



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION 5  
77 WEST JACKSON BOULEVARD  
CHICAGO, IL 60604-3590

US EPA RECORDS CENTER REGION 5



494952

REPLY TO THE ATTENTION OF

**MEMORANDUM**

**SUBJECT:** Request for Approval and Funding for a Time-Critical Removal Action at the Kewaunee Marquette School Site, 317 Dorelle Street, Kewaunee, Kewaunee County, Wisconsin (Site ID #C57X)

**FROM:** Kathy Halbur, On-Scene Coordinator  
Emergency Response Branch 1, Removal Section 1

**THRU:** Jason H. El-Zein, Chief  
Emergency Response Branch 1

**TO:** Douglas Ballotti, Acting Director  
Superfund Division

**I. PURPOSE**

The purpose of this memorandum is to request and document your approval to expend up to \$578,782 to conduct a time-critical removal action at the Kewaunee Marquette School Site (or the Site), located in Kewaunee, Kewaunee County, Wisconsin 54216. The response actions proposed herein are necessary to mitigate threats to public health, welfare, and the environment posed by the presence of uncontrolled hazardous substances at the Site. The Site contains abandoned containers and hazardous ash piles as well as deteriorating building conditions that are releasing lead, polychlorinated biphenyls (PCBs), and asbestos.

This Action Memorandum seeks approval for EPA, as lead technical agency, to take actions described herein to abate the imminent and substantial endangerment posed by the hazardous substances at the Site. EPA proposes to remove hazardous substances pursuant to Section 104(a)(1) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), 42 U.S.C. § 9604(a)(1), and 40 C.F.R. §300.415 of the National Oil and Hazardous Substances Pollution Contingency Plan (NCP).

The uncontrolled conditions of the hazardous substances present at the Site, and the potential threats they present require that EPA classify this removal action as time-critical. EPA's response actions described in this Action Memorandum will require an estimated 60 on-site working days to complete.

There are no nationally significant or precedent setting issues associated with the Site. The Site is not on the National Priorities List (NPL).

## II. SITE CONDITIONS AND BACKGROUND

CERCLIS ID: WIN000506083

RCRA ID: None

WDNR ID: 09-31-291857

Category: Time-Critical

### A. Site Description

The Kewaunee Marquette School Site is an approximately 71,700 square foot (ft<sup>2</sup>) brick, multi-story former kindergarten through 12<sup>th</sup> (K-12) grade school located in a residential area. The building was originally constructed in 1915 with additions in 1936, 1957, 1959, and 1964. The school has been closed and vacant for almost twenty years.

Since the Kewaunee School District first sold the school for redevelopment in 1999, five different development corporations have owned the property. None of the corporations have redeveloped the building or addressed the environmental hazards within the building. The building has progressively fallen into disrepair over the years.

Portions of the roof have collapsed (Attachment 3, photo 1) resulting in rain and snow regularly entering the building (Attachment 3, photo 3). Many walls are now covered with mold and moss is growing throughout the building (Attachment 3, photos 2 & 4). Lead and PCB paint is peeling from the walls and has accumulated with friable asbestos on the floors (Attachment 3, photo 6).

Trespassers and scrappers have spilled abandoned containers (Attachment 3, photo 8), disturbed asbestos containing materials (Attachment 3, photos 5, 6, & 7), and broken mercury containing devices (Attachment 3, photos 10 & 11) throughout the building. A structural engineer determined portions of the building to be unsafe. The property is tax delinquent. The Wisconsin Department of Natural Resources (WDNR), Wisconsin Department of Health Services, and City of Kewaunee requested EPA assistance with the Site (AR, Documents #11, #15 & #9).

#### 1. Removal site evaluation

On June 22, 2015, EPA OSC Kathy Halbur conducted a reconnaissance visit with WDNR and City of Kewaunee officials. The building was unlocked and there was evidence of regular trespassing in the building. Personal household items being stored in the room in the northeast corner of the building appeared to have been vandalized (i.e., chair cushions cut open with stuffing removed). A five gallon container of PCB oil had been overturned in this room, resulting in a spill on the floor approximately 100 square foot in size (Attachment 3, photo 8). City officials indicated the property damage and the spill were not present the previous week.

Additional containers were found in a number of rooms on the first floor. Suspected asbestos containing material, including a bag of Zonolite insulation that had apparently been used as floor dry (Attachment 3, photo 7), was observed. Water was dripping from the ceilings in several rooms. Water damage, including peeling paint, mold, and moss, are prevalent throughout the

building (Attachment 3, photos 2 & 4). Based on the reconnaissance visit, WDNR asked EPA to conduct a removal site assessment (AR, Document #11).

On August 5, 2015, EPA and START conducted a site assessment planning visit. Sample types and locations were selected while conducting air monitoring for mercury, volatile organic compounds (VOCs), and gamma radiation (Attachment 3, photo 4). Boom was placed around the floor drain near the spilled oil (Attachment 3, photo 8).

On August 20, 2015, EPA, WDNR, and START conducted a removal site assessment. Mercury, VOC, and radiation screening was repeated while 21 samples were collected for laboratory analysis. Elevated mercury levels (200 nanograms per cubic meter) were detected in Room 119. Asbestos in air sampling was conducted at two fixed locations inside the building and two fixed locations outside broken windows. Two activity based asbestos samples were also collected as sampling personnel disturbed materials inside the building (simulating trespasser activities).

A summary of the samples collected and the analytical results are in Attachment 4. The results confirm the presence of abandoned flammable materials, PCB oil spilled into a floor drain, arsenic and PCB contaminated ash above the Removal Management Level (RML), friable asbestos, PCB bulk waste/building materials, and lead paint. The full Site Assessment Report is available in the Administrative Record (AR, Document #14).

## **2. Physical location**

The two acre Site is located at 317 Dorelle Street, Kewaunee, Kewaunee County, WI 54216 in a residential area. The geographic coordinates for the Site are Latitude: 44.453147, Longitude: -87.503461. Parcel Number is 31 241 OTP 294; Alternate Parcel Number is 241-00010-5880. The legal description from the USGS Kewaunee Quadrangle Map is NE 1/4, SE 1/4, S19, T23N, R25E.

The Site is surrounded by single-family homes. Lake Michigan is approximately 600 feet to the east of the Site. The neighborhood, bounded by Lake Michigan and Center, Juneau, and Lincoln Streets (which includes the Site building), was listed on the State Register of Historic Places on April 23, 1993 and on the National Register of Historic Places on November 4, 1993 (AR, Document #2). The listing number is ASI#27740. An aerial photo and Site location map can be found in Attachment 1.

An Environmental Justice (EJ) analysis for the Site is contained in Attachment 5. Screening of the surrounding area used Region 5's EJ Screen Tool. Region 5 has reviewed environmental and demographic data for the area surrounding the Site at 317 Dorelle Street, Kewaunee, WI, and determined there is a potential for EJ concerns at the Site based on the percentage of the population over 64 years of age.

## **3. Site Characteristics**

The Site is a vacant 71,700 ft<sup>2</sup> K-12 school on a two acre lot in an historic residential neighborhood. The school has been closed for nearly 20 years and has fallen into disrepair.

Portions of the roof have collapsed resulting in extensive water damage, including extensive mold and moss growth as well as buckled floors (Attachment 3, photos 1-4). Much of the paint, which tested positive for lead (86,400 ppm) and PCBs (277 ppm), is peeling. Paint chips have been ground up on the floors by trespassers and salvagers and has accumulated in floor drains.

Despite numerous attempts to secure the building, there is evidence of regular trespassing (Attachment 3, photos 12-14). Vandals have destroyed personal property stored in the building and spilled the contents of abandoned containers. A container of PCB waste oil was spilled near a floor drain that connects to the City sewer (Attachment 3, photo 8). Zonolite was used as floor dry for previous spills (Attachment 3, photo 7).

Asbestos surveys conducted in 1990 for AHERA and in 2011 for demolition (AR, Documents #1 and #6) identified approximately 3,200 linear feet and 70,000 square feet of asbestos containing material (ACM), much of which is now damaged and friable (Attachment 3, photo 5).

Thermostats have been ripped from the walls (Attachment 3, photos 10-11). Fluorescent bulbs and light ballasts are strewn throughout the building. Pockets of elevated mercury were detected in the building. Piles of ash with elevated arsenic (105 ppm) and PCB levels remain on the floor of the furnace room. An 8,000 gallon underground storage tank was closed in 1995, but numerous above ground tanks remain in the boiler room.

There is no power or water service to the building. Gas and electric were permanently disconnected in 2013 (AR, Document #13). Many of the windows have been broken. A structural inspection identified areas within the building that have deteriorated to the point of being structurally unsound (AR, Document #18). The current owner is tax delinquent.

#### **4. Release or threatened release into the environment of a hazardous substance, or pollutant or contaminant**

The Site presents a threat and an ongoing release of numerous hazardous substances, including arsenic, asbestos, lead, mercury, and PCBs. Past actions to secure the building show evidence of failing, several windows are now open as board-up measures have failed and the roof is partially exposed, posing potential release of ACM to the environment during dry spells.

This building is severely damaged and contains friable ACM, lead paint, and PCB bulk waste throughout which would pose an imminent and substantial threat to public health should the building suffer a catastrophic failure. PCB oil and hazardous solids are in and around the building's floor drains.

#### **5. NPL status**

This Site is not on the National Priorities List (NPL) and has not been proposed for listing on the NPL. The Site has not received a Hazard Ranking Score and is not being referred to the NPL Site Assessment program.

#### **6. Maps, pictures and other graphic representations**

- Attachment 1: Site Location Map
- Attachment 2: Administrative Record Index
- Attachment 3: Photo Log
- Attachment 4: Site Assessment Summary Sampling Tables
- Attachment 5: Environmental Justice Analysis
- Attachment 6: Detailed Cleanup Contractor Cost Estimate
- Attachment 7: Independent Government Cost Estimate

## **B. Other Actions to Date; State and Local Authorities' Roles**

### **1. Previous actions**

The Kewaunee School District received approval from the Kewaunee School Board to sell Marquette School to Meed Development Corporation in 1998. The sale was completed in 1999. The School District conducted limited asbestos abatement during its period of ownership. Since the initial sale in 1999, four subsequent development companies have owned the building. However, redevelopment did not occur and the building has progressively fallen into disrepair.

The City of Kewaunee Public Works and Police Departments have made numerous efforts to secure the building (Attachment 3, photos 12-13). The Fire Department has restricted operations to exterior firefighting only for the Site due to the numerous hazards in the building. The Kewaunee City Administrator requested EPA assistance with the Site on June 23, 2015 (AR, Document #9).

The current owner submitted a National Emission Standards for Hazardous Air Pollutants (NESHAP) notification to WDNR on July 2, 2014 for asbestos abatement work scheduled for July 17, 2014-July 17, 2015 (AR, Document #8). The WDNR Bureau of Air Management subsequently inspected the building and found numerous asbestos violations (AR, Document #10).

WDNR requested EPA Removal Program assistance with the Site on July 2, 2015 (AR, Document #11). The Wisconsin Department of Health Services (WDHS) concluded the Site posed a human health risk and requested EPA assistance on October 29, 2015 (AR, Document #15).

EPA submitted a Request for State Historic Preservation Officer (SHPO) Comment and Consultation on a Federal Undertaking to the Wisconsin Historical Society (WHS), Division of Historic Preservation, Office of Preservation Planning on December 8, 2015 (AR, Document #17). WHS responded on April 27, 2016 that they agree with adverse effect finding (AR, Document #19).

The Citizen Participation Committee of the City of Kewaunee conducted a public hearing regarding conditions at the Site on May 5, 2016 (AR, Document #20). EPA and WDNR participated in the public hearing. The attendees, including many Site neighbors and the

President of the Marquette Historic District, unanimously recommended the City apply for a Community Development Block Grant for demolition.

## **2. Potential for continued State/local response**

The City of Kewaunee is exploring numerous funding options to assist with demolition and redevelopment. The City of Kewaunee is expected to foreclose on the property.

Because the Site is located in a State and Nationally Registered Historic area, all future redevelopment at the Site will be closely coordinated with WHS.

## **III. THREAT TO PUBLIC HEALTH OR THE ENVIRONMENT, AND STATUTORY AND REGULATORY AUTHORITIES**

The conditions at the Kewaunee Marquette School Site present an imminent and substantial threat to public health or welfare, and the environment, and meet the criteria for a time-critical removal action provided for in 40 C.F.R. § 300.415 (b)(2) of the NCP. These factors include, but are not limited to, the following:

### **Actual or potential exposure of nearby human populations, animals, or the food chain to hazardous substances or pollutants or contaminants;**

WDHS concluded conditions at the Site pose a human health hazard (AR, Document #15). Arsenic levels in the furnace room ash piles (105 ppm) exceeded EPA's Removal Management Level for arsenic (67 ppm). Peeling paint has lead concentrations as high as 86,400 ppm and PCB concentrations as high as 277 ppm. Much of the paint is now pulverized on the floors creating an inhalation risk and a threat to the sewers via the floor drains. Damaged ACM (chrysotile and tremolite/actinolite) was documented throughout the building during EPA's Site Assessment (AR, Document #14). A summary table of all Site Assessment Results is available in Attachment 4.

Arsenic, asbestos, lead, and PCBs are designated as hazardous substances in 40 CFR §302.4. These hazardous substances pose a direct contact risk to trespassers. Signs stating that respiratory protection is needed have been posted at every entrance to the building (Attachment 3, photo 13). Additionally, the building is structurally unsound and poses a significant threat of release to the neighboring residential community if a catastrophic failure occurs.

Arsenic has been linked to cancer of the bladder, lungs, skin, kidneys, nasal passages, liver, and prostate. Non-cancer effects of arsenic can include thickening and discoloration of the skin, stomach pain, nausea, vomiting, diarrhea, numbness in hands and feet, partial paralysis, and blindness. Human exposure to arsenic can cause both short and long term health effects. Short or acute effects can occur within hours or days of exposure. Long or chronic effects occur over many years. The Agency for Toxic Substances and Disease Registry (ATSDR) ToxFAQs for arsenic is available in the Administrative Record (AR, Document #4).

Asbestos is the name given to a number of naturally occurring fibrous minerals having high tensile strength, the ability to be woven, and resistance to heat and most chemicals. Because of

these properties, asbestos fibers have been used in a wide range of manufactured goods, including roofing shingles, ceiling and floor tiles, paper and cement products, textiles, coatings, and friction products. EPA's Integrated Risk Information System (IRIS), the Department of Health and Human Services (DHHS) and the International Agency for Research on Cancer (IARC) consider chrysotile, as well as other forms of asbestos, to be human carcinogens. Exposure to airborne friable asbestos may result in a potential health risk because persons breathing the air may breathe in the asbestos fibers. Chronic inhalation exposure to excessive levels of asbestos fibers suspended in air can result in lung disease such as asbestosis, mesothelioma, and lung cancer. Sub-acute exposures as short as a few days have been shown to cause mesothelioma. The Agency for Toxic Substances and Disease Registry (ATSDR) ToxFAQs for asbestos is available in the Administrative Record (AR, Document #3).

According to the Agency for Toxic Substances and Disease Registry's (ATSDR) "ToxFAQ for Lead" (AR, Document #5), lead can affect almost every bodily organ and system. The main target of lead toxicity is the nervous system in both adults and children. Long-term exposure of lead in adults can result in decreased performance in some tests that measure nervous system functions and cause weakness in fingers, wrists, and ankles. Lead exposure can also cause small increases in blood pressure, especially in middle-aged and older people, and anemia. Exposure to high lead levels can severely damage the brain and kidneys in adults and children and ultimately cause death. In pregnant women, high levels of exposure to lead may cause miscarriage. High-level lead exposure in men can damage the organs responsible for sperm production.

According to ATSDR's "ToxFAQs for PCBs" (AR, Document #7), the most commonly observed health effects in people exposed to large amounts of PCBs are skin conditions such as acne and rashes. Studies of exposed workers have shown changes in blood and urine that may indicate liver damage. Animals that ate smaller amounts of PCBs in food over several weeks or months developed various health effects, including anemia; acne-like skin conditions; and liver, stomach, and thyroid gland injuries. Other effects of PCBs in animals include changes in the immune system, behavioral alterations, and impaired reproduction. The EPA and the International Agency for Research on Cancer have determined that PCBs are probably carcinogenic to humans.

**Hazardous substances or pollutants or contaminants in drums, barrels, tanks, or other bulk storage containers that may pose a threat of release;**

Numerous small (1-5 gallon) containers are being stored in the building (Attachment 3, photo 9). Some contain flammable materials (flashpoint of 79.3). Vandals have spilled contents of some containers onto the floors near drains which lead to the City's sewers (Attachment 3, photo 8).

**Weather conditions that may cause hazardous substances or pollutants or contaminants to migrate or be released;**

The Site is deteriorating due to exposure to the environment. The roof of the building has partially collapsed and parts of the building are structurally unsound (Attachment 3, photos 1-2). Lead and PCB paint continue to peel off the wall due to continual exposure to the environment.

The average annual snowfall in Kewaunee is 45 inches. It is reasonable to assume that weather conditions, such as snow, rain and wind, will continue to be a cause of hazardous substance release and increase the possibility of a complete structural failure of the building.

**Threat of fire or explosion;**

There is evidence of vandalism in the building (Attachment 3, photo 14). Despite numerous attempts to secure the building, trespassing persists. The Site cannot be adequately secured because of the building's dilapidated condition. Flammable materials (flashpoint = 79.3°F) are abandoned at the Site. Vandals reasonably can be expected to cause fires at the Site that would potentially release hazardous substances, including arsenic, asbestos, lead, and PCBs, into the surrounding residential community. The current structure has no operating fire alarm or sprinkler system.

**The availability of other appropriate federal or state response mechanisms to respond to the release;**

Local officials, WDNR, and WDHS have all requested EPA assistance with the hazardous substances at the Site. The property is tax delinquent and the current owner is non-responsive. The School District sold the property in good condition to be redeveloped. Subsequent owners are defunct, do not have apparent liability or otherwise do not have the resources to conduct the needed removal action.

**IV. ENDANGERMENT DETERMINATION**

Based on the Site conditions, the nature of the known and suspected hazardous substances, pollutants or contaminants onsite, and the potential exposure pathways described in Sections II and III above, actual or threatened releases of hazardous substances, pollutants or contaminants from this Site, if not addressed by implementing the response actions selected in this Action Memorandum, may present an imminent and substantial endangerment to public health, welfare, or the environment.

**V. PROPOSED ACTIONS AND ESTIMATED COSTS**

**A. Proposed Actions**

**1. Proposed action description**

EPA proposes response actions to directly address actual or potential releases of hazardous substances on Site that may pose an imminent and substantial endangerment to public health, or welfare, or the environment. EPA will:

1. Develop and implement a Site-specific Health and Safety Plan, an Air Monitoring Plan, an Emergency Contingency Plan, and a Site Security Plan;

2. Characterize, remove and properly dispose of hazardous waste and materials abandoned at the Site;
3. Identify, remove and properly dispose of hazardous building materials and asbestos-containing materials ("ACM") present at the Site that pose a direct contact risk or have the potential to migrate to the environment;
4. Assess migration pathway of spilled materials;
5. Ensure that any drain, trench, sump or similar feature within the facility that poses a threat of release to the environment is clean;
6. Clean impacted floors; and
7. Take any necessary response action to address any release or threatened release of a hazardous substance, pollutant or contaminant that EPA determines may pose an imminent and substantial endangerment to the public health or the environment.

EPA will conduct its removal action in a manner not inconsistent with the NCP. The OSC has initiated planning for provision of post-removal Site control consistent with the provisions of Section 300.415(l) of the NCP. However, eliminating all threats that hazardous substances and/or pollutants or contaminants present is expected to minimize the need for post-removal Site control.

EPA shall treat, store, or dispose all hazardous substances, pollutants, or contaminants removed off-site pursuant to this removal action at a facility in compliance, as determined by EPA, with the EPA Off-Site Rule, 40 C.F.R. § 300.440.

## **2. Contribution to Remedial Performance**

The proposed action will not impede future actions based on available information.

## **3. Engineering Evaluation/Cost Analysis (EE/CA)**

Not Applicable.

## **4. Applicable or relevant and appropriate requirements (ARARs)**

EPA will comply with all applicable or relevant and appropriate requirements (ARARs) to the extent practicable. On May 25, 2016, EPA sent a letter to Tauren Beggs of the WDNR asking for any State of Wisconsin ARARs which may apply to or be relevant and appropriate at the Site (AR, Document #21). WDNR submitted ARARs to EPA on May 31, 2016 (AR, Document #22).

## **5. Project Schedule:**

EPA's response action described in this Action Memorandum will require an estimated 60 working days to complete.

**B. Estimated Costs**

The detailed cleanup contractor cost is presented in Attachment 6 and the Independent Government Cost Estimate is presented in Attachment 7. Estimated project costs are summarized below:

<b>REMOVAL ACTION PROJECT CEILING ESTIMATE</b>	
<b><u>Extramural Costs:</u></b>	
<b><u>Regional Removal Allowance Costs:</u></b>	
Total Cleanup Contractor Costs (This cost category includes estimates for ERRS, subcontractors, Notices to Proceed, and Interagency Agreements with Other Federal Agencies. Includes a 15% contingency)	\$432,319
<b><u>Other Extramural Costs Not Funded from the Regional Allowance:</u></b>	
Total START, including multiplier costs	
Total Decontamination, Analytical & Tech. Services (DATS)	\$50,000
Total CLP	\$0
Subtotal	\$0
	\$50,000
Subtotal Extramural Costs	\$482,319
Extramural Costs Contingency (20% of Subtotal, Extramural Costs rounded to nearest thousand)	\$96,463
<b>TOTAL REMOVAL ACTION PROJECT CEILING</b>	<b>\$578,782</b>

**VI. EXPECTED CHANGE IN THE SITUATION SHOULD ACTION BE DELAYED OR NOT TAKEN**

Given the Site conditions, the nature of the hazardous substances and pollutants or contaminants documented on Site, and the potential exposure pathways to nearby populations described in Sections II, III and IV above, the actual or threatened release of hazardous substances and pollutants or contaminants from the Site presents an imminent and substantial endangerment to public health, welfare or the environment if EPA does not take this action. This will increase the potential that hazardous substances will be released, thereby threatening the adjacent population and the environment. Delayed or non-action may result in increased likelihood of external exposure, inhalation, ingestion or direct contact to human populations trespassing at or near the Site.

**VII. OUTSTANDING POLICY ISSUES**

Not applicable.

### VIII. ENFORCEMENT

For administrative purposes, information concerning confidential enforcement strategy for this Site is contained in the Confidential Enforcement Addendum.

Direct Costs (\$578,782 + \$75,000)	+ Indirect Costs + (77.22%) x (\$653,782)	= Estimated EPA Costs for Removal Action (\$1,158,632)
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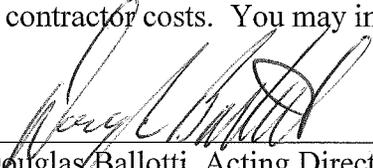
The total EPA costs for this removal action based on full-cost accounting practices that will be eligible for cost recovery are estimated to be \$1,158,632.<sup>1</sup>

### IX. RECOMMENDATION

This decision document represents the selected removal action for the Kewaunee Marquette School Site, Kewaunee, Kewaunee County, WI, developed in accordance with CERCLA as amended, and is not inconsistent with the NCP. This decision is based on the Administrative Record for the Site (Attachment 2). Conditions at the Site meet the NCP Section 300.415(b)(2) criteria for a removal and I recommend your approval of the removal action proposed in this Action Memorandum.

The total project ceiling if approved will be \$578,782, of which an estimated \$528,782 may be used for cleanup contractor costs. You may indicate your approval by signing below.

APPROVE \_\_\_\_\_

  
Douglas Ballotti, Acting Director  
Superfund Division

DATE: \_\_\_\_\_

6/14/2016

DISAPPROVE \_\_\_\_\_

Douglas Ballotti, Acting Director  
Superfund Division

DATE: \_\_\_\_\_

Enforcement Addendum

Attachments

1. Site Location Map
2. Administrative Record Index
3. Photo Log

<sup>1</sup> Direct Costs include direct extramural costs and direct intramural costs. Indirect costs are calculated based on an estimated indirect cost rate expressed as a percentage of site-specific direct costs, consistent with the full cost accounting methodology effective October 2, 2000. These estimates do not include pre-judgment interest, do not take into account other enforcement costs, including Department of Justice costs, and may be adjusted during the course of a removal action. The estimates are for illustrative purposes only and their use is not intended to create any rights for responsible parties. Neither the lack of a total cost estimate nor deviation of actual total costs from this estimate will affect the United States' right to cost recovery.

4. Site Assessment Sampling Summary Tables
5. Environmental Justice Analysis
6. Detailed Cleanup Contractor Cost Estimate
7. Independent Government Cost Estimate

cc: B. Schlieger, U.S. EPA, 5104A, (email: Brian.Schlieger@USEPA.US)  
L. Nelson, U.S. DOI, **w/o Enf. Addendum** (email: lindy\_nelson@ios.doi.gov)  
J. Lowery, Wisconsin Department of Natural Resources, **w/o Enf. Addendum**  
(email: jason.lowery@wisconsin.gov)  
T. Beggs, Wisconsin Department of Natural Resources, **w/o Enf. Addendum** (email:  
tauren.beggs@wisconsin.gov)

**BCC PAGE HAS BEEN REDACTED**

**NOT RELEVANT TO SELECTION  
OF REMOVAL ACTION**

**ENFORCEMENT ADDENDUM**

**HAS BEEN REDACTED – THREE PAGES**

**ENFORCEMENT CONFIDENTIAL**

**NOT SUBJECT TO DISCOVERY**

**FOIA EXEMPT**

**NOT RELEVANT TO SELECTION**

**OF REMOVAL ACTION**

ATTACHMENT 1

SITE LOCATION MAP  
KEWAUNEE MARQUETTE SCHOOL  
KEWAUNEE, KEWAUNEE COUNTY, WISCONSIN  
JUNE 2016



**ATTACHMENT 2**

**ADMINISTRATIVE RECORD INDEX  
KEWAUNEE MARQUETTE SCHOOL SITE  
KEWAUNEE, KEWAUNEE COUNTY, WISCONSIN  
JUNE 2016**

**ATTACHMENT 2**

**U.S. ENVIRONMENTAL PROTECTION AGENCY  
REMOVAL ACTION**

**ADMINISTRATIVE RECORD  
FOR THE  
KEWAUNEE MARQUETTE SCHOOL SITE  
KEWAUNEE, KEWAUNEE COUNTY, WISCONSIN**

**ORIGINAL  
JUNE, 2016**

<b><u>NO.</u></b>	<b><u>SEMS ID</u></b>	<b><u>DATE</u></b>	<b><u>AUTHOR</u></b>	<b><u>RECIPIENT</u></b>	<b><u>TITLE/DESCRIPTION</u></b>	<b><u>PAGES</u></b>
1	926937	9/1/90	Kewaunee Public Schools	File	Summary Report of Bulk Sample Analyses	14
2	926939	9/28/93	National Park Service	File	National Register of Historic Places Registration Form - Marquette Historic Distric	39
3	926925	3/1/11	Welko, B., Eagle Environmental Testing	Schwabe, P., Kewaunee Investors LLC	Asbestos Survey Report for the Former Marquette School	92
4	926936	7/16/14	WDNR	File	Asbestos Notification Summary Report	3
5	926930	6/23/15	Ellefson, K., City of Kewaunee	Halbur, K., U.S. EPA	Email re: Request for U.S. EPA Assistance at the Former Marquette High School	1
6	926927	6/25/15	Chamberlain, M., WDNR	File	Case Activity Report for Regulators - Former Marquette School	9
7	926931	7/2/15	Lowery, J., WDNR	Ribordy, M., U.S. EPA	Email re: Request for U.S. EPA Removal Assistance at the Former Marquette High School	4
8	926940	8/5/15	Property Owner	U.S. EPA	Consent for Access to Property Form - Former Marquette School <i>(Redacted)</i>	1
9	926932	10/14/15	Wisconsin Public Service Corp.	Murphy, M., City of Kewaunee	Email re: Utility Service at the Former Marquette School	1
10	926926	10/19/15	Kondreck, R., Tetra Tech	Halbur, K., U.S. EPA	Final Letter Report - Kewaunee Marquette School	1209

<u>NO.</u>	<u>SEMS ID</u>	<u>DATE</u>	<u>AUTHOR</u>	<u>RECIPIENT</u>	<u>TITLE/DESCRIPTION</u>	<u>PAGES</u>
11	926929	10/29/15	Wozniak, R., Wisconsin Department of Health Services	Halbur, K., U.S. EPA	Letter re: Request for U.S. EPA Removal Assistance at the Former Marquette High School	1
12	923034	12/8/15	El-Zein, J., U.S. EPA	No. 1 Lumber Company	104(e) Request and General Notice Letter	10
13	926938	12/8/15	Halbur, K., U.S. EPA	Wisconsin Historical Society	Request for SHPO Comment and Consultation on a Federal Undertaking	25
14	926934	3/22/16	Gerold, B., BT Gerold Structural Engineering	Kondreck, R., Tetra Tech	Letter re: Marquette High School Structural Condition Survey	12
15	926935	5/5/16	City of Kewaunee	Public	Notice of Public Hearing for Community Development Block Grant Program	1
16	926933	5/25/16	Halbur, K., U.S. EPA	Beggs, T., WDNR	Letter re: Request for ARARs at the Kewaunee Marquette School Site	2
17	926928	5/31/16	Lowery, J., WDNR	Halbur, K., U.S. EPA	Letter re: U.S. EPA Removal Action ARARs for the Kewaunee Marquette School Site	4
18	-	-	Halbur, K., U.S. EPA	Ballotti, D., U.S. EPA	Action Memorandum re: Request for Approval and Funding for a Time-Critical Removal Action at the Kewaunee Marquette School Site ( <i>PENDING</i> )	-

**ATTACHMENT 3**

**PHOTO LOG  
KEWAUNEE MARQUETTE SCHOOL SITE  
KEWAUNEE, KEWAUNEE COUNTY, WISCONSIN  
JUNE 2016**



Photo 1: Hole in roof



Photo 2: Water damage, including hole in floor and moss



Photo 3: frozen pooled water on buckled floor

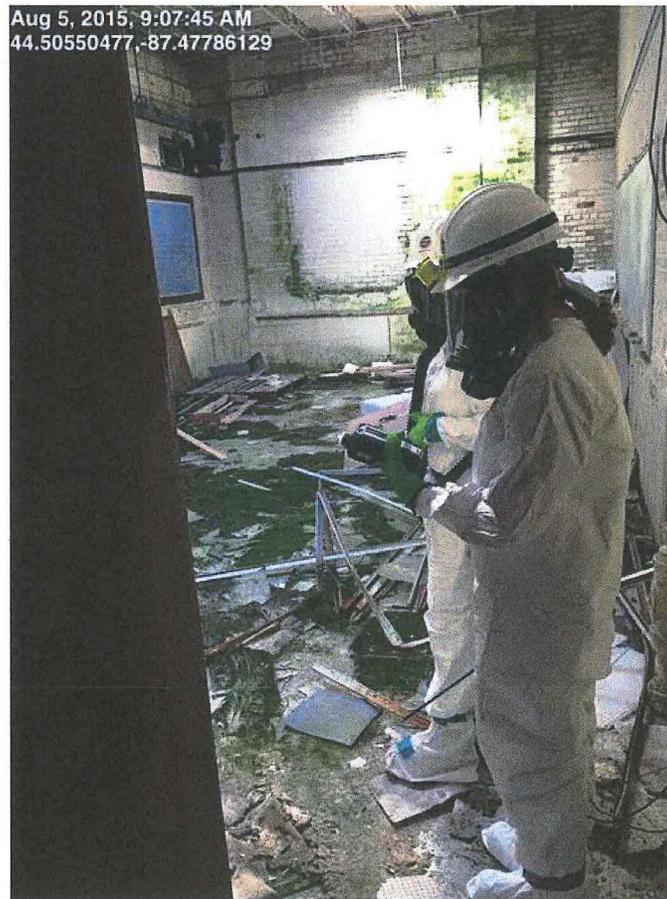


Photo 4: EPA air monitoring during assessment recon; conditions on first floor

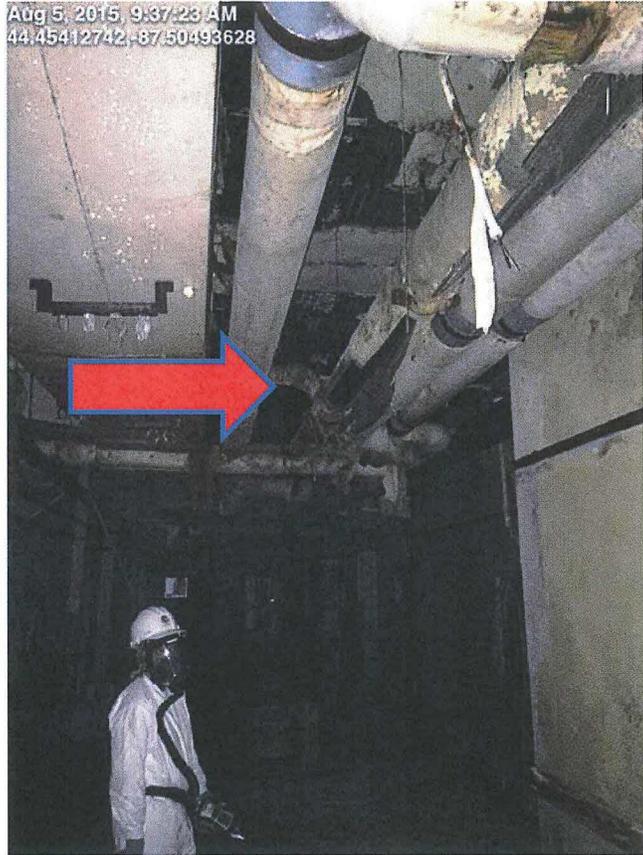


Photo 5: Damaged pipe wrap/friable asbestos



Photo 6: Comingled friable asbestos (pipe wrap) and lead/PCB paint pulverized on floor



Photo 7: Zonolite insulation (ACM) used as floor dry for spill

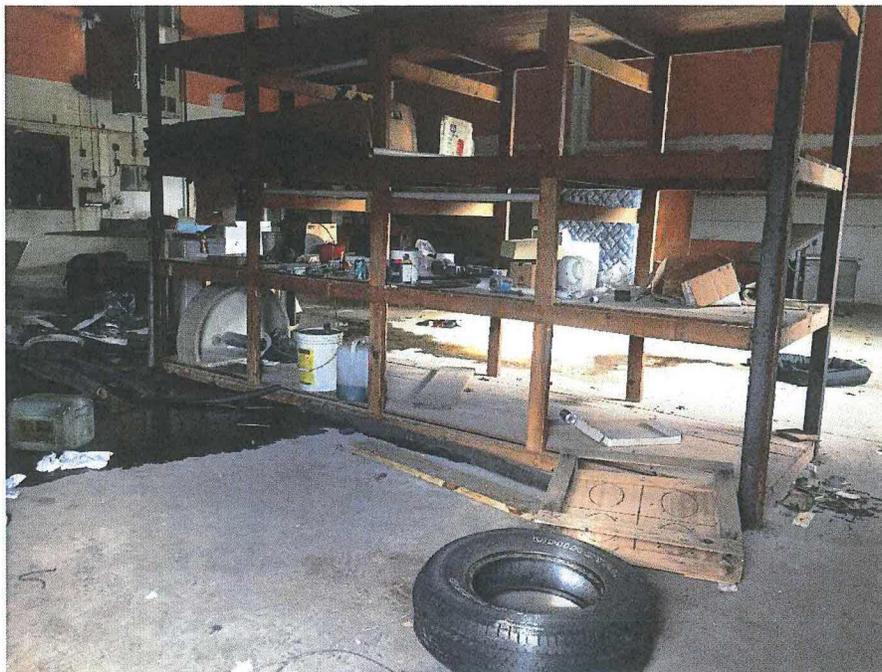


Photo 8: Abandoned containers of PCB oil spilled and flowing into floor drain



Photo 9: various abandoned containers

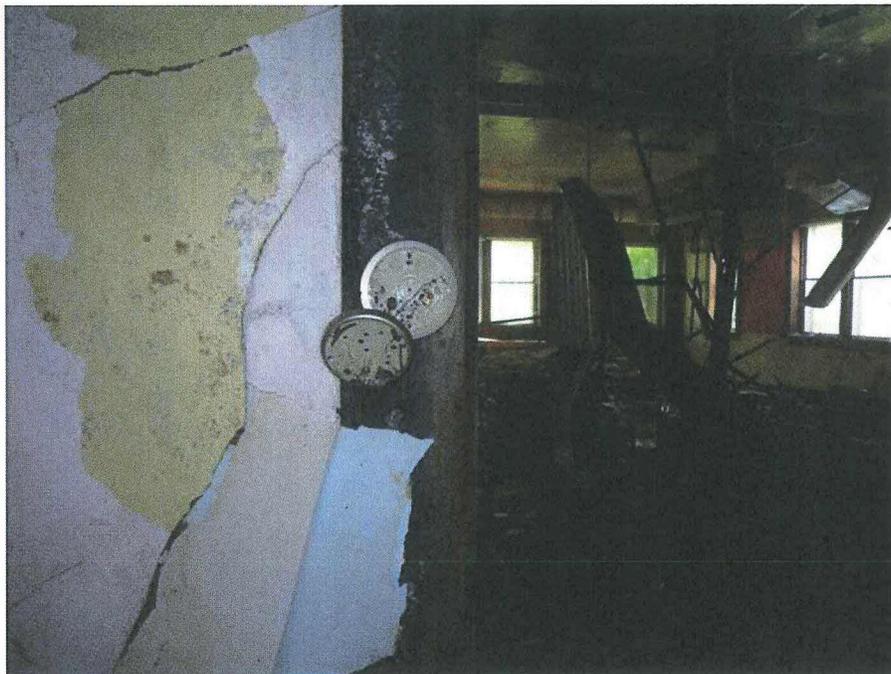


Photo 10: Broken thermostat



Photo11: Damaged thermostat containing mercury



Photo 12: Measures to secure the building (warning signs and boarded up windows)



Photo 13: Measures to secure the building (warning signs and door lock)



Photo 14: Evidence of trespassing

## ATTACHMENT 4

### SITE ASSESSMENT SAMPLING SUMMARY TABLES KEWAUNEE MARQUETTE SCHOOL KEWAUNEE, KEWAUNEE COUNTY, WISCONSIN JUNE 2016

**WASTE, BULK ASBESTOS, AND PAINT SAMPLE SUMMARY TABLE**

Sample ID <sup>1</sup>	Location <sup>2</sup>	Description	Laboratory Analysis
Bulk-001B-0815	Boiler Room (001)	Yellow insulation collected around boiler	Asbestos
Bulk-001C-0815	Boiler Room (001)	Deteriorated pipe wrap	Asbestos
Waste-001-0815	Boiler Room (001)	Composite of boiler room floor material	Asbestos, pH, Metals, PCBs
Waste-003-0815 Waste-003B-0815	Furnace Room (003)	Ash from furnace room floor	Asbestos, pH, Metals, PCBs
Paint-004-0815	Maintenance Room (004)	Paint peeling off metal door to furnace room	Lead, PCBs
Waste-004-0815	Maintenance Room (004)	Bottle labeled "Sodium Fluoride"	pH, Flashpoint
Paint-008-0815	Maintenance Room (008)	Green and blue peeling paint on maintenance door	Lead, PCBs
Waste-008-0815	Maintenance Room (008)	Bottle labeled "New Age Catalyst"	pH, Flashpoint
Bulk-010A-0815	Hallway (010)	Felled white ceiling tile	Asbestos
Bulk-010B-0815	Hallway (010)	9 x 9-inch tan floor tile (loose)	Asbestos
Bulk-011A-0815	Cafeteria (011)	9 x 9-inch green floor tile (loose)	Asbestos
Bulk-011B-0815	Cafeteria (011)	9 x 9-inch green floor tile (loose)	Asbestos
Bulk-014-0815	Maintenance Room (014)	Deteriorated pipe wrap	Asbestos
Paint-015-0815	Boys Bathroom (015)	Bright blue peeling paint	Lead, PCBs
Bulk-016-0815	Garage (016)	Bag labeled "Zonolite"	Asbestos
Bulk-016B-0815	Garage (016)	Spilled material at entry to side garage door	Asbestos
Paint-016-0815	Garage (016)	Orange and white peeling paint on wall	Lead, PCBs
Waste-016-0815	Garage (016)	Oil spilled near floor drain	pH, Flashpoint, Metals, PCBs, PAHs
Waste-016B-0815	Garage (016)	Containerized waste labeled "Deo-Quat -C multi-surface disinfectant"	pH, Flashpoint, Metals, PCBs
Paint-018-0815	Hallway (018)	Yellow and green peeling paint on wall	Lead, PCBs
Bulk-034-0815	Auditorium (034)	Fallen pipe wrap	Asbestos

**Notes:**

<sup>1</sup> = Sample numbers includes the room number (i.e. Bulk-034-0815 was collected from room 034)

correlate to rooms listed in the figure in Attachment 1.

<sup>2</sup> = Use of room based on removal assessors' judgement.

PAHs = Polynuclear aromatic hydrocarbons

PCBs = polychlorinated biphenyls

**Solid and Liquid Waste Analytical Results**  
**Kewaunee Marquette School**  
**Kewaunee, Kewaunee County, Wisconsin**

Analyte	Action Level <sup>1</sup>	Units	WASTE-001-0815	WASTE-003-0815	WASTE-003B-0815	WASTE-004-0815	WASTE-008-0815	WASTE-016-0815	WASTE-016B-0815
<b>Physical Chemistry</b>									
pH	≤ 2 or ≥ 12.5	S.U.	7.51	7.49	7.69	7.52	10.94 J	9.66	7.42
Flashpoint	<140	Deg. F	NA	NA	NA	>140	>140	>140	79.3
<b>Metals</b>									
Arsenic	67	mg/kg	11.3	105	94	NA	NA	<3.1 U	<3 U
Barium	46,000	mg/kg	53.4	34	28.5	NA	NA	0.36 J	1.1
Cadmium	210	mg/kg	5.6	1	0.91	NA	NA	<0.15 U	1.7
Chromium	NL	mg/kg	287	13	10.8	NA	NA	<0.54 U	1.7
Lead	400	mg/kg	21.9	27.2	19.6	NA	NA	2.4 J	25.3
Mercury	28	mg/kg	0.036	17.1	17.7	NA	NA	<0.0087 UJ	<0.0087 U
Selenium	1,200	mg/kg	<1.2 U	17.2	13.8	NA	NA	<1.5 UJ	<1.5 U
Silver	1,200	mg/kg	1.4	0.34	<0.3 U	NA	NA	<0.38 U	<0.38 U
<b>Polychlorinated Biphenyls (PCBs)</b>									
Aroclor-1016	12	mg/kg	<0.290 U	<0.280 U	<0.300 U	NA	NA	<0.300 U	<2.900 U
Aroclor-1221	15	mg/kg	<0.290 U	<0.280 U	<0.300 U	NA	NA	<0.300 U	<2.900 U
Aroclor-1232	15	mg/kg	<0.290 U	<0.280 U	<0.300 U	NA	NA	<0.300 U	<2.900 U
Aroclor-1242	24	mg/kg	<0.290 U	<0.280 U	<0.300 U	NA	NA	<0.300 U	<2.900 U
Aroclor-1248	24	mg/kg	<0.290 U	<0.280 U	<0.300 U	NA	NA	<0.300 U	<2.900 U
Aroclor-1254	3	mg/kg	0.333	0.713	0.505	NA	NA	0.861	6.31
Aroclor-1260	24	mg/kg	<0.290 U	<0.280 U	<0.300 U	NA	NA	0.099 J	<2.900 U
Aroclor-1262	NL	mg/kg	0.448	0.537	0.386	NA	NA	<0.300 U	<2.900 U
Aroclor-1268	NL	mg/kg	<0.290 U	<0.280 U	<0.300 U	NA	NA	<0.05 U	<2.900 U
Total PCBs <sup>2</sup>	1	mg/kg	0.781	1.25	0.891	NA	NA	0.96	6.31
<b>Polyaromatic Hydrocarbons (PAHs)</b>									
No detections <sup>3</sup>									

**Notes**

Green highlighted cells indicate detection above action level

<sup>1</sup> = Physical Chemistry Action Level based on 40 CFR 261; Total PCBs based on 40 CFR Part 761; PCBs and Metals based on EPA RML for Residential (HQ = 3, Ca = 10<sup>-4</sup>)

<sup>2</sup> = Total PCBs is the sum of all positive detected Aroclors

<sup>3</sup> = Waste-016-0815 only sample tested for PAHs

Ca = Cancer risk for carcinogens

HQ = Hazard Quotient for Non-carcinogens

J = The analyte was positively identified; the associated value is the approximate concentration of the analyte in the sample.

mg/kg = milligrams per kilogram

NA = Not analyzed

NL = Not listed

U = The analyte was analyzed for, but was not detected at or above the associated value (reporting limit)

UJ = The analyte was analyzed for, but was not detected at or above the associated value (reporting limit), which is considered approximate due to deficiencies in one or more quality control criteria.

**Bulk Asbestos Analytical Results**  
**Kewaunee Marquette School**  
**Kewaunee, Kewaunee County, Wisconsin**

Sample	Physical Description	Layer	Sub Part (%)	Asbestos Content (%)	Mineral
Waste-001-0815	Brown soil debris	A	100	ND	
Bulk-001B-0815	Yellow insulation w/rusty metal	A	100	ND	
Bulk-001C-0815	Yellow insulation w/multi-colored debris	A	100	ND	
Waste-003-0815	Dark grey soil debris	A	100	ND	
Bulk-010A-0815	Beige/white ceiling tile	A	100	ND	
Bulk-010B-0815	Black mastic	A	3	10	Chrysotile
	Tan floor tile	B	97	12	Chrysotile
Bulk-011A-0815	Black mastic	A	3	ND	
	Green floor tile	B	97	7	Chrysotile
Bulk-011B-0815	Black mastic w/tan mastic	A	3	ND	
	Brown/multicolored floor tile	B	97	ND	
Bulk-014-0815	Gray insulation w/ white fibrous woven material	A	100	70	Chrysotile
Bulk-016-0815	Gold/brown vermiculite	A	100	Trace <1%	Tremolite/Actinolite
Bulk-016B-0815	Brown/multicolored rock fragments w/multi-colored debris	A	100	ND	
Bulk-034-0815	White paper	A	100	ND	

**Notes:**

Green highlighted cells indicate detection

ND = Analyte not detected

Paint Chip Analytical Results  
Kewaunee Marquette School  
Kewaunee, Kewaunee County, Wisconsin

Analyte	Action Level <sup>1</sup>	Units	PAINT-004-0815	PAINT-008-0815	PAINT-015-0815	PAINT-016-0815	PAINT-018-0815
Metals							
Lead	5,000	mg/kg	45,900	2,510	2,430	3,670	86,400
Polychlorinated Biphenyls (PCBs)							
Aroclor-1016	50	mg/kg	<2.9 U	<29 U	<30 U	<28 U	<2.9 U
Aroclor-1221	50	mg/kg	<2.9 U	<29 U	<30 U	<28 U	<2.9 U
Aroclor-1232	50	mg/kg	<2.9 U	<29 U	<30 U	<28 U	<2.9 U
Aroclor-1242	50	mg/kg	<2.9 U	<29 U	<30 U	<28 U	<2.9 U
Aroclor-1248	50	mg/kg	<2.9 U	<29 U	<30 U	<28 U	<2.9 U
Aroclor-1254	50	mg/kg	12.2	158	109	182	15.9
Aroclor-1260	50	mg/kg	<2.9 U	<29 U	24.8 J	95.3 J	<2.9 U
Aroclor-1262	50	mg/kg	9.52	95.1	<30 U	<28 U	16.3
Aroclor-1268	50	mg/kg	<2.9 U	<29 U	<30 U	<28 U	<2.9 U
Total PCBs <sup>2</sup>	50	mg/kg	21.7	253.1	133.8	277.3	32.2

Notes

Green highlighted cells indicate detection above action level

<sup>1</sup> = Lead action level based on lead-based paint hazard as defined by 40 CFR Part 745; PCBs action level based on PCB bulk product waste as defined by 40 CFR Part 761.

<sup>2</sup> = Total PCBs is the sum of all positive detected Aroclors

Ca = Cancer risk for carcinogens

HQ = Hazard Quotient for Non-carcinogens

J = The analyte was positively identified; the associated value is the approximate concentration of the analyte in the sample.

mg/kg = milligram per kilogram

NL = Not listed

U = The analyte was analyzed for, but was not detected at or above the associated value (reporting limit)

## ATTACHMENT 5

### ENVIRONMENTAL JUSTICE SCREEN KEWAUNEE MARQUETTE SCHOOL SITE KEWAUNEE, KEWAUNEE COUNTY, WISCONSIN JUNE 2016



#### EJSCREEN Report

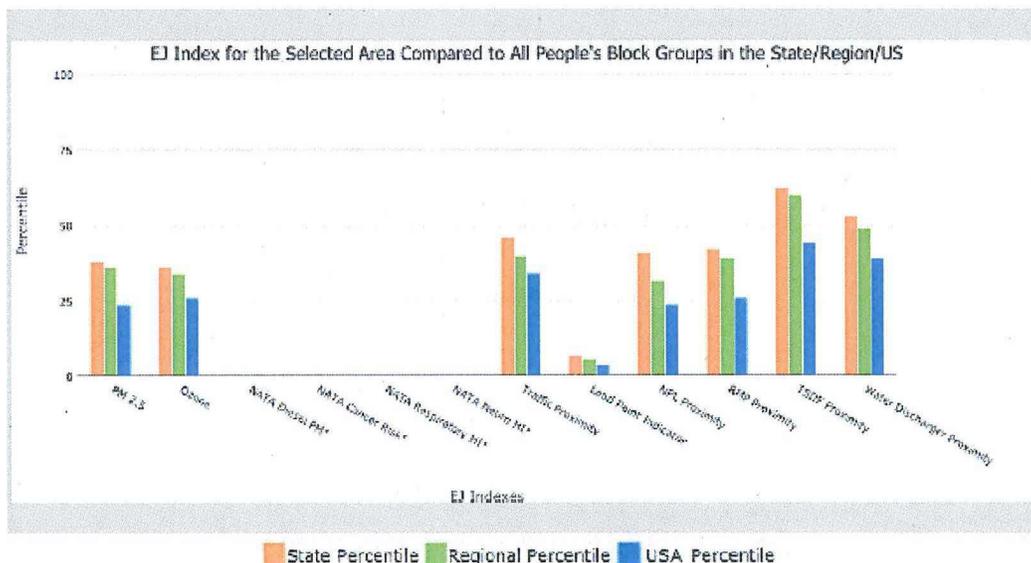


for 1 mile Ring Centered at 44.453147,-87.503461, WISCONSIN, EPA Region 5

Approximate Population: 2429

Kewaunee Marquette School

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
<b>EJ Indexes</b>			
EJ Index for PM2.5	38	36	24
EJ Index for Ozone	38	34	28
EJ Index for NATA Diesel PM*	N/A	N/A	N/A
EJ Index for NATA Air Toxics Cancer Risk*	N/A	N/A	N/A
EJ Index for NATA Respiratory Hazard Index*	N/A	N/A	N/A
EJ Index for NATA Neurological Hazard Index*	N/A	N/A	N/A
EJ Index for Traffic Proximity and Volume	48	40	34
EJ Index for Lead Paint Indicator	7	8	4
EJ Index for Proximity to NPL sites	41	32	24
EJ Index for Proximity to RMP sites	42	39	28
EJ Index for Proximity to TSDFs	62	60	44
EJ Index for Proximity to Major Direct Dischargers	53	49	39





**ATTACHMENT 6**

**DETAILED CLEANUP CONTRACTOR ESTIMATE**

**HAS BEEN REDACTED – ONE PAGE**

**NOT RELEVANT TO SELECTION**

**OF REMOVAL ACTION**

**ATTACHMENT 7**

**INDEPENDENT GOVERNMENT COST ESTIMATE**

**HAS BEEN REDACTED – ONE PAGE**

**NOT RELEVANT TO SELECTION**

**OF REMOVAL ACTION**