

U.S. ENVIRONMENTAL PROTECTION AGENCY
POLLUTION/SITUATION REPORT
Old Saratoga Hospital (RV2) - Polrep/Sitrep



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region II

Subject: SITREP #6
Asbestos Removal Activities Initiated
Old Saratoga Hospital (RV2)
A25L
Providence Township, NY
Latitude: 43.1096093 Longitude: -74.0195896

To: Dennis Farrar, NYSDEC
Bob Marino, NYSDEC
Eric Mosher, USEPA, Region 2, ER RD-RPB
Tim Grier, USEPA Headquarters 5202G
James Daloia, USEPA, Region 2, ER RD-RPB
Mary Mears, USEPA, Region 2, PAD
Gary Bowitch, Bowitch and Coffey
John Collyer, municipal government
Michael Dipietro, NYSDEC
George Zachos, USEPA Region 2 ER RD
Angela Carpenter, USEPA-ER RD
Walter Mugdan, USEPA
Frank Csulak, NOAA
Elias Rodriguez, USEPA
Chris Jimenez, EPA
Steve Touw, ER RD-RPB

Thru:

From: Paul L. Kahn, OSC

Date: 1/26/2016

Reporting Period:

Executive Summary

The Site is the former Saratoga County Homestead Hospital that opened in 1913 as a tuberculosis sanitarium. It is located on approximately 25 acres about 10 miles west of Saratoga Springs, NY. When a medical cure for TB was discovered the need for sanitariums was eliminated and the hospital eventually closed in 1960. It reopened a few years later as a County senior center but closed in 1979. The property was sold in the 1980s to a developer, but plans fell through and the building was abandoned and fell into total disrepair. Over the intervening years it was a magnet for the occult and thrill seekers who considered the building haunted. Amateur horror movies and You Tube videos were made inside the building. The ground floor windows and doorways were open and the remaining interior walls are covered with graffiti. Inside are rooms with stained mattresses, food containers, beer bottles etc. In 2014 a fire occurred and the structure was partially damaged. Fire department officials toured the building after the fire and discovered friable asbestos pipe and duct insulation, drums and smaller containers of paint and chemicals. To the rear of the main building is a mechanical graveyard with old boilers and pipes with friable asbestos insulation hanging off. The site is located in a State-designated wetlands and is near a creek within the Great Sacandaga Lake Watershed. On May 20, 2015 the site was referred to EPA from the NYSDEC for an assessment and possible Superfund removal action.

In August 2015 an emergency removal action was initiated (RV1) for abandoned chemical containers found in a waste water treatment plant on the Site and also inside the main hospital building. The Site was authorized on 12/31/15 for a CERCLA time-critical asbestos removal action RV2. Removal activities commenced on 1/26/2016.

1. Introduction

1.1 Background

Site Number:	A25L	Contract Number:	EP15-S2-02
D.O. Number:	027	Action Memo Date:	12/31/2015
Response Authority:	CERCLA	Response Type:	Time-Critical
Response Lead:	EPA	Incident Category:	Removal Action
NPL Status:	Non NPL	Operable Unit:	
Mobilization Date:	1/25/2016	Start Date:	1/25/2016
Demob Date:		Completion Date:	

1.1.1 Incident Category

Abandoned former tuberculosis cure hospital with deteriorated friable asbestos insulation inside and outside of the main building.

1.1.2 Site Description

The site is a former Saratoga County hospital used to cure patients who had contracted tuberculosis. It was built in 1912 and consists of a two story steel frame brick main building with a full basement, a former boiler plant, and a former waste water treatment plant (WWTP). The facility was closed in 1962 and subsequently purchased in 1980 by Conifer Construction co., a building company. An attempt was made to rehab the building and put it back into use as a senior citizen residence. Plans fell through and the facility was abandoned in 1982. See Old Saratoga Hospital Site (RV1) for additional information and photos.

1.1.2.1 Location

It is situated in a rural residential area approximately 10 miles west of Saratoga Springs, NY

1.1.2.2 Description of Threat

The building contains thousands of linear feet of asbestos pipe insulation, much of which has fallen onto the floors. In another room are approximately 50 yellow asbestos bags filled with friable asbestos. There is some type of pressure vessel in the basement that is partially covered with a 2 inch thick blanket of asbestos insulation; much of the insulation had fallen onto the floor. Inside the main building are mattresses, clothing and children's toys indicating that trespassers have been accessing the building and areas where there is asbestos insulation. Clumps of what appears to be asbestos insulation were seen on the ground outside the main building and asbestos insulation is visible on the remains of two large steam boilers in an outside area behind the main building.

The lure of an abandoned old hospital building has become a magnet for the occult and horror seekers. Trespassers have been entering the building for more than 10 years, and at least three narrated amateur 'home' movies have been filmed there and posted on the Internet.

1.1.3 Preliminary Removal Assessment/Removal Site Inspection Results

See above.

1.2 Incident Objectives

The objectives at this point are to set up the command post area, including staging office trailers, establishing communications, connecting electrical power, finalizing the H & S and Work plans, and staging supplies and mechanical equipment.

1.3 Critical Resource Needs

Currently, there are no critical resource needs. Command expects to have the personnel, equipment and financial resources available to complete all activities planned in the next operational period.

1.4 Strategic Considerations

At this point in the response there are no significant strategic considerations beyond ordinary activities.

2. Current Activities

2.1 Operations Section

2.1.1 Narrative

2.1.2 Response Actions to Date

Current information is in bold font.

On August 3 - 5 2015 EPA and it's technical contractor, Weston Solutions, acquired 23 samples of suspected ACM from various locations inside the main building and from 2 locations outside the main building. The samples were sent to a laboratory for analysis. In addition to the sampling the contractor measured the length and diameter of insulated pipes in the basement and first floor in the main building.

On 9/16 EPA and tacom with the EPA removal support contractor, Weston Solutions, flew a drone over the main building at the Site and recorded the physical condition of the roof. The overflight lasted for about 10 minutes and the drone recorded about 3 minutes of footage of the roof. The overflight confirmed that the roof has collapsed in three places and there are at least a dozen smaller holes in the roof. One section, approximately 10 feet X 20 feet is shown in a dotted outline in what appears to be the beginning of

an imminent collapse. RST will overlay the location of the holes and collapsed areas on a scale drawing of the building so that the rooms underneath can be blocked off for H & S concerns.

On 9/17 the OSC met with attorneys for Saratoga County and the Providence Town Supervisor at the Site. The current situation with the site was discussed and the guests were given a brief demonstration of drone ops.

On 9/17 Weston Solutions techs acquired 10 additional samples of suspected ACM. Samples were processed and will be transported to the lab on 9/18 for analysis.

Results of the second 'round of ACM sampling that occurred on 9/16/2015 have been received. This 'round of sampling was done solely on the first floor of the main building. Sample results indicated the presence of Chrysotile asbestos in concentrations ranging from 5.4% to 66.8%.

On 10/6/2015 counsel for Saratoga County informed the OSC that youths were accessing the contaminated main building in increasing numbers. In response to this information the OSC activated the ERRS contractor to initiate site security as follows: subcontract for repairs and upgrade to existing damages perimeter fencing, install plywood panels over doorways and basement windows, and post asbestos warning signs on fence and main building. ERRS contractor expected to be on Site by 10/13/2015.

ERRS contractor mobilized to the Site on 10/13/15 and purchased supplies needed to board up doors and ground floor windows. Work commenced on 10/14/2015 and continued until 10/21/2015. ERRS secured all openings to the main building, boarded up the abandoned caretakers house which had been vandalized, and also secured the WWTP which had previously contained 31 drums of hazardous substances. The WWTP contains 4 open top, water-filled process tanks which pose a drowning hazard to the public who may access this building. ERRS also cleared underbrush and small trees from around the main building, creating a swath of open space which will make trespassers more visible if they attempt to enter the building. ERRS posted asbestos warning signs at all entrances to the main building and on the perimeter fence.

ERRS is keeping one Tech at the site during daylight hours for security purposes from 10/23 to 10/26, and from 10/30 to 11/2, Halloween weekend. Tech was directed to call 911 if anyone attempts to force entry into the main building.

A trash roll-off will be ordered for the week of 10/26 and debris around the site and caretakers house will be collected for disposal.

Two full 150 pound LPG gas cylinders that were discovered in the weeds two weeks ago were picked up by a local gas supplier at no cost to the Government.

One fence contractor submitted a bid for \$32,000 for fence repairs and upgrades. Bid response being reviewed by OSC. As a possible alternative to the fence contractor, ERRS is providing the OSC with a cost-estimate for in-house fence repairs and upgrades. If this is a more cost-effective way to address the needed fence repairs the ERRS contractor will proceed with its own resources to make the necessary repairs.

Site was secured and demobed at 1100 hours on 10/21/2015.

Action Memo was signed on 12/31/2015. Paperwork associated with putting funding into site account has been processed. Contractor will mobilize crew and equipment to the site on 1/25/2016.

On 1/26/2016 ERRS contractor personnel arrived on the Site. The Town of Providence and Saratoga County assisted site mobilization by supplying sand and rock salt to clear the command post staging area. A skid steer was delivered and used to clear ice and roadway along the rear of the main building. ERRS picked up supplies to complete repairs to perimeter fence. Additional fence supplies will be delivered on 1/27. Arrangements underway to have office and crew trailers to the site by 1/29, porta johns, and temporary generator. Bids for electrician to install temporary pole and meter box issued. Site set up activities will continue through 2/5 when comms are expected to be operational.

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

There are a number of known PRPs, including the current owner and one of the former partners of Conifer Construction. Co. and he has given EPA written access to the entire site. Enforcement staff continue to identify additional PRPs.

2.1.4 Progress Metrics

<i>Waste Stream</i>	<i>Medium</i>	<i>Quantity</i>	<i>Manifest #</i>	<i>Treatment</i>	<i>Disposal</i>
propane	gas	300 lbs		recycled	
asbestos	solid				

2.2 Planning Section

2.2.1 Anticipated Activities

See below.

2.2.1.1 Planned Response Activities

Mobe crew and office trailers to the Site.

Run electrical power from pole to office trailers.

Install temporary lighting in basement of main building.

Erect site sign and finish repairs to perimeter fence.

Complete Administrative Record, place in local repository, and advertise in local newspaper.

Complete draft Work Plan and Health & Safety Plan.

Mobilize portable generator and site supplies.

Establish internet and telephone comms from command post.

2.2.1.2 Next Steps

See above.

2.2.2 Issues

None presently.

2.3 Logistics Section

No information available at this time.

2.4 Finance Section

Estimated Costs *

	Budgeted	Total To Date	Remaining	% Remaining
Extramural Costs				
ERRS - Cleanup Contractor	\$900,000.00	\$0.00	\$900,000.00	100.00%
Intramural Costs				
Total Site Costs	\$900,000.00	\$0.00	\$900,000.00	100.00%

* 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

No information available at this time.

3. Participating Entities

3.1 Unified Command

3.2 Cooperating Agencies

County of Saratoga

NYSDEC

Providence Township

4. Personnel On Site

3 ERRS contractor personnel

1 EPA OSC

5. Definition of Terms

No information available at this time.

6. Additional sources of information

6.1 Internet location of additional information/report

6.2 Reporting Schedule

As determined by OSC and events.

7. Situational Reference Materials

No information available at this time.

SITREP #6 Last Updated 1/26/2016