

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



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region V

Subject: **POLREP #5**
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: 9/23/2016
Reporting Period: 9/19/16-9/23/16

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 1-4 for further information on prior reporting periods

From 9/19/2016 to 9/23/2016 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 19 to September 23, 2016, a total of 53 trucks were loaded 1306.11 tons of RACM Debris and transported and disposed of at Prairieview Landfill in Wyatt, Indiana. An accumulative total of 4913.73 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 19 to September 23, 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:

<i>Waste Stream</i>	<i>Medium</i>	<i>Quantity</i>	<i>Treatment</i>	<i>Disposal</i>
RACM	Debris	4913.72 Tons	Burrito Wrap	Prairieview Landfill - Wyatt, IN

The table below shows the analytical results from the week of September 19 to September 23, 2016:

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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-N1-091-091916	N1	91			<0.001	<0.0005	0
TPA-N2-092-091916	N2	92	091916	092016	<0.001	<0.0005	0
TPA-N2-094-092016	N2	94			0.001	NA	0
TPA-S1-095-092016	N1	95	092016	0922116	0.001	NA	0
TPA-SW-096-092016	SW	96			0.001	NA	0
TPA-W2-097-092016	W2	97			0.005	NA	0

TPA-N2-076-092116	N2	99			NA	NA	0
TPA-S1-077-092116	S1	100	092116		NA	NA	0
TPA-SW-078-092116	SW	101			NA	NA	0
TPA-W2-079-092116	W2	102			NA	NA	0
TPA-N1-104-092216	N1	104			0.0005	NA	NR
TPA-NE-105-092216	NE	105	092216	092616	NA	NA	NR
TPA-W1-106-092216	W1	106			0.0005	NA	NR
TPA-W2-107-092216	W2	107			0.0005	NA	NR
TPA-N2-1-092316	N2	109			<0.001	NA	NR
TPA-S1-087-092316	S1	110			<0.001	NA	NR
TPA-SW-088-092316	SW	111	092316	092616	<0.001	NA	NR
TPA-W2-089-092316	W2	112			<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

Bring in clean fill to backfill basements and pits to grade

2.2.1.2 Next Steps

Plan for Demobilization

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	\$581,000.00	\$169,000.00	22.53%
TAT/START	\$85,000.00	\$25,000.00	\$60,000.00	70.59%
Intramural Costs				
Total Site Costs	\$835,000.00	\$606,000.00	\$229,000.00	27.43%

* 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

9 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 #5 Last Updated 9/21/2020