

U.S. ENVIRONMENTAL PROTECTION AGENCY
POLLUTION/SITUATION REPORT
Kewaunee Marquette School Site - Removal Polrep
Initial Removal Polrep



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region V

Subject: POLREP #1
Initial
Kewaunee Marquette School Site
C57X
Kewaunee, WI
Latitude: 44.4536450 Longitude: -87.5037540

To: Tauren Beggs, WDNR

From: Kathy Halbur, OSC

Date: 10/13/2016

Reporting Period: 10/11/2016-10/13/2016

1. Introduction

1.1 Background

Site Number:	C57X	Contract Number:	EP-S4-16-03
D.O. Number:	0006	Action Memo Date:	6/14/2016
Response Authority:	CERCLA	Response Type:	Time-Critical
Response Lead:	EPA	Incident Category:	Removal Action
NPL Status:	Non NPL	Operable Unit:	
Mobilization Date:	10/10/2016	Start Date:	10/11/2016
Demob Date:		Completion Date:	
CERCLIS ID:	WIN000506083	RCRIS ID:	
ERNS No.:		State Notification:	09-31-291857
FPN#:		Reimbursable Account #:	

1.1.1 Incident Category

Time Critical Removal Action

1.1.2 Site Description

The Kewaunee Marquette School Site is an approximately 71,700 square foot (ft²) brick, multi-story former kindergarten through 12th (K-12) grade school located on a two acre lot in a residential area. The building was originally constructed in 1915. The school has been closed and vacant for almost twenty years. Since the Kewaunee School District first sold the school for redevelopment in 1999, five different development corporations have owned the property. None of the corporations have redeveloped the building or addressed the environmental hazards within the building. The building has progressively fallen into disrepair over the years. Portions of the roof have collapsed resulting in rain and snow regularly entering the building. Many walls are now covered with mold and moss is growing throughout the building. Lead and PCB paint is peeling from the walls and has accumulated with friable asbestos on the floors. Trespassers and scrappers have spilled abandoned containers, disturbed asbestos containing materials, and broken mercury containing devices throughout the building. A structural engineer determined portions of the building to be unsafe. The property is tax delinquent. The Wisconsin Department of Natural Resources, Wisconsin Department of Health Services, and City of Kewaunee requested EPA assistance with the Site.

1.1.2.1 Location

The Site is located at 317 Dorelle Street, Kewaunee, Kewaunee County, WI 54216. The geographic coordinates for the Site are Latitude: 44.453147, Longitude: -87.503461. The Site is surrounded by single-family homes. Lake Michigan is approximately 600 feet to the east of the Site. The neighborhood, bounded by Lake Michigan and Center, Juneau, and Lincoln Streets (which includes the Site building), was listed on the State Register of Historic Places on April 23, 1993 and on the National Register of Historic Places on November 4, 1993.

1.1.2.2 Description of Threat/Removal Site Inspection Results

EPA's removal assessment identified the presence of abandoned flammable materials, PCB oil spilled into a floor drain, arsenic and PCB contaminated ash above the Removal Management Level (RML), friable

asbestos, PCB bulk waste/building materials, and lead paint. Additional details are available in the Action Memo and the Administrative Record.

2. Current Activities

2.1 Operations Section

2.1.1 Response Actions to Date

During this reporting period, EPA and its contractors:

- Mobilized crew and equipment;
- Established exclusion, contamination reduction, and support zones;
- Cleaned spilled PCB oil and decontaminated impacted floors;
- Began containerizing hazardous ash;
- Began consolidating and inventorying abandoned containers;
- Evaluated and began collecting Universal waste;
- Conducted asbestos contractor site walks; and
- Conducted work zone and perimeter air monitoring.

Consultations with the WI Historical Society and the Advisory Council on Historic Preservation regarding the EPA removal action and City's demolition plans are ongoing.

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

There are no viable PRPs for this Site. The property is tax delinquent. The City is pursuing foreclosure and demolition of the building.

2.1.4 Progress Metrics

<i>Waste Stream</i>	<i>Medium</i>	<i>Quantity</i>	<i>Manifest #</i>	<i>Treatment</i>	<i>Disposal</i>
TBD					

2.2 Planning Section

2.2.1 Planned Response Activities

This removal action will be completed in multiple mobilizations. The objective of the first mobilization is to mitigate immediate threats and secure all waste other than the friable asbestos. Transportation and disposal of non-asbestos waste will occur during the second mobilization. Removal of the friable asbestos and accumulated hazardous floor debris will occur during the final mobilization. Weather conditions (temperature and snow accumulation) limit when the floor work can be performed due to safety hazards in the failing building and logistical issues associated with frozen waste.

2.2.2 Issues

The structural issues in the building continue to worsen. These issues are exacerbated by winter weather conditions; overnight temperatures are already in the 30s.

2.3 Logistics Section

The EPA ERB Sprinter mobilized to the Site during this reporting period.

2.4 Finance Section

No information available at this time.

2.5 Other Command Staff

2.5.1 Safety Officer

OSC Halbur is the Safety Officer. A safety audit is scheduled for October 18, 2016. The Kewaunee Police Department is assisting with security patrols during off hours.

2.5.2 Liaison Officer

OSC Halbur is the Liaison Officer.

2.5.3 Information Officer

A multi-agency fact sheet was distributed to the neighbors prior to the start of the removal action. A copy of the Administrative Record is available at the Kewaunee Public Library, 822 Juneau Street.

3. Participating Entities

3.1 Cooperating Agencies

City of Kewaunee
Kewaunee County Health Department
Wisconsin Department of Health Services
Wisconsin Department of Natural Resources

4. Personnel On Site

EPA: 3 (OSC Halbur; Cooper & Borseth assisted with Site set-up & logistics)
ERRS: 4
START: 1

5. Definition of Terms

No information available at this time.

6. Additional sources of information

6.1 Internet location of additional information/report

Additional information is available at www.epaosc.org/kms

6.2 Reporting Schedule

Progress POLREPs will be issued as significant milestones are achieved.

7. Situational Reference Materials

No information available at this time.