

United States Environmental Protection Agency
Region V
POLLUTION REPORT

Date: Friday, May 29, 2009

From: Steven Renninger

Subject: Completion of Phase 1 Stabilization
Piqua Hospital Site
624 Park Avenue, Piqua, OH
Latitude: 40.1539350
Longitude: -84.2474170

POLREP No.:	2	Site #:	B5RB
Reporting Period:	4/9/2009 to 5/29/2009	D.O. #:	
Start Date:	4/6/2009	Response Authority:	CERCLA
Mob Date:	4/6/2009	Response Type:	Time-Critical
Demob Date:		NPL Status:	Non NPL
Completion Date:		Incident Category:	Removal Action
CERCLIS ID #:	OHD076782523	Contract #	
RCRIS ID #:			

Site Description

The Piqua Hospital Site is a former medical facility located at 624 Park Avenue in Piqua, Miami County, Ohio. The area is surrounded by residential properties, and Nicklin Elementary School to the west, immediately across the street. Good Sheppard Presbyterian Church is located southeast from the former hospital, immediately across the street. The site contains three buildings - the partially demolished Main Building, intact Administration Building, and the demolished Boiler Building.

The site was operated as a hospital since the 1920s under the name of Piqua Memorial Medical Center. The Piqua Hospital permanently ceased providing medical services in 1996. In 2008, the current owner arranged for demolition activities which were later terminated in December 2008 when the Regional Air Pollution Control Agency (RAPCA) issued a stop work order pursuant to illegal asbestos removal activities associated with the demolition. The City of Piqua issued a nuisance order to the owner in February, 2009 requiring environmental and safety issues to be resolved before further demolition will be permitted.

In March, 2009 the Ohio EPA and the City of Piqua requested U.S. EPA assistance at the Piqua Hospital Site noting abandoned hazardous waste and outdoor asbestos debris piles.

On March 17-18, 2009, a site assessment was completed by the U.S. EPA. The assessment included, sampling of possible hazardous waste, sampling of ACM, and an inventory of possible hazardous waste. The results of the Site Assessment were:

- The presence of substances that are characteristic of corrosivity:
Results found on-site (pH) - <0.1 (acid) and 13.5 (caustic)
- The presence of elemental mercury found throughout the building. The elemental mercury was found in switches and abandoned blood pressure units.
- The presence of used medical syringes and other supplies was found in biological waste containers onsite.
- The pervasive and intermingled presence of asbestos found among the other site hazards both inside and outside (parking lot) of the Main Building.

U.S. EPA approved the Phase I Stabilization Work Plan on April 3, 2009. In addition, U.S. EPA, Ohio EPA, RAPCA, and City of Piqua representatives met with consultants hired by the Site Owner (Zeigler Environmental) to discuss the Piqua Hospital Site.

Zeigler Environmental mobilized to the Site on April 6, 2009 and initiated work in accordance with the Phase I Work Plan (Site Stabilization).

On April 17, 2009, the U.S. EPA and the site property owner completed an Administrative Order by Consent (AOC). The AOC will require the stabilization and removal of outdoor ACM debris piles, removal of hazardous waste, air monitoring, securing the site building. The U.S. EPA, RAPCA, and Ohio EPA will monitor removal activities.

Current Activities

Week of April 6, 2009. Zeigler Environmental mobilized personnel and equipment to the site, initiated stabilization of the 19 outdoor debris piles, and collected, filtered, and contained accumulated stormwater at the site.

Week of April 13, 2009. Zeigler Environmental completed initial stabilization of the 19 debris piles (spray encapsulant), and collected, filtered, and contained accumulated stormwater at the site, perimeter air monitoring, and completed stabilization of the rooftop penthouse.

Week of April 20, 2009. U.S. EPA approved an amendment to the Phase I Work Plan to include the boarding and sealing of all broken windows and the creation and utilization of a staging area for the hazardous waste materials. Continued stabilization of debris piles and perimeter air monitoring occurred.

Week of April 27, 2009. The boarding and sealing of all broken windows was completed. Acids, caustics, fluorescent bulbs, ballasts, and other hazardous waste substances were collected and moved to the staging area located in the north loading bay of the building. The boarding and sealing of large opening was initiated. Zeigler Environmental continued stabilization of the 19 outdoor debris piles, perimeter air monitoring, and collected, filtered, and contained accumulated stormwater at the site.

Week of May 4, 2009. The boarding and sealing of all large openings that could be reached without the abatement of ACM along the north side of the building was completed. The continued collection and staging of acids, caustics, fluorescent bulbs, ballasts, and other hazardous waste substances occurred. Stabilization of the 19 outdoor debris piles and perimeter air monitoring continued.

Week of May 11, 2009. The boarding and sealing of all large openings that could be reached without the abatement of ACM along the east, south, and west sides of the building was completed. The continued collection and staging of acids, caustics, fluorescent bulbs, ballasts, and other hazardous waste substances occurred. Stabilization of the 19 outdoor debris piles continued. Accumulated stormwater was collected, filtered, and contained onsite. Waste characterization of hazardous waste materials located in the staging area was initiated. Perimeter air monitoring continued.

Week of May 18, 2009. The boarding and sealing of all windows was completed. The continued collection and staging of acids, caustics, fluorescent bulbs, ballasts, and other hazardous waste substances occurred. Stabilization of the 19 outdoor debris piles and perimeter air monitoring continued. Waste characterization of hazardous waste materials located in the staging area continued.

Week of May 25, 2009. Stabilization of the 19 outdoor debris piles and perimeter air monitoring continued. Waste characterization of hazardous waste materials located in the staging area continued. A Phase II Work Plan was approved by the U.S. EPA on May 27, 2009. Phase II equipment mobilization was initiated by Zeigler Environmental.

Planned Removal Actions

Zeigler Environmental (on behalf of site owner) to initiate Phase II Work Plan activities, to include:

- Removal and off-site disposal of 19 ACM outdoor debris piles. The southeast wing of the main building will be given priority for ACM removal and abatement;
- air monitoring;
- Removal of hazardous waste materials in accordance with all application regulations;
- Abatement of penthouse area ACM;
- site security;
- Removal of the top three inches of all soil located at the site;
- Secure all ground floor openings.

Next Steps

Zeigler Environmental (on behalf of site owner) to initiate Phase II Work Plan activities, to include:

- Removal and off-site disposal of 19 ACM outdoor debris piles. The southeast wing of the main building will be given priority for ACM removal and abatement;
- air monitoring;
- Removal of hazardous waste materials in accordance with all application regulations;
- Abatement of penthouse area ACM;
- site security;
- Removal of the top three inches of all soil located at the site;
- Secure all ground floor openings.

Key Issues

The Phase II Work Plan was approved by the U.S. EPA on May 27, 2009. Phase II removal activities will begin June 1, 2009 and are scheduled to be completed by July 31, 2009.

U.S. EPA, RAPCA, and Ohio EPA will continue to monitor Phase 2 removal activities.

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