

U.S. ENVIRONMENTAL PROTECTION AGENCY
 POLLUTION/SITUATION REPORT
 Sandies Dry Cleaner & Laundry - Removal Polrep



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
 Region V

Subject: POLREP #5
 Progress
 Sandies Dry Cleaner & Laundry
 C515
 Little Chute, WI
 Latitude: 44.2792130 Longitude: -88.3159220

To: Roxanne Chronert, WDNR
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From: Ramon Mendoza, On-Scene Coordinator

Date: 4/18/2012

Reporting Period: 12/20/2012 to 4/12/2012

1. Introduction

1.1 Background

Site Number:	C515	Contract Number:	
D.O. Number:		Action Memo Date:	8/3/2011
Response Authority:	CERCLA	Response Type:	Time-Critical
Response Lead:	EPA	Incident Category:	Removal Action
NPL Status:	Non NPL	Operable Unit:	
Mobilization Date:	9/6/2011	Start Date:	9/7/2011
Demob Date:		Completion Date:	
CERCLIS ID:	WIN000510596	RCRIS ID:	
ERNS No.:		State Notification:	
FPN#:		Reimbursable Account #:	

1.1.1 Incident Category

1.1.2 Site Description

The Sandies Dry Cleaner and Laundry facility (Site) operated as a dry cleaner and laundry from 1957 to about 2003 and has been vacant since 2006. The facility contains old dry cleaner and laundry machines and other equipment

related to operations and maintenance. The current owner indicated to the state that Tetrachloroethylene (PCE) was used as the dry cleaning solvent from 1958 to 2003. There is a vacant apartment in disrepair on the second floor of the building. The owner has indicated that he plans to live in that apartment in the future.

The Site is surrounded by Grand Avenue to the east, the city-owned alley behind SDC to the west. Bakers Outlet and W Lincoln Avenue to the south, and Weenies Still Bar and W Main Street to the north. Both Weenies Still Bar and Bakers Outlet share a brick wall with the Site building on the north side and south side, respectively. Both businesses are operating and both have occupied residences on the second floor.

1.1.2.1 Location

The Sandies Dry Cleaners and Laundry Site (Site) is located at 513 Grand Avenue in the Village of Little Chute, Outagamie County, Wisconsin.

1.1.2.2 Description of Threat

Historic dumping of PCE at the Site has resulted in significant soil contamination. The PCE migrated through the soils into the groundwater and traveled offsite, resulting in vapor intrusion at neighboring properties.

1.1.3 Preliminary Removal Assessment/Removal Site Inspection Results

In February 2011, WDNR and WDHS conducted indoor air sampling using Summa canisters inside the Site building and adjacent buildings.

Results of PCE in indoor air samples collected in the unoccupied apartment at the Site, and all three levels of the Weenies Still Bar property exceeded both U.S. EPA and Agency for Toxic Substances and Disease Registry (ATSDR) screening levels and recommended action levels. Specifically, the PCE level found in the owner-occupied residence above Weenies Still Bar was 22.4 ppbv, which is more than 7 times the residential indoor air removal action level of 3 ppbv PCE. For the basement and main floor samples, PCE was measured at 32.9 and 24.0 ppbv, respectively, which are also above the residential removal action level for PCE.

After WDNR requested for U.S. EPA's assistance, U.S. EPA conducted site assessment activities in March and April 2011. PCE was detected by U.S. EPA at levels 28.5 million times greater than the EPA SSL in soils on Site, 300 times greater than the MCL in groundwater, and 700 times above the U.S. EPA/ATSDR subslab removal action level of 30 ppbv in the sub-slab sample.

2. Current Activities

2.1 Operations Section

2.1.1 Narrative

Response Actions from October to November 2011 are noted in Previous Polreps (1-4)

2.1.2 Response Actions to Date

- a. Dec. 20-21, 2011 - Installed larger capacity fan for the new crawlspace to extract larger volume of PCE vapors. Shipped and disposed of about 1.7 tons of PCE/TCE contaminated soil, one drum of TCE solvent, and 5 drums of non-haz wastewater.
- b. Feb. 2012 - EPA conducted second round of air monitoring using summa canister air samples to determine the effectiveness of subslab/air extraction systems. Results of the air monitoring indicate cleanup goals for PCE at Sandies, and Weenies Bar are being met. However, residual levels of PCE below the action level (Industrial risk scenario) are still detected in the basement of the adjacent Bakery (unchanged since Feb. 2011, before EPA started removal action at the site.)
- c. Dec 2011 and Feb. 2012 - EPA Conducted two rounds of groundwater monitoring (from three wells installed). Results indicate that groundwater contaminated with PCE appears to be migrating offsite in the shallow zone downgradient of the site, towards a grocery store and residential homes.
- d. March to April 12, 2012 - EPA reported results to WDNR. EPA, WDNR and Health Department decided to collect subslab and indoor air samples in downgradient homes and grocery store. Indoor air samples were collected and sent to EPA contracted Lab on April 12, 2012.

2.1.3 Enforcement Activities, Identity of Potentially Responsible Parties (PRPs)

Mr. Dave Linskens is the owner of the Sandies Dry Cleaners and Laundry Facility and is identified as the PRP.

2.1.4 Progress Metrics

Waste Stream	Medium	Quantity	Manifest #	Treatment	Disposal
RQ, Hazardous Waste Solid, n.o.s, 9, NA3077, PG III (Tetrachloroethylene, Trichloroethylene) (RQ-10 lbs) (F002)	Solid	113.7 tons	004960468 004960467 004960469 004960471 004960476 004960472 004960470 004354440		Michigan Disposal Waste Treatment Plant, Belleville, MI
UN1710, Waste TCE 6.1 PGIII	Liquid	1 Drum	004354441		EQ Detroit, MI
Non-Hazardous Soapy Water	Liquid	5 Drums	004354441		EQ Detroit, MI

2.2 Planning Section

2.2.1 Anticipated Activities

Evaluation of the air monitoring and groundwater data indicates that residual vapors of PCE at Sandies and Weenies bar have been brought down to health protective levels (non-detect). However, residual levels of PCE below the action levels, for industrial risk scenario, remain in the basement of the Bakery adjacent to Sandies. There is a risk that the PCE vapors may increase at the Bakery, in the future. In addition groundwater contaminated with PCE may have migrated to the downgradient homes and business.

Additional response activities will be conducted to address the aforementioned issues in coordination with WDNR and County public health officials.

2.2.1.1 Planned Response Activities

During the week of April 16, 2012: EPA will install additional subslab vapor system in the southwall wall at Sandies site adjacent to the Bakery. At the request of the Bakery's owners, EPA will install vapor control system in the basement (of Bakery). These actions should eliminate vapors from migrating into the Bakery building and its interconnected apartment, at concentrations that would exceed the action levels. In addition, EPA will repair structural modifications (such as holes on the main floor) at the Sandies Building, made during the removal.

EPA will evaluate air sampling results from downgradient homes and business and will work with state and county to install additional vapor control systems if necessary.

2.2.1.2 Next Steps

See Sections 2.2.1.1 and 2.2.1

2.2.2 Issues

None at this time.

2.3 Logistics Section

none

2.4 Finance Section

The following are estimated final costs as of the week of April 12, 2012. .

Estimated Costs *

	Budgeted	Total To Date	Remaining	% Remaining
Extramural Costs				
ERRS - Cleanup Contractor	\$260,000.00	\$212,666.00	\$47,334.00	18.21%
TAT/START	\$96,000.00	\$67,300.00	\$28,700.00	29.90%
Intramural Costs				
Total Site Costs	\$356,000.00	\$279,966.00	\$76,034.00	21.36%

* The above accounting of expenditures is an estimate based on figures known to the OSC at the time this report was written. The OSC does not necessarily receive specific figures on final payments made to any contractor(s). Other financial data which the OSC must rely upon may not be entirely up-to-date. The cost accounting provided in this report does not necessarily represent an exact monetary figure which the government may include in any claim for cost recovery.

2.5 Other Command Staff**2.5.1 Safety Officer**

OSC, Ramon Mendoza is responsible for overall safety at the site and project while the ER Removal Manager John Behrens is responsible for implementing the Health and Safety Plan.

2.6 Liaison Officer**2.7 Information Officer****2.7.1 Public Information Officer**

Mike Rogers, U.S. EPA Region 5, 312-353-2102

See www.epaosc.org/SandiesDryCleanerLaundry for additional Site information.

2.7.2 Community Involvement Coordinator

Susan Pastor, U.S. EPA Region 5, 312-353-1325

3. Participating Entities**3.1 Unified Command**

None

3.2 Cooperating Agencies

Wisconsin Department of Natural Resources
 Wisconsin Department of Health Services
 Village of Little Chute Fire Department
 Village of Little Chute Public Works Department

4. Personnel On Site

During October/November 2011 Removal activities

EPA: 1
 ERRS (ER): 3
 START (OTIE): 1

5. Definition of Terms

No information available at this time.

6. Additional sources of information

No information available at this time.

7. Situational Reference Materials

No information available at this time.