

U.S. ENVIRONMENTAL PROTECTION AGENCY
POLLUTION/SITUATION REPORT
Former TOCON Holdings Asbestos Site - Removal Polrep



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region V

Subject: POLREP #4
Progress
Former TOCON Holdings Asbestos Site
C5AM
Goshen, IN
Latitude: 41.5804330 Longitude: -85.8161640

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From: Andrew Maguire, On-Scene Coordinator
Date: 9/21/2016
Reporting Period: 9/12/16-9/16/16

1. Introduction

1.1 Background

Site Number:	C5AM	Contract Number:	
D.O. Number:		Action Memo Date:	
Response Authority:	CERCLA	Response Type:	Time-Critical
Response Lead:	EPA	Incident Category:	Removal Action
NPL Status:	Non NPL	Operable Unit:	
Mobilization Date:	8/15/2016	Start Date:	8/15/2016
Demob Date:		Completion Date:	
CERCLIS ID:	INN000506236	RCRIS ID:	
ERNS No.:		State Notification:	
FPN#:		Reimbursable Account #:	

1.1.1 Incident Category

Emergency Response/Time Critical Removal

1.1.2 Site Description

The TOCON Property Asbestos site is located in Goshen, Elkhart County, Indiana. The site originally operated by Johnson Controls as a manufacturing plant for heating systems, as well as a research and development facility. In 2006, before buildings on site were demolished, the main plant building was utilized as an assembly plant for component equipment, tooling machinery, and stamp equipment, all used in building heating systems. Many of the building structures have been previously demolished. The only remnants of the former TOCON buildings are a grouping of foundations. Piles of bricks, wood, metal, and other debris, including asbestos containing materials, are located around the Site.

1.1.2.1 Location

1302 East Monroe Street, Goshen, Elkhart County, IN

1.1.2.2 Description of Threat

Bulk samples collected from debris piles at the site by KERAMIDA in Feb 2016 contain as high as 70% asbestos (chrysotile). In Feb 2016, Tetra Tech START collected nineteen bulk demolition debris samples and 1 water sample in the area around the former TOCON building, results showed friable asbestos up to 15%. Goshen High school and residential areas are located next to or near the site. In addition, the Site has a history of visitors and trespassing continues to occur.

1.1.3 Preliminary Removal Assessment/Removal Site Inspection Results

Friable asbestos has been verified unsecured on site with open access and active trespassing on site.

2. Current Activities

2.1 Operations Section

2.1.1 Narrative

Please see POLREPS 1-3 for further information on prior reporting periods

From 9/12/2016 to 9/16/2016 EPA's START and ERRS contractors have been on site compiling, loading and transporting ACM to Prairieview Landfill in Wyatt, IN and providing air monitoring and sampling for worker and citizen health and safety.

2.1.2 Response Actions to Date

Temporary fence has been erected with warning signs posted.

All debris piles containing asbestos have been covered

Site setup and preparation for shipping waste

Loaded out trucks filled with debris to the landfill

Air monitoring of work zones and perimeter of Site

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

Access has been granted by the property owner.

Information requests have been sent out, as information is received, PRPs will be identified.

2.1.4 Progress Metrics

From September 12 to September 16, 2016, a total of 48 trucks were loaded 1,139.25 tons of RACM Debris and transported and disposed of at Prairieview Landfill in Wyatt, Indiana. An accumulative total of 3607.62 Tons of ACM and RACM Debris have been removed from the Site to date.

Air monitoring results have indicated no exceedences of air quality action levels at any of any of the work areas or perimeter monitoring locations at the Site.

Air sampling results from September 12 to September 16, 2016 indicated no asbestos fibers were detected in any of the samples collected at the Site.

The table below shows the quantity of RACM Debris removed from the Site to date:

Waste Stream	Medium	Quantity	Treatment	Disposal
RACM	Debris	3607.62Tons	Burrito Wrap	Prairieview Landfill - Wyatt, IN

The table below shows the analytical results from the week of September 12 to September 16, 2016:

Sample ID	Sample Location	Sample Count	Date Collected	Date Analyzed (PCM)	Analytical Method Result - PCM (fibers/cc)	Analytical Method Result - TEM (fibers/cc)	Total Asbestos %
TPA-N2-066-091216	N2	66			<0.0005	NA	0
TPA-S1-067-091216	S1	67	091216	091416	<0.0005	NA	0
TPA-SW-068-091216	SW	68			<0.0005	NA	0
TPA-W2-069-091216	W2	69			<0.0005	NA	0
TPA-N2-071-091316	N2	71			<0.0005	NA	0
TPA-S1-072-091316	S1	72	091316	091416	<0.001	NA	0
TPA-SW-073-091316	SW	73			0.001	NA	0
TPA-W2-074-091316	W2	74			<0.001	NA	0

TPA-N2-076-091416	N2	76			<0.001	NA	0
TPA-S1-077-091416	S1	77	091416	091416	<0.001	NA	0
TPA-SW-078-091416	SW	78			<0.001	NA	0
TPA-W2-079-091416	W2	79			<0.001	NA	0
TPA-N2-081-091516	N2	81			<0.001	NA	NR
TPA-S1-082-091516	S1	82	091516	091916	<0.001	NA	NR
TPA-SW-083-091516	SW	83			<0.001	NA	NR
TPA-W2-084-091516	W2	84			<0.001	NA	NR
TPA-N2-086-091616	N2	86			<0.001	NA	NR
TPA-S1-087-091616	S1	87			<0.001	NA	NR
TPA-SW-088-091616	SW	88	091616	091916	<0.001	NA	NR
TPA-W2-089-091616	W2	89			<0.001	NA	NR

2.2 Planning Section

2.2.1 Anticipated Activities

Consolidate ACM from site to load pile.

Ship RACM to Prairieview Landfill, Wyatt, IN.

Daily Air Monitoring and sampling for Asbestos and nuisance dust.

2.2.1.1 Planned Response Activities

2.2.1.2 Next Steps

2.2.2 Issues

2.3 Logistics Section

No information available at this time.

2.4 Finance Section

2.4.1 Narrative

See cost tracking info below:

Estimated Costs *

	Budgeted	Total To Date	Remaining	% Remaining
Extramural Costs				
ERRS - Cleanup Contractor	\$750,000.00	\$420,000.00	\$330,000.00	44.00%
TAT/START	\$85,000.00	\$30,000.00	\$55,000.00	64.71%
Intramural Costs				
Total Site Costs	\$835,000.00	\$450,000.00	\$385,000.00	46.11%

* 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

EPA

3.2 Cooperating Agencies

Indiana Department of Environmental Management, City of Goshen

4. Personnel On Site

1 EPA

10 ERRS

1 START

5. Definition of Terms

ACM - Asbestos Containing Material. Material containing more than 1% asbestos.

RACM - Regulated Asbestos Containing Material. This is a friable manufactured asbestos material OR a Category I nonfriable ACM that has become friable OR Category I Nonfriable ACM that will be or has been subjected to sanding, grinding, cutting or abrading OR a Category II nonfriable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations. RACM should be removed prior to demolition or renovation.

Category I - Category I Nonfriable ACM - refers to asbestos containing packing, gaskets, resilient floor covering, Galbestos, and asphalt roofing products containing more than 1% asbestos.

Category II - Category II ACM is any material that is not Category I that contains more than 1% asbestos.

6. Additional sources of information

6.1 Internet location of additional information/report

www.epaosc.org/toconasbestos

6.2 Reporting Schedule

weekly

7. Situational Reference Materials

No information available at this time.

POLREP #4 Last Updated 9/28/2016