

U.S. ENVIRONMENTAL PROTECTION AGENCY
POLLUTION/SITUATION REPORT
Buffum MKE - Removal Polrep
Final Removal Polrep



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region V

Subject: POLREP #4
Final
Buffum MKE
C5Y4
Milwaukee, WI
Latitude: 43.0813980 Longitude: -87.9059090

To: Karen Dettmer, RACM
Lindor Schmidt, MHD
Ryan Wozniak, WDHS
Mark Drews, WDNR

From: Kathy Halbur, OSC

Date: 5/18/2015

Reporting Period: 3/25/2015-5/15/2015

1. Introduction

1.1 Background

| | | | |
|----------------------------|--------------|--------------------------------|----------------|
| Site Number: | C5Y4 | Contract Number: | EP-S5-08-02 |
| D.O. Number: | 141 | Action Memo Date: | 5/14/2014 |
| Response Authority: | CERCLA | Response Type: | Time-Critical |
| Response Lead: | EPA | Incident Category: | Removal Action |
| NPL Status: | Non NPL | Operable Unit: | |
| Mobilization Date: | 6/10/2014 | Start Date: | 6/11/2014 |
| Demob Date: | 5/14/2015 | Completion Date: | 5/15/2015 |
| CERCLIS ID: | WIN000503606 | RCRIS ID: | |
| ERNS No.: | | State Notification: | WDNR |
| FPN#: | | Reimbursable Account #: | |

1.1.1 Incident Category

Time Critical Removal Action

1.1.2 Site Description

The Buffum MKE Site is an abandoned industrial building on a small lot in a mixed residential, commercial, and industrial area. The 3-story portion of the building was constructed in the early 1900's; a 1-story addition was built in the 1950s. Many different businesses operated at the Site over the past 100 years, including numerous scrapping, woodworking, fiberglass, and transmission operations. The last business to operate at the Site closed in 2008, and the property subsequently became tax delinquent and fell into disrepair. The Site has a long history of spills and complaints from the neighbors.

1.1.2.1 Location

The Site is located at 3456 North Buffum Street, Milwaukee, Milwaukee County, Wisconsin. Residential properties are located to the north and east, the Beerline recreational trail is located to the south, and an operating business is located across the street to the west. Across the Beerline Trail are more residential properties.

1.1.2.2 Description of Threat

See Initial POLREP for threat description.

1.1.3 Preliminary Removal Assessment/Removal Site Inspection Results

See Initial POLREP for pre-removal assessment information.

2. Current Activities

2.1 Operations Section

2.1.1 Narrative

This time critical removal action included collection, removal, and disposal of all solid and liquid wastes abandoned in the Site building that could be safely accessed. In addition, surfaces containing hazardous ash and dust were cleaned. Building materials (i.e., peeling lead and PCB paint, friable asbestos, mercury switches) that posed a health and/or migration risk and could be safely accessed were removed and sent for proper disposal. Unsafe building conditions prohibited the removal of all the hazardous waste during EPA's initial mobilization (6/10/14-8/15/14). EPA remobilized to the Site (4/15/15-5/14/15) after the building was demolished to complete this removal action.

2.1.2 Response Actions to Date

See previous POLREPS for activities that occurred during the first mobilization.

The property owner did not respond to or comply with the City's Raze Orders (dated August 6, 2014 and August 25, 2014). The City of Milwaukee, with financial assistance from the Wisconsin Economic Development Corporation (WEDC), hired Veit to demolish the building. Demolition work began on March 25, 2015 and was completed on April 14, 2015. EPA coordinated with Veit on the containerization of hazardous ash from the remaining incinerator in the one story portion of the building on March 26, 2015. Veit left the floor drains, sumps, and slab in place in the areas where contamination was previously identified and/or suspected.

EPA remobilized to the Site on April 15, 2015 to finish disconnecting the property from the sewers and remove the sludge and hazardous solids remaining in the sumps, floor drains, and trenches beneath the one story portion of the building. Characterization sampling of this waste stream during the initial mobilization indicated TCLP lead concentrations greater than 50 ppm and PCB concentrations greater than 600 ppm. The excavated soil was treated with a lead stabilizing agent, re-analyzed for compliance with the waste profile, then shipped to EQ for disposal.

During excavation, a large buried underground storage tank was discovered. The tank is believed to have been out of service since at least 1955. Sludge in the tank had elevated lead levels, similar to the sludge in the trenches under the tank's piping system. EPA removed the tank to stop further releases. Due to the size of the tank, EPA could not excavate under the tank and was not able to collect samples from the area around the tank.

EPA worked with the City of Milwaukee to backfill, restore, and secure the Site. Backfill was brought to the Site from the Emerald Park Landfill and Marquette Interchange project (previously stockpiled at the Menomonee Valley Industrial Center). The perimeter fencing will remain in place until the grass is established.

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

The owner of the building is tax delinquent, out-of-state, and unable to care for the building. A signed Consent for Access To Property and a declaration of inability to conduct the cleanup was submitted by the Site owner to EPA on February 26, 2014. There are no known viable previous operators.

2.1.4 Progress Metrics

| <i>Waste Stream</i> | <i>Medium</i> | <i>Quantity</i> | <i>Manifest #</i> | <i>Disposal</i> |
|--|----------------------|------------------------|---|---|
| Non-Haz Debris & RCRA Empty Containers | solid | 350 tons | NA | Orchard Ridge Landfill, Menomonee Falls, WI |
| Scrap metal | solid | 30 tons | NA | Auto & Scrap Recyclers, Milwaukee, WI |
| Oxygen cylinder | gas | (2) 4' cylinders | NA | AirGas |
| Oxygen cylinder | gas | 2' cylinder | NA | Apria Health |
| Propane cylinder | gas | (3) 4' cylinders | NA | Auto & Scrap Recyclers, Milwaukee, WI |
| Nitrogen cylinder | gas | (2) 3' cylinders | NA | Liquide Air |
| Mercury switches | liquid/solid | 0.50 pound | NA | WM Mercury Solutions, Union Grove, WI |
| Refrigerators (Freon) | solid | 2 | NA | Refrigerant Recovery, Inc Milwaukee, WI |
| Batteries | solid | 295 pounds | NA | Auto & Scrap Recyclers Milwaukee, WI |
| Friable asbestos | solid | 16 cu yd | BM002 | Orchard Ridge Landfill Menomonee Falls, WI |
| Hazardous Solids (PCBs) | solid | 560 tons | 001813108 JJK 013402947 JJK 010283889 JJK 014483501 JJK 014483502 JJK 014483503 JJK 014483504 JJK 014483505 JJK 014483506 JJK 014483507 JJK 014483508 JJK 014483509 JJK 014483510 JJK 014491010 JJK 014491011 JJK 014491017 JJK 014491003 JJK 014491004 JJK 014491005 JJK 014491006 JJK 014491007 JJK 014491008 JJK 014491009 JJK 014491010 JJK 014491011 JJK 014491012 JJK 014491013 JJK 014491014 JJK 014491015 JJK | EQ/Wayne Disposal Belleville, MI |

| | | | | |
|--|--------------|---|----------------------------|--|
| | | | 014491016 JJK | |
| Aerosols | solid/gas | 30 gallon overpack drum | 00085009 VES | Veolia ES Technical Solutions Menomonee Falls, WI |
| Oil Based Paint (Flammable Liquids) | liquid | (2) 55 gallon drums | 00085009 VES | Veolia ES Technical Solutions Menomonee Falls, WI |
| Acid Liquids | liquid | 5 gallons | 00085009 VES | Veolia ES Technical Solutions Menomonee Falls, WI |
| PCB Ballasts | solid/liquid | (2) 55 gallon overpack drums | 000895389VES | Veolia ES Technical Solutions Phoenix, AZ |
| Non-PCB Transformers | solid/liquid | 43 transformers | 180317 | Veolia ES Technical Solutions Port Washington, WI |
| Fluorescent bulbs | solid | 247 bulbs | 180317 | Veolia ES Technical Solutions Port Washington, WI |
| Waste Oil (PCBs) | liquid | (9) 55 gallon drums (1) 85 gallon overpack | ZZ 00429924 | Veolia ES Technical Solutions Menomonee Falls, WI |
| Waste Oil/Sludge (Lead) | solid/liquid | 1,400 gallons | BSM001 BSM002 BSM003 | Orchard Ridge Landfill, Menomonee Falls, WI |

2.2 Planning Section

2.2.1 Anticipated Activities

The City of Milwaukee has assumed responsibility for Post Removal Site Controls. RACM is evaluating foreclosure. Additional assessment of the Site will be needed prior to redevelopment. Contamination that was beyond the scope of this removal action remains at the Site. The community would like to utilize the Site as a support parcel to the neighboring Beerline Trail while additional assessment and redevelopment plans are being pursued.

2.2.1.1 Planned Response Activities

EPA's removal action is complete.

2.2.2 Issues

Significant rainfall throughout the second mobilization delayed work and created numerous issues (e.g., stormwater management, tracking onto roadways, etc).

On May 2, 2015, the Site was broken into during the overnight hours. EPA's contracted security guard reported the break-in to 911. Milwaukee Police apprehended a suspect. Equipment was stolen from the ERRS equipment trailer and the driver's side window of the EPA Sprinter was broken during the incident.

2.3 Logistics Section

EPA and ERRS personnel and equipment have demobilized from the Site.

The Site is secured with a locked perimeter fence.

2.4 Finance Section

No information available at this time.

2.5 Other Command Staff

2.5.1 Safety Officer

There were no safety issues during this reporting period.

2.5.2 Liaison Officer

On April 29, 2015, representatives from the RACM, WDNR, and Riverworks met with EPA to discuss site restoration and post removal site controls.

EPA coordinated closely with MDNS and RACM throughout the building demolition and second mobilization. RACM also secured assistance from WEDC and MDPW.

2.5.3 Information Officer

The City of Milwaukee and the demolition contractor notified the neighborhood of the demolition activities via a mailing and door-to-door flyers. A copy of the notice is available at www.epaosc.org/buffummke in the documents section.

Sue Pastor is the EPA CIC for this Site.

3. Participating Entities

3.1 Unified Command

N/A

3.2 Cooperating Agencies

City of Milwaukee
Redevelopment Authority
Department of Health
Fire Department
Department of Neighborhood Services
Office of Emergency Management and Homeland Security

Department of Public Works
 Police Department
 State of Wisconsin
 Department of Natural Resources
 Department of Health Services
 54th Civil Support Team
 Riverworks Development Corporation
 We Energies

4. Personnel On Site

U.S. EPA - 2 (OSCs Halbur and Maguire coordinated oversight during this reporting period)
 ERRS (EQM, Inc) - 4 (RM, EO & Laborer; FCA part-time)
 START (TetraTech, Inc) - 1
 Security Officer Services, Inc - 1

5. Definition of Terms

CFR - Code of Federal Regulations
 CIC - Community Involvement Coordinator
 CST - Civil Support Team
 EO - Equipment Operator
 EPA - Environmental Protection Agency
 ERRS - Emergency & Rapid Response Services
 FCA - Field Cost Accountant
 HASP - Health and Safety Plan
 MDNS - Milwaukee Department of Neighborhood Services
 MDPW - Milwaukee Department of Public Works
 MFD - Milwaukee Fire Department
 mg/kg - milligrams per kilogram
 MHD - Milwaukee Health Department
 MFD - Milwaukee Fire Department
 MOEMHS - Milwaukee Office of Emergency Management and Homeland Security
 MPD - Milwaukee Police Department
 NR - Natural Resources
 OSC - On scene coordinator
 PCBs -Poly-Chlorinated Biphenyls
 ppb - parts per billion
 ppm - parts per million
 RACM - Redevelopment Authority of the City of Milwaukee
 RCL - Residual Contaminant Level
 RML - Removal Management Level
 RM - Response Manager
 START - Superfund Technical Assessment & Response Team
 SVOCs - Semi-Volatile Organic Compounds
 TDD - Technical Direction Document
 VOCs - Volatile Organic Compounds
 WDHS - Wisconsin Department of Health Services
 WDNR - Wisconsin Department of Natural Resources
 WEDC - Wisconsin Economic Development Corporation

6. Additional sources of information

6.1 Internet location of additional information/report

<http://www.epa.gov/Region5/cleanup/buffum/index.html>

<http://www.epaosoc.org/BufumMKE>

6.2 Reporting Schedule

This is the final POLREP.

7. Situational Reference Materials

Regional Metrics

| | | |
|---|---|--------|
| This is an Integrated River Assessment. The numbers should overlap. | Miles of river systems cleaned and/or restored | 0 |
| | Cubic yards of contaminated sediments removed and/or capped | 0 |
| | Gallons of oil/water recovered | 14,500 |
| | Acres of soil/sediment cleaned up in floodplains and riverbanks | 0 |
| Stand Alone Assessment | Number of contaminated residential yards cleaned up | 0 |
| | Number of workers on site | 6 |
| Contaminant(s) of Concern | waste oil (PCBs & lead) | |

Oil Response Tracking

| | | |
|------------------|-------------------------|----|
| Estimated volume | Initial amount released | NA |
| | Final amount collected | NA |
| | FPN Ceiling Amount | NA |

| | | |
|-------------|------------------------|---|
| CANAPS Info | FPN Number | NA |
| | Body of Water affected | NA; stopped potential release to MKE sewer system |

Administrative and Logistical Factors (Place X where applicable)

| | | | |
|---|---|--|-------------------------------------|
| Precedent-Setting HQ Consultations (e.g., fracking, asbestos) | X | Community challenges or high involvement | Radiological |
| More than one PRP | | Endangered Species Act / Essential Fish Habitat issues | Explosives |
| AOC | X | Historic preservation issues | Residential impacts |
| UAO | | NPL site | Relocation |
| DOJ involved | | Remote location | Drinking water impacted |
| Criminal Investigation Division involved | X | Extreme weather or abnormal field season | X Environmental justice |
| Tribal consultation or coordination or other issues | | Congressional involvement | High media interest |
| Statutory Exemption for \$2 Million | | Statutory Exemption for 1 Year | Active fire present |
| X Hazmat Entry Conducted – Level A, B or C | | Incident or Unified Command established | Actual air release (not threatened) |

Green Metrics

| Metric | Amount | Units |
|-----------------------------|---------------------|---------|
| Diesel Fuel Used | 630 gallons | gallons |
| Unleaded Fuel Used | 290 gallons | gallons |
| Alternative/E-85 Fuel Used | 100 gallons | gallons |
| Electricity from Coal | Power from grid mix | kW |
| Electricity from solar/wind | Power from grid mix | kW |
| Electricity from grid/mix | 1200 kWh | kW |
| Solid waste disposed | 350 Tons | Tons |
| Solid waste recycled | 10 Tons | Tons |
| Water used | 750 gallons | Gallons |