

Appendix A

Annual Assessment Checklists for the Mound Site

(Inspections conducted in March and April 2012)

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CHECKLIST WORKSHEET – COMBINED – ALL PARCELS
Review of Effectiveness of Institutional Controls

Scope: Entire Mound Site, Miamisburg, Ohio	
Preliminary inspections performed on: March 13 and 26, April 5	
Physical inspection walkdown with Regulators on: April 19, 2012	
Review led by: Gwen Hooten, DOE LM	
Participants in Physical inspection walkdown on April 19, 2012:	
Gwen Hooten, LM; Larry Kelly and Paul Lucas, EMCBC; Tim Fischer, EPA; Anthony Campbell, Ohio EPA; Joe Crombie, ODH; Frank Bullock, MDC; Ellen Stanifer, City of Miamisburg; Bill Hertel, Chuck Friedman, Yvonne Dayo, Greg Lupton, Gary Weidenbach, Stoller; and Joyce Massie, JGMS.	
Summary of property improvements since the previous review.	
(For example, have buildings been demolished or erected?)	
Has surface water flow been modified? Has landscaping been done?)	Yes (X) No ()
MDC demolished Buildings 2, 63, and 63W in Excelitas area (old test fire)	
MDC installed new parking lots in that area	
MDC began work on the spine road on March 26. The road is located in Parcels 8 and 9 and Phase IC. EMCBC granted license for the road to be built on DOE property. Road will extend the MDC roadway in Parcel 4 to Excelitas and install parking areas in the former rail loadout area.	
EMCBC delegated some oversight of spine road to LM/Stoller, who reviewed construction drawings and is observing work.	
Evidence of unauthorized soil removal? Yes () No (X)	
No evidence of soil removal. MDC oversaw work on building demo, parking lot installation, and start of spine road construction.	
Evidence of unauthorized groundwater use? Yes () No (X)	
One new well was found on Ohio Department of Natural Resources (ODNR) website. This is groundwater monitoring well #0451 installed by Stoller as part of the OU-1 rebound test. The location of the well was listed under the address for the OU-1 pump & treat structures, 1275 Vanguard Blvd.	
Evidence of land use other than “Industrial” (e.g., residential)? Yes () No (X)	
No non-industrial use observed.	
Signage/Markers in good repair (if applicable)? Yes (X) No ()	
Observed two signs at pond in Parcel 4.	
Groundwater monitoring wells maintained properly? Yes (X) No ()	
All wells were locked and in good condition. New Well 0451 does not have a permanent marker.	
Seeps were marked with plastic flags and markings were illegible. Seeps 0606, 0607, 0608 had no flags	
New flags were installed after the preinspection.	
Fencing in good repair (if applicable)? N/A (X)	
Fencing is not an IC	
Air monitoring stations maintained properly (if applicable)? N/A (X)	
Air monitoring is not an IC, and DOE removed all on and off-site air monitoring stations	
Containment system(s) in good repair (if applicable)? N/A (X)	
Containment systems are not an IC	
Site Surveillance equipment in good repair (if applicable)? N/A (X)	
Site surveillance equipment is not an IC	
Other equipment associated with maintenance of the ICs in good repair N/A (X)	
No other equipment is associated with maintenance of ICs	

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T BUILDING ONLY – Areas with additional institutional controls

Have ICs been followed? Other comments.

Yes () No ()

T Building is currently locked and all entry is controlled by DOE and Stoller

The cracks in the red concrete cap over one of the two areas in T Building did not appear to have changed significantly since the 2011 inspection.

On April 24, Stoller took baseline photos to document the location and current conditions of the cracks. These photos and a room drawing showing locations will be added to the Appendix to the assessment report.

Summary and status of open issues or recommendations from previous reviews

Dates of previous inspections and five-year reviews:

	Origin	Issue/Recommendation	Corrected?	Current status 2012 Report
	2008 Annual	Landowner or management organization will notify DOE-LM when there are changes of address or street names on site. Building permits are filed by street addresses.		Pending
	2011 Annual	None		
	2011 Five-year review	Verify that the quitclaim deed for Parcels 6, 7, and 8 is appropriately recorded and is free and clear of all liens and encumbrances.		In process
	2011 Five-year review	Finalize the sitewide IC Management/Land Use Control Plan (with CERCLA Summary).		In process
	2011 Five-year review	Finalize the sitewide O&M Plan for groundwater remedies.		In process

Personnel interviewed during the physical inspection of parcel, or during review of documentation associated with the parcel:

Jayne Hansel and Leslie Karacia, City of Miamisburg Engineering Department, 937-847-6532, Stoller personnel provided information and assisted with inspections of wells, seeps, and the interior of T Bldg.

Stoller personnel were Gary Weidenbach Bob Ransbottom, and Roy Mowen; Steve Pawel also provided the necessary site drawings and T Building floor layouts.

List of Documents reviewed (e.g., street opening permits or construction permits approved by the City of Miamisburg, engineering drawings for improvements to property, aerial photographs, maps, City Planning Commission requests, Ohio Department of Natural Resources well logs):

Requested the Engineering Department to query their database for all permits for addresses on Capstone Drive, Vanguard Boulevard, Vantage Point, Enterprise Court, Mound Road (between 885-1195 odd numbered side of street), and Benner Road (between 799 and Dayton Cincinnati Road, odd numbered side of street).

Also requested any information on other activities requiring City approval such as zoning, parking lot construction, etc.

Reviewed the Ohio Department of Natural Resources well logs on the ODNR website.

Based upon the review of the above-listed documents, were property improvements covered by the appropriate approvals (e.g., construction permit approved by City)?

Yes () No ()

Received data from city on 4-17-12.

Results did not include any permitting or approvals for new spine road construction or the parking lots in Bldg 63 footprint or for HVAC control improvements in OSE Building.

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Requested additional information.

There were no permits issued for the road construction project extending Vanguard Boulevard and installing parking lots. The City Engineering Department stated in an email, "Per Bob Stanley - EPA permits were required and received for: Water and sewer extensions and storm sewer. With Bob signing off on the drawings, was the ok to go ahead. He signed on 1/20/12."

Because this work is on DOE-owned property, EMCBC issued a license to MDC to perform the work. EM and LM/Stoller personnel reviewed the workplans and technical specifications.

The technical specifications required the contractor to adhere to all City construction requirements. The City inspector was on site every day because Vanguard Boulevard is a City street will be maintained by the City.

During the inspection, was there physical evidence of movement of soil off site or use of groundwater that was not approved by the regulators? Yes () No (X)

There was no evidence of unapproved work performed since last inspection.

Construction activities underway for new spine road in OU-1 area. Soil movement within site.

EM delegated responsibility to LM/Stoller to monitor the construction work to assure compliance to the terms of the license.

Miscellaneous items noted during review or physical inspection:

Stolen property:

Hundreds of feet of heavy metal grills were stolen leaving the trenches uncovered. Grills over storm sewer concrete drains southeast of Seep 0601 along west property line in Parcel 8 and drains along back roadway south of salt storage shed in Phase IB.

Stoller personnel advised that they filed police reports for the DOE-owned Parcel 8 thefts, and informed MDC of the thefts in Phase IB. MDC filed police reports for those thefts.

All wells included in the groundwater monitoring for Phase I, Parcels 6, 7, and 8, and OU-1 were painted and in good condition.

There was one new well in OU-1 - Well 0451

Recommendations from preliminary physical inspection:

Install legible markers at the seeps. Stoller installed new marker flags in early April 2012.

Determine exactly what City permits are required for site activities.

Reword annual IC assessment request to City to detail the exact records' search needed.

Recommendations from April 19, 2012 physical walkdown:

None

Conclusion/comments from all physical inspections:

ICs appear to be functioning as designed.

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Checklist prepared by U.S. Department of Energy

Gwen Hooten, LM Acting Mound Site Manager

April 19 physical walkdown comments were submitted by:
[None](#)

Date: April 19, 2012