

U.S. ENVIRONMENTAL PROTECTION AGENCY
POLLUTION/SITUATION REPORT
St. Albans Gas & Light Phase 2 - Removal Polrep
Final Removal Polrep



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region I

Subject: POLREP #3
Final
St. Albans Gas & Light Phase 2
01CT
St. Albans, VT
Latitude: 44.8131709 Longitude: -73.0896870

To: Polrep Distribution, USEPA-R1

From: Mike Nalipinski, OSC

Date: 12/18/2012

Reporting Period: July 27-December 18, 2012

1. Introduction

1.1 Background

Site Number:	01CT	Contract Number:	TO 43
D.O. Number:		Action Memo Date:	5/21/2012
Response Authority:	CERCLA	Response Type:	Time-Critical
Response Lead:	EPA	Incident Category:	Removal Action
NPL Status:	Non NPL	Operable Unit:	
Mobilization Date:	7/11/2012	Start Date:	7/11/2012
Demob Date:	10/25/2012	Completion Date:	12/18/2012
CERCLIS ID:	VTD 988366688	RCRIS ID:	
ERNS No.:		State Notification:	
FPN#:		Reimbursable Account #:	

1.1.1 Incident Category

CERCLA Time Critical Removal Action.

1.1.2 Site Description

The Site is currently a developed residential area that consists of the Colony Square Apartments, a three building apartment complex with a total of 20 apartments. During the removal evaluation 15 residential properties located on Oak Street west of Stevens Brook were sampled but were determined not to contain waste associated with the Site.

The property usage prior to 1870 is unknown. In 1870, the St. Albans Gas & Light Company (later known as the Vermont Lighting Company) purchased the property and conducted gas manufacturing operations until 1953.

From 1953 to 1971, the property was only utilized for summer carnivals and other public events. Prior to 1962, the five on-site buildings were demolished and before 1968, Water Street was renamed Maple Street and was extended over the eastern portion of the Site to connect LaSalle Street to Pearl Street.

In 1971, Poquette & Bruley, Inc. purchased the property and subsequently constructed the Colony Square Apartments and the two single-family residences. In May 1975, the property was subdivided into three lots, and the two residential properties were sold.

Since 1971 the Colony Square Apartments have been sold several times and are currently owned by White Bay Properties LLC.

According to the EPA Region 1 Environmental Justice Mapping Tool, the Site is not in an environmental justice area. However, the mapping tool does identify a low income area within 1000 feet of the Site.

1.1.2.1 Location

The Site is located at 24 Maple Street, St. Albans, Franklin County, Vermont. It is bounded by Maple Street and residential properties to the east, LaSalle Street and a commercial property (Handy's Pontiac and Buick Dealership) to the south, Oak Street and residential properties to the west, and Pearl Street and residential properties to the north. The properties on Oak and Maple Streets are separated by Steven Brook. The

geographic coordinates of the site are 44° 48' 46.8" north latitude and 73° 05' 24.0" west longitude, as measure from the approximate center of the property.

1.1.2.2 Description of Threat

Release or threatened release into the environment of a hazardous substance, or pollutant or contaminant (yellow highlight indicates exceedances of VT DEC standards)

Table 1: Benzo (a) pyrene Concentrations in soil - µg/kg (ppb)		
	0-6 in bgs	1-2 ft bgs
MAX	7,718	34,335
AVERAGE	412	12,647
VT DEC residential surface soil	10	10
EPA/ATSDR	15	15

Table 2: Indoor Air Concentrations in - µg/m3 (ppb)		
	Benzene	Naphthalene
MAX	4.25	7.25
AVERAGE	n/a	n/a
VT DEC target indoor air	1.18	0.3

Table 3: Shallow (< 5 ft bgs) Soil Gas Contaminant Concentrations in µg/kg (ppb)		
	Benzene	Naphthalene
MAX	3970	93
AVERAGE	1564	77
VT DEC shallow soil gas	1180	3

1.1.3 Preliminary Removal Assessment/Removal Site Inspection Results

From May 6 to 11, 2012, the OSC conducted a removal site evaluation at 24 Maple Street and properties along the west side of Stevens Brook which consisted of obtaining surface and subsurface soil samples down to four (4) feet below ground surface, taking soil gas measurements around the apartment buildings, and collecting indoor air samples in the basements and several apartments. Approximately 250 samples were analyzed on site by EPA's Portable High-Throughput Integrated Laboratory Identification System (PHILIS). Chemical (benzo(a) pyrene, naphthalene, and benzene) associated with the coal gasification process were identified as exceeding regulatory limits on the Colony Square Apartments property.

2. Current Activities

2.1 Operations Section

2.1.1 Narrative

A site walk was conducted June 26-27, 2012 with EPA OSC Mike Nalipinski, Emergency Response Rapid Services (ERRS) Response Manager (RM), St. Albans Department of Public Works (DPW) Director and Colony Apartments Manager to verify and procure necessary resources for the removal action.

2.1.2 Response Actions to Date

- EPA, START and ERRS mobilized to site July 11, 2012;
- All personnel reviewed and signed the Health and Safety Plan (HASP) for the removal action;
- A walk around was conducted to identify hazards;
- An office trailer, small generator (temporary), conex box, port-a- johns, two skid steers, one mini excavator, one 320 excavator, misc small tools and one load of stone (for parking/staging area);
- Staging area was built up, documented building structures with photos (outside and in basements), marked out excavation grids, fenced off excavation area and set-up contamination reduction zone (CRZ);
- Designed a monitoring plan with START for excavation activities, monitoring includes particulate and gases;
- Excavated a few test pits to identify any potential odors that would in inhibit waste going to Moretown, VT landfill;
- Excavated the top two feet, backfilled and placed topsoil for all the grass areas on the Site;
- Approximate 2200 tons of contaminated soil was transported to Moretown, VT Landfill;
- Excavated 230 feet from the eastern bank of Steven's Brook. The contaminated soil was transported to Moretown Landfill; and,
- The stream bank was covered with geo fabric and covered with stone rip rap.
- On September 5/6, 2012, the EPA OSC and ERRs contractor visited the site and conducted minor modifications to the air mitigation systems and addressed some landscaping issues.
- On October 25, 2012 the EPA OSC visited the site and confirmed that the air mitigation system modifications were operating properly. No landscaping issues were observed.
- October 25, 2012 is the official demobilization date for this site.

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

No notice letters were sent out by EPA.

2.1.4 Progress Metrics

<i>Waste Stream</i>	<i>Medium</i>	<i>Quantity</i>	<i>Manifest #</i>	<i>Treatment</i>	<i>Disposal</i>
Contaminated Soil		2200 tons		Daily cover for landfill	Moretown Landfill

2.2 Planning Section

2.2.1 Anticipated Activities

No further activities are anticipated.

2.2.1.1 Planned Response Activities

The demobilization date for htis site is October 25, 2012 as no other EPA activities are required.

2.2.1.2 Next Steps

None.

2.2.2 Issues

The Northern Vermont Solid Waste District originally was going to charge \$22/ton for disposal of contaminated soil from the Site. After discussions with the VT DEC, Town of St Albans, and Moretown Landfill the determination was made that soils from the Site could be used as "daily cover" and the \$22/ton fee would be waived. This saved \$484,000 in disposal fees. An additional savings to the landfill was realized because they did not have to purchase daily cover material. It is estimated that the landfill saved approx. \$22,000 (est \$10/ton times 2200 tons) in cover costs.

Thus, \$506,000 could be considered for "green credits".

2.3 Logistics Section

No activites to report.

2.4 Finance Section

2.4.1 Narrative

This project was completed under the Action Memo ceiling.

Estimated Costs *

	Budgeted	Total To Date	Remaining	% Remaining
Extramural Costs				
ERRS - Cleanup Contractor	\$545,000.00	\$201,777.00	\$343,223.00	62.98%
TAT/START	\$63,000.00	\$63,000.00	\$0.00	0.00%
Intramural Costs				
Total Site Costs	\$608,000.00	\$264,777.00	\$343,223.00	56.45%

* 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

The OSC has been acting as the SO and no issues have been identified to report at this time.

2.5.2 Liaison Officer

The OSC is acting Liaison Officer. The St. Albans Fire Chief, Planning Commissioner, Department of Public Works Director and the VT DEC were briefed at the conclusion of the field work in September and told that no further EPA action is anticipated.

2.5.3 Information Officer

The OSC acted as the Information Officer during this response. There are no significant concerns from the residents at this time.

3. Participating Entities

3.1 Unified Command

3.2 Cooperating Agencies

- VT DEC
- St. Albans DPW
- Colony Apartment Manager
- EPA Community Involvement staff

4. Personnel On Site

All federal assets have been demobilized from this site.

5. Definition of Terms

Not applicable.

6. Additional sources of information

Not applicable.

7. Situational Reference Materials

Not applicable.

POLREP #3 Last Updated 12/19/2012