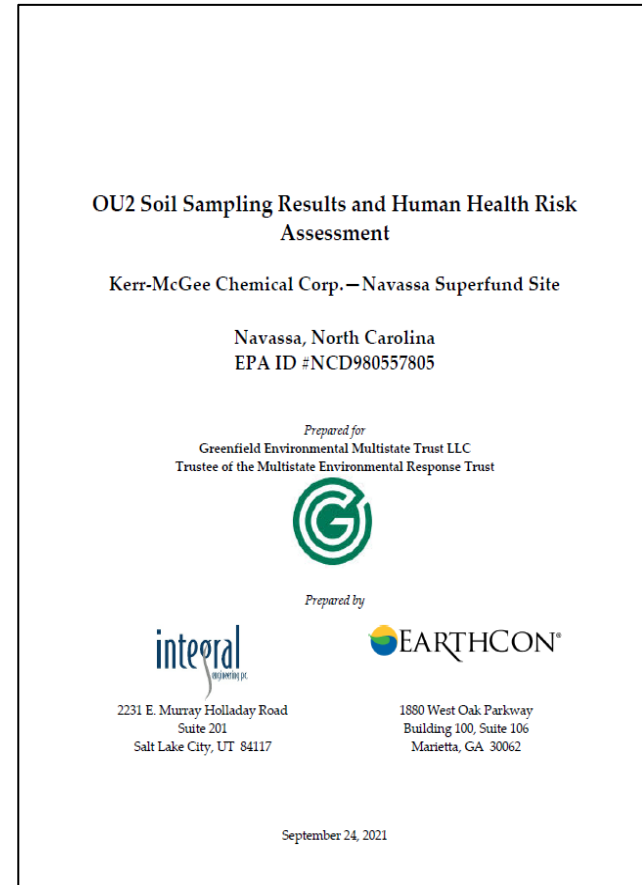




# Operable Unit 2

## Human Health and Ecological Risk Assessments

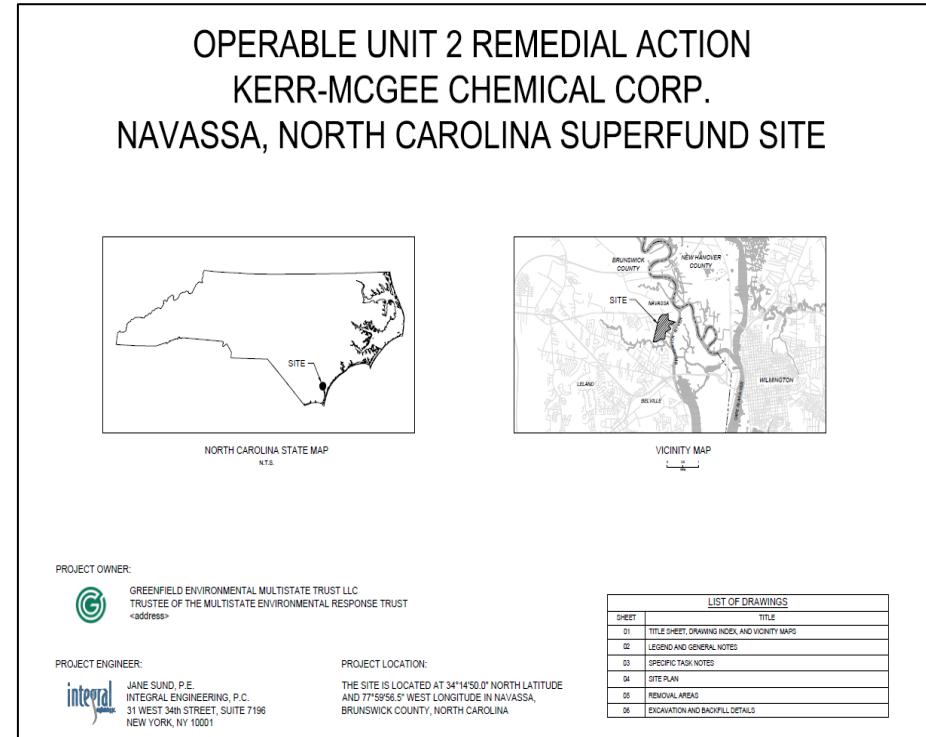
- ✓ Both risk assessments were approved September 30, 2021
- ✓ Human Health Risk Assessment Addendum, incorporating recent sampling results, will be finalized by end of the year
- ✓ Remediation of OU2 to address risk to human health will:
  - allow for unrestricted residential land use
  - address ecological risk



# Operable Unit 2

## Remedy Selection and Design

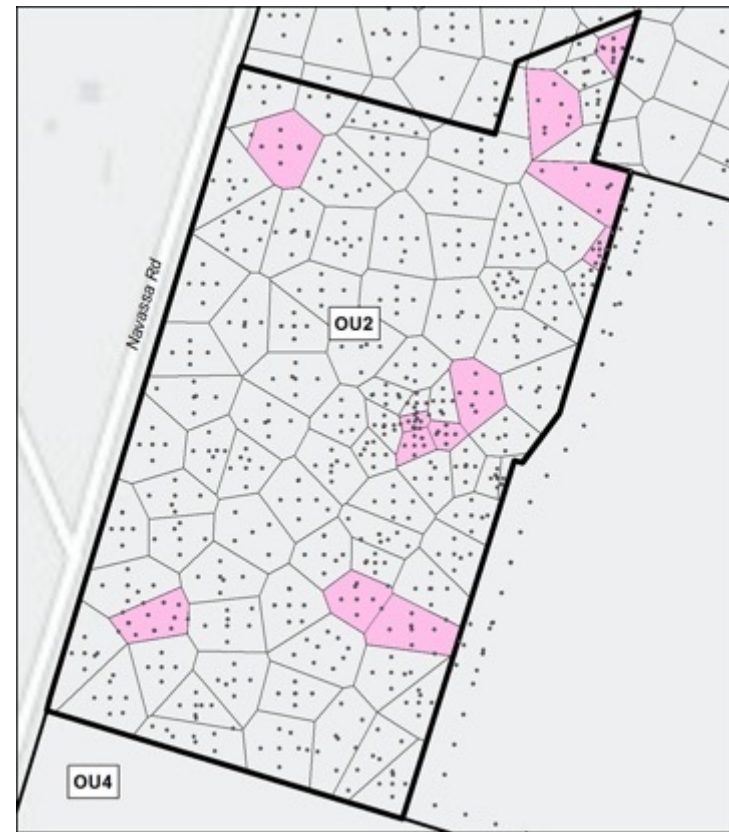
- ✓ Feasibility Study identifying remedy alternatives and costs
- ✓ Remedial Action Work Plan to describe OU2 work
- ✓ Design drawings for OU2 work scheduled to be final in February 2022



# Operable Unit 2

## Pre-Design Investigation (PDI)

Focused soil sampling conducted in Fall 2021 to address data gaps and to refine area and volume of soil to be remediated



OU2 soil sample locations with parcels to be remediated (in pink) pending final beneficiary approval

# Operable Unit 2 Anticipated Work

- ✓ Excavation of soils from areas with unacceptable risks
- ✓ Transport and landfill disposal of excavated soils and other remediation debris
- ✓ Transport and placement of clean fill to backfill excavation areas



Photograph of Excavation Remedial Action at Kerr-McGee Columbus, MS Site

# Operable Unit 2

## Site Preparation and Mobilization

- ✓ Installation of storm water controls
- ✓ Pre-construction survey
- ✓ Fencing/security installation
- ✓ Mobilization of construction equipment and infrastructure
- ✓ Installation of decontamination equipment / provisions
- ✓ Logging to support remedial action activities
- ✓ Haul road construction



# Operable Unit 2

## Restoration and Demobilization

- ✓ Site Restoration – final grading and revegetation of disturbed areas
- ✓ Site Inspection – visual inspection to verify that restoration of OU2 is complete
- ✓ Demobilization – removal of equipment and other infrastructure
- ✓ Remedial Action Completion Report – document the remedial action completed in accordance with the design
- ✓ Closure – deletion of OU2 from the National Priorities List



# Operable Unit 2

## 2022 Milestones

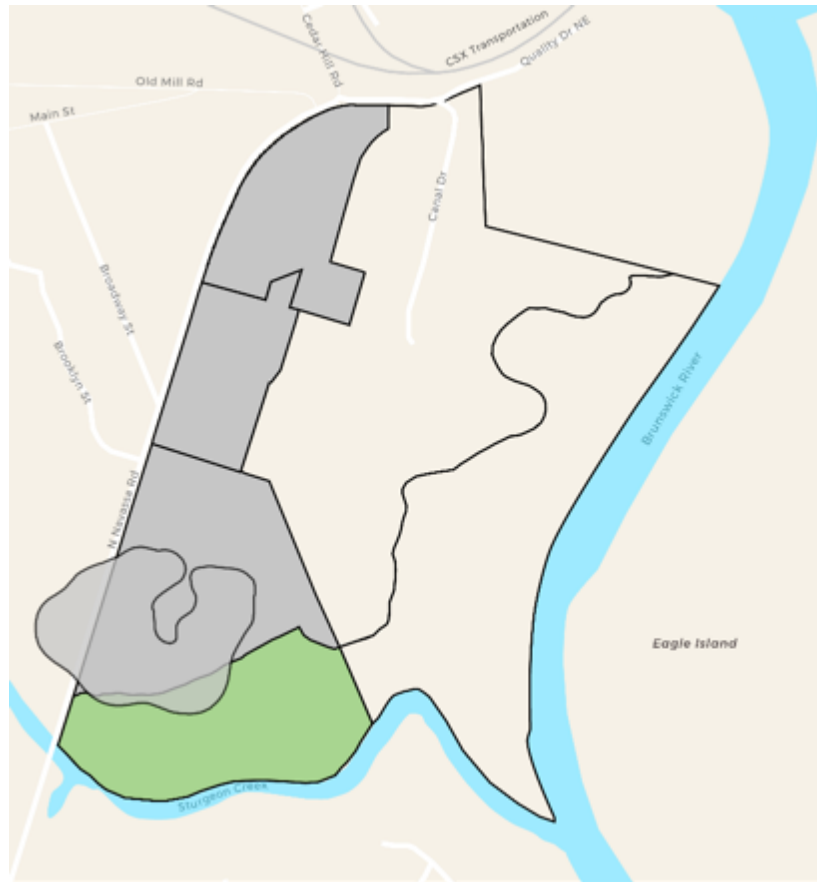
Remedial Action Element	Target Milestone
Final Feasibility Study	January 2022
Remedial Action Work Plan	January 2022
Design Drawings and Specifications	February 2022
Proposed Plan	February – March 2022
Proposed Plan Public Comment Period	April – May 2022
Record of Decision	May – July 2022
Mobilization	July 2022
Excavation, Disposal, Backfill	August – September 2022
Remedial Action Completion Report	October 2022

Dates on this slide are subject to change, based on work progress and Beneficiary review and approval of deliverables



# Operable Unit 3

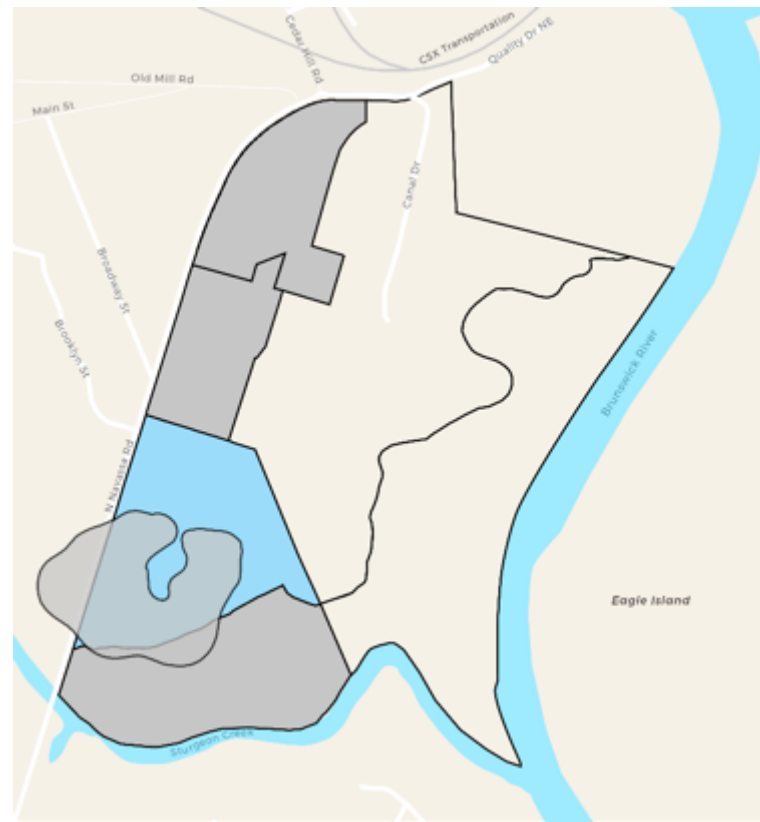
- ✓ OU3 is ±33-acre southern marsh
- ✓ Currently addressing EPA/NCDEQ comments received on the OU3 Technical Memorandum
- ✓ Review marsh field investigation data and discuss additional data collection needs in order to:
  - Quantify ecological risks
  - Develop a conceptual site model to show physical and chemical characteristics of the marsh
  - Establish data quality objectives (DQOs) for future investigation



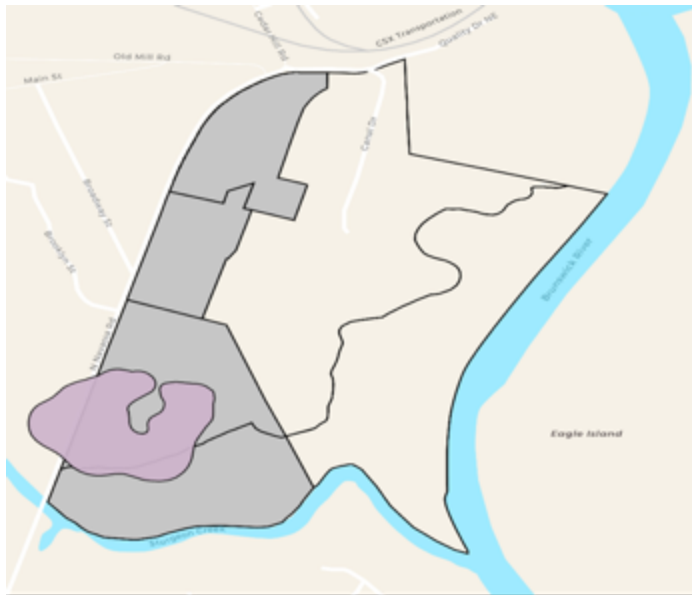


# Operable Unit 4

- ✓ OU4 is ±36-acre pond and process area
- ✓ OU4 Supplemental Remedial Investigation (SRI):
  - Supplemental data to support risk assessments and feasibility studies
  - Identify data needs and establish DQOs
  - 2022: expect to prepare work plan, conduct field work, complete laboratory analyses, and interpret data



# Operable Unit 5



- ✓ OU5 includes contaminated groundwater at and near the Site
- ✓ Semi-annual groundwater monitoring completed November 2021

# Site Drainage

Todd Martin  
Integral Engineering



# Residents' Concerns About Drainage

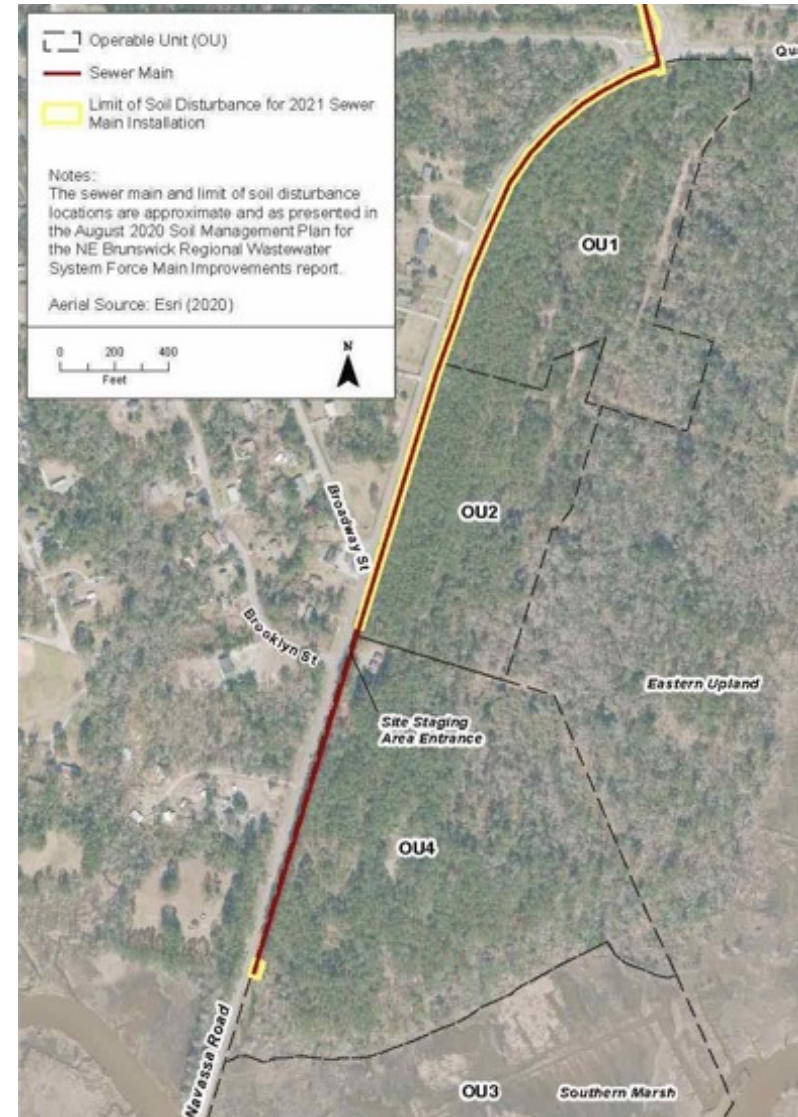
- ✓ The Town and residents have expressed questions and concerns about drainage near the Site, including:
  1. Can something be done about the standing water in the ditch?
  2. Is there or will there be a risk to health?
    - Are there contaminants in the stormwater that drains from the Site to the ditch on the east side of Navassa Road?
    - During the OU2 work, will contaminated soil or runoff travel from the Site to the ditch on the east side of Navassa Road?
  3. Will redevelopment interfere with stormwater that drains from west to east, then through OU1, the Eastern Upland and to the marsh?
- ✓ Do community members have other concerns about drainage?



# Question 1 – Can Something Be Done About Standing Water?

## Brunswick County Wastewater Line Work

- ✓ Between March and April 2021, the County excavated next to and within the drainage ditch bordering east side of Navassa Road along northern half of Site
- ✓ County finished installing wastewater sewer main in April 2021, removed debris, and regraded to route surface water runoff towards drainage swales
- ✓ Revegetation of area along drainage ditch completed in April 2021 in response to concerns raised by Town



# Question 1 – Can Something Be Done About Standing Water?

## Revegetation of the Ditch

- ✓ Revegetation efforts have not been successful
- ✓ Multistate Trust contacted Brunswick County about the status of revegetation in the drainage area
- ✓ Brunswick County reports that it will reseed with winter seed



# Question 1 – Can Something Be Done About Standing Water?

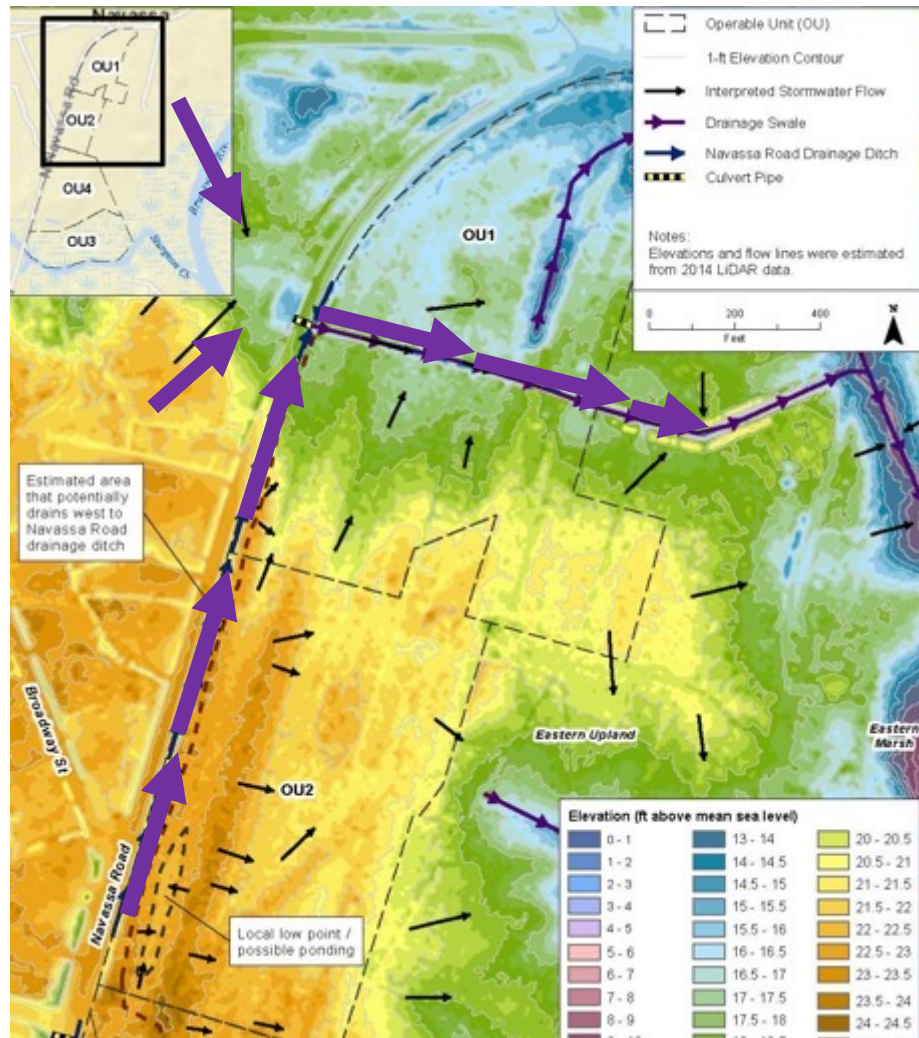
- ✓ Brunswick County's renewed reseeding efforts should help
- ✓ The Multistate Trust will identify the entity responsible for long term management of the ditch
- ✓ The Multistate Trust will continue to encourage those responsible for the ditch to address residents' concerns about standing water
- ✓ Long term, the ditch and easement may be altered by redevelopment of OU2

# Question 2 – Drainage Analysis

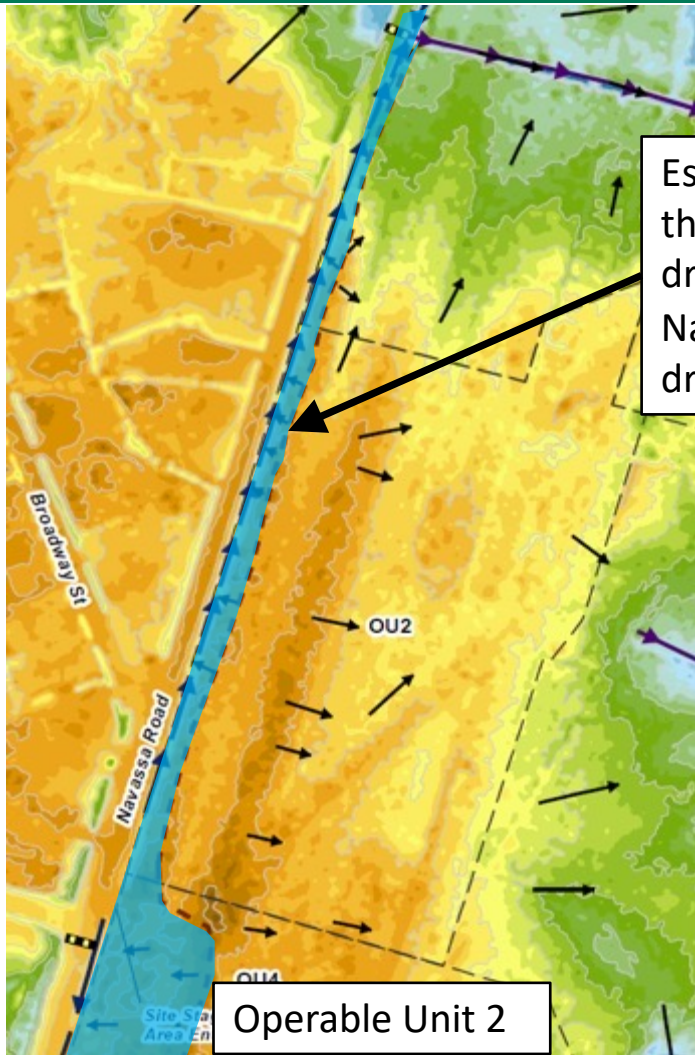
- ✓ In response to residents' concerns about potential exposure, the Multistate Trust performed a drainage analysis to determine:
  - How does the ditch east of Navassa Road drain to the river?
  - What areas on the Site drain to the ditch east of Navassa Road and how large are those areas?
  - What are the contaminant concentrations in the areas that drain to the ditch east of Navassa Road?
  - Is there a risk to residents who may come into contact with soil in the ditch east of Navassa Road?



# Question 2 – How Does the Ditch Near OU2 Drain to the River?

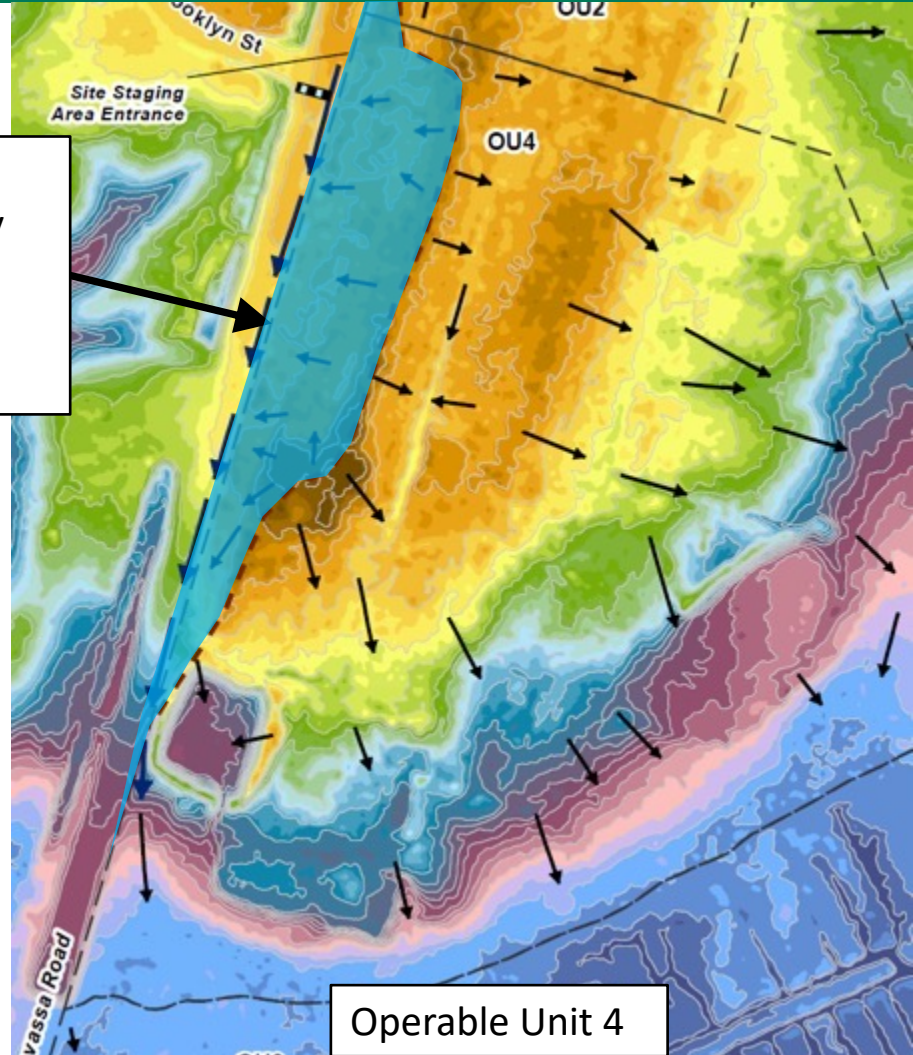


# Question 2 – What On-Site Areas Drain to the Ditch?



Estimated area that potentially drains west to Navassa Road drainage ditch

Operable Unit 2



Operable Unit 4

# Question 2 – Contaminant Concentrations in OU2 Areas that Drain to the Ditch

- ✓ The area of OU2 that drains to the ditch is highlighted
- ✓ OU2 soils that require excavation are shaded in yellow
- ✓ The rest of OU2 meets residential standards
- ✓ The limited OU2 areas that drain to the ditch have soils that are safe for residential use



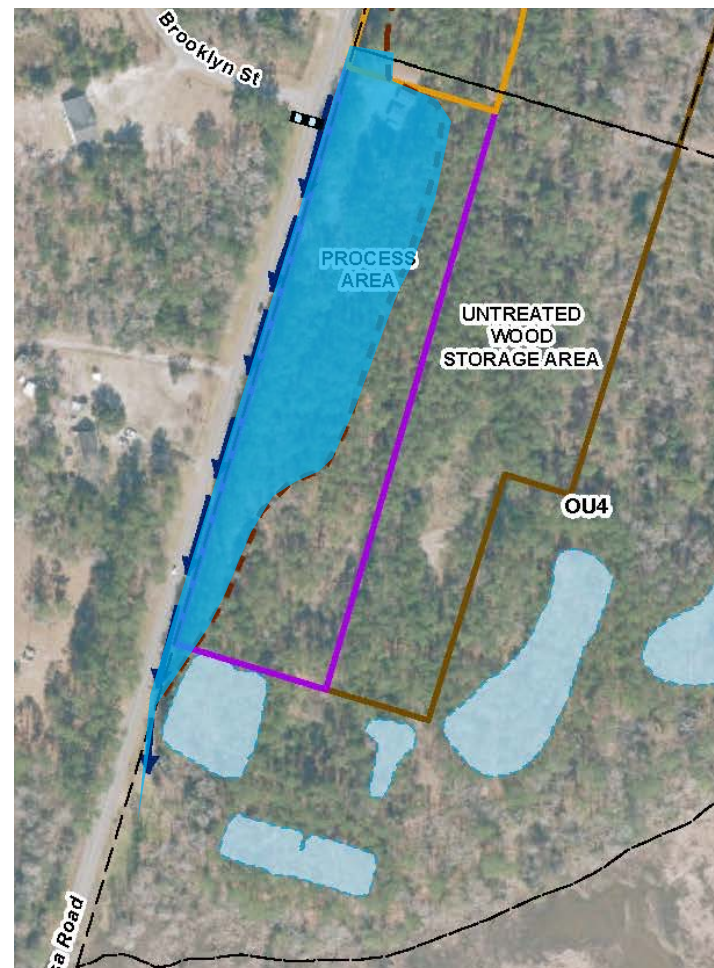
# Question 2 – Summary of OU2 Drainage Analysis

- ✓ The analysis shows that drainage from OU2 does not pose a health risk because:
  - Contaminant concentrations in soils in the areas that drain off-Site are below levels that would present an unacceptable risk to human health (and are suitable for residential use)
  - The on-Site area that drains to the ditch along Navassa Road is small
  - Soil erosion is minimal given the Site's flat topography and heavy vegetation
- ✓ To minimize impacts of future remediation work:
  - Construction will follow a Town-reviewed stormwater management plan
  - OU2 construction will include a soil berm around the two excavations nearest Navassa Road to prevent runoff towards the ditch

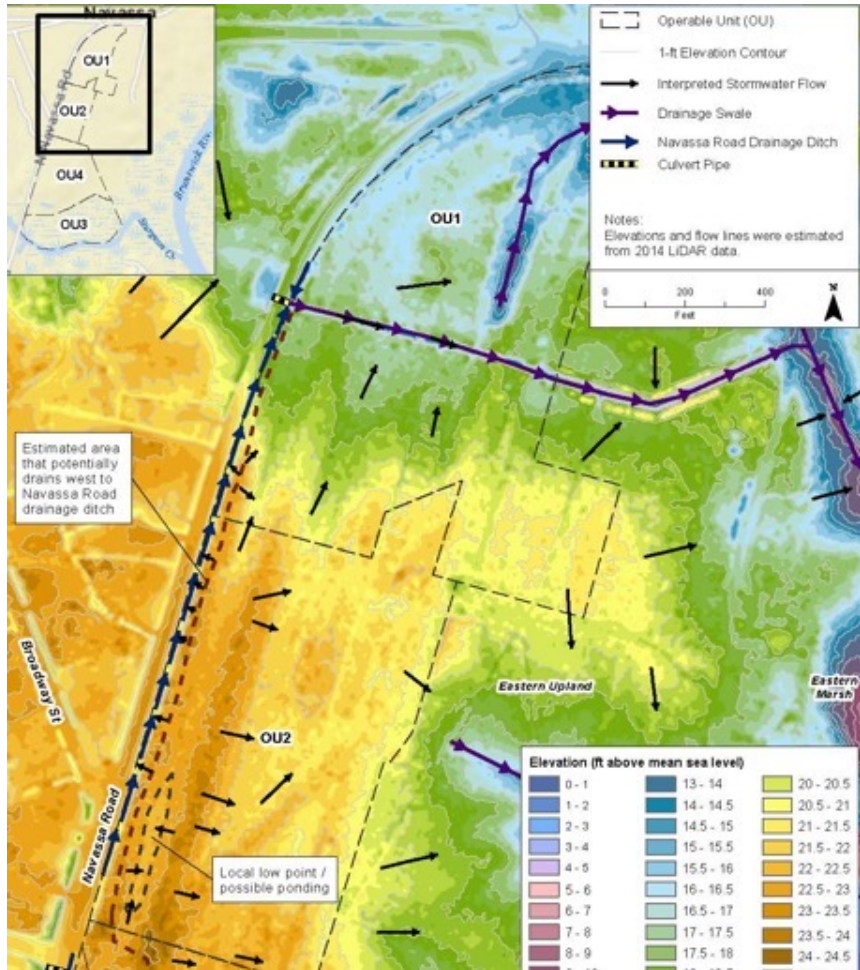


# Question 2– Contaminant Concentrations in OU4 Areas that Drain to the Ditch

- ✓ The area of OU4 that drains to the ditch is highlighted
- ✓ The 2019 HHRA estimated no unacceptable risks for trespassers or workers for the Process Area which includes the area of OU4 that drains to the ditch
- ✓ The ditch will be sampled in 2022 as part of ongoing OU4 risk assessments
- ✓ Any OU4 construction will include strict stormwater control measures



# Question 3 – Drainage and Redevelopment



- ✓ Long term, the ditch and easement may be altered by redevelopment
- ✓ Town has authority to approve stormwater permits for any future development
- ✓ All redevelopment plans must be approved by the Town as part of the zoning process, prior to the sale of the property

# OU2 Contracting Opportunities

Claire Woods  
Multistate Trust



# Contracting Strategy

- ✓ Identify and communicate prime and subcontractor needs and timing
- ✓ Search for and assess interest, qualifications, availability, and capacity of local prime and subcontractors
- ✓ Invite prime contractors to submit bids and provide equal opportunity for all contractors interested in bidding
- ✓ Evaluate prime contractor capabilities based on publicly available evaluation factors
- ✓ To extent possible, offer flexibility in prime contracting terms for smaller, local prime contractors and, even if preferred prime contractor is not local, incentivize prime contractor to retain local subcontractors
- ✓ Offer mentorship and training to prime and subcontractors





# Anticipated Prime Contractor Needs

- ✓ Multistate Trust intends to hire a local prime contractor to manage OU2 construction based on bid evaluation criteria
- ✓ If a local or regional prime not identified in bid process, selected prime will be required to prioritize contracting with local subcontractors
- ✓ Prime contractor expected to:
  - Perform work defined in contract
  - Hire and manage local subcontractor delivery and performance
  - Ensure subcontractors adequately trained
  - Administer employment matters (payroll, insurance, taxes, invoicing, etc.)
  - Plan and execute work consistent with project requirements
- ✓ Depending on prime contractor capabilities, Multistate Trust may consider future work as the prime builds capacity



# Anticipated Subcontractor Needs

Work Scope	NAICS Code	Estimated Hours
Project and Construction Management	NA	1-2 jobs, 1000-1600 hrs.
Pre-, progress- and post-construction survey	541370	2 jobs, 60-100 hrs.
Logging/forestry	113310	3 jobs, 100-200 hrs.
Site preparation/clearing	238910	6 jobs, 400-600 hrs.
Excavation, backfill, grading	238910	7 jobs, 1800-4200 hrs.
Trucking and hauling	484230	10 jobs, 1200-6400 hrs.
Flaggers/traffic control	561990	2 jobs, 1000-1400 hrs.
Fencing and security	(further information to be determined)	



# OU2 Expected Contractor Qualifications

- ✓ Prime Contractor:
  - Health and safety program, including training or willingness to be trained
  - Relevant construction/environmental experience
  - Relevant professional license(s) or certification(s)
  - Capacity to meet insurance and bonding requirements
  - Financial stability
  - Infrastructure to administer contract requirements, meet all local, state, and federal employment laws, prepare approvable invoice packages
  - Ability to manage subcontractors to meet all contract requirements
- ✓ Subcontractors (contracted through Prime Contractor):
  - Health and safety training or willingness to be trained
  - Relevant professional license(s) or certification(s)
  - Insurance
- ✓ Multistate Trust's consultant can mentor prime contractor, if needed
- ✓ Multistate Trust intends to support subcontractor training, as needed



# OU2 Contracting Process

- ✓ Contractor survey distributed to identify firms interested in prime or subcontracting opportunities
- ✓ Request for Statement of Qualifications (SOQs) issued November 9
- ✓ Responses to Request for SOQ received from potential prime contractors on November 30



# OU2 Prime Contractor Bid Package

- ✓ Multistate Trust will issue a bid package to qualifying contractors in January 2022
- ✓ Bid package will include a request for proposal that describes the OU2 work and includes:
  - Bid Form
  - Measurement and Payment Form
  - Remedial Action Work Plan
  - Drawings and Specifications
  - Construction Contract



# OU2 Prime Contractor Bid Package Recommendations

In preparing their bids, potential prime contractors should:

- ✓ Review bid documents and ask questions if clarification is needed
- ✓ Provide sufficient detail to describe means and methods, sequencing, and schedule
- ✓ Propose alternative methods to complete the work only if the overall goals and requirements are met and the work can be executed safely



# Bid-Evaluation Criteria

- ✓ Health and safety program, including training or willingness to be trained
- ✓ Proximity to Site
- ✓ Commitment and plan to contract with local subcontractors
- ✓ Small business status
- ✓ Technical approach, sequence, and schedule
- ✓ Personnel qualifications and experience
- ✓ Access to equipment
- ✓ Financial soundness
- ✓ Total bid amount



# OU2 Contractor Training Opportunities

- ✓ Brunswick Community College hosted training opportunities that were open to the public:
  - Elements of Construction Bid Preparation held on October 30
    - Participants learned how to identify opportunities, prepare bid documents and submit a bid package
  - OSHA HAZWOPER training conducted November 15-19
    - Scholarships were available for eligible participants seeking assistance to cover the cost of training
    - Participants received an OSHA HAZWOPER 40-hour training certificate upon completion of the course
- ✓ Attendance at these trainings was not required to be considered as a contractor for OU2 work





# OU2 Work Potential Training Opportunities

- ✓ During OU2 construction, Multistate Trust intends to offer mentorship to the prime contractor through on-Site engagement and off-Site support as needed, including:
  - Scoping services assistance
  - Invoicing assistance
  - Sequencing and workflow management support
  - Experienced on-Site Multistate Trust representative



# Contracting Process – Approximate Timeline

- ✓ **November 2021** – Multistate Trust distributed Request for Statement of Qualifications (COMPLETED)
- ✓ **January 2022**– Multistate Trust to issue bid package
- ✓ **February 2022** - Prime contractors to submit bids
- ✓ **March 2022** – Multistate Trust to select prime contractor, based on bid-evaluation criteria, and seek approval from Beneficiaries
- ✓ **May 2022** – Negotiate and finalize contract with prime contractor
- ✓ **Spring 2022** – Super JTI training for subcontractors, if needed, and other training opportunities
- ✓ **July 2022** – Mobilize for OU2 work

Dates on this slide are subject to change, based on work progress and Beneficiary review and approval of deliverables



# Property Sale and Redevelopment Planning

Claire Woods  
Multistate Trust



# Property Sale and Marketing Strategy



Exact location of property to be donated for Moze Center not yet determined

- ✓ Multistate Trust proposes to sell ±86 acres of undeveloped land:
  - ±66 acres of Eastern Upland Area
  - ±20 acres that currently comprises OU1
- ✓ Property is available for unrestricted use
  - Eastern Upland Area never part of Superfund Site
  - OU1 “deleted” from NPL
- ✓ Depending on timing, Multistate Trust may propose to sell OU2 (± 16 acres) with OU1/Eastern Upland Area
- ✓ State to retain ownership of OU3
- ✓ Multistate Trust to retain ownership of OU4
- ✓ Phased sale approach will expedite development
- ✓ Multistate Trust to ensure zoning aligns with Town/community reuse goals prior to closing, by making closing contingent on Town’s approval of rezoning

# Moze Heritage Center and Nature Park

- ✓ Multistate Trust to donate ±20 acres to the Town of Navassa for the proposed Moze Heritage Site
- ✓ Multistate Trust currently evaluating land donation conveyance process. Land donation will proceed separately from the property sale
- ✓ Multistate Trust will donate the property, but other funding sources will need to be identified for the construction of the Moze Center
- ✓ Ongoing coordination with Beneficiaries, Trustee Council, and Town officials to implement Moze Center Restoration Project and Multistate Trust land donation



# Reuse Advisory Council

- ✓ Reuse Advisory Council is to be made up of six individuals:
  - Two Navassa residents
  - Two Town officials
  - Two community stakeholders
- ✓ Reuse Advisory Council responsibilities are to include:
  - Recommend updates to the four Redevelopment Concepts developed during the Redevelopment Planning Initiative
  - Provide input on development plans, after those plans are received from potential purchasers
- ✓ Community members will have the opportunity to review and comment on Reuse Advisory Council recommendations and input, as well as viable development plans received, at public meetings
- ✓ Reuse Advisory Council will meet either virtually or in person through 2022 and potentially beyond



# Proposed Sale Process

- ✓ Engage Reuse Advisory Council and solicit community input
- ✓ Multistate Trust notice of invitation to bid and bid submittals, including development plans
- ✓ Bid evaluation based on transparent criteria
- ✓ Opportunity for Reuse Advisory Council and community engagement on proposed uses and development plans prior to bid selection
- ✓ Multistate Trust to select preferred purchaser and consult with Beneficiaries
- ✓ Enter into a purchase and sale agreement and secure preliminary Beneficiary approval
- ✓ Multistate Trust and purchaser secure Town approval to rezone property consistent with purchaser's development plan
- ✓ Closing and property transfer to purchaser



# Proposed Bid Evaluation Criteria

- ✓ We seek community input on the proposed bid evaluation criteria:
  - Fair market value (consistent with land use)
  - Financial viability
  - Track record with similar development projects
  - Consistent with RPI redevelopment concepts, Reuse Advisory Council recommendations, guidance from Town, and consideration of community input
  - Other benefits to community (jobs, tax base, other amenities)
  - Supportive of Moze Heritage Center and Nature Park and public access to river
  - Commitment to sustainable development practices and policies
  - Consistency with natural resource restoration projects
  - Minimum legal requirements (liability, protective of remedy, etc.)
- ✓ To share comments or ideas about these criteria, please contact us at [cw@g-etg.com](mailto:cw@g-etg.com) or 910-765-7237





# Questions and Discussion



# Administrative Record

## EPA Information Repository

- Navassa Community Center

- Leland Public Library

<https://semspub.epa.gov/src/collections/04/AR/NCD980557805>

All EPA Administrative Records used for cleanup decisions are available at the link.

EPA Region 4, Superfund Records Center, Atlanta, GA, is closed due to COVID-19.

**Public Meetings Every Quarter**

**Next Meeting: March 29, 2022**

For more information visit: <https://navassa.greenfieldenvironmental.com/>



# Contact Information

- ✓ Erik Spalvins, EPA Remedial Project Manager
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