

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



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
Region V

**Subject:** **POLREP #7**  
**Final**  
**Former TOCON Holdings Asbestos Site**  
**C5AM**  
**Goshen, IN**  
**Latitude: 41.5804330 Longitude: -85.8161640**

**To:**  
**From:** Andrew Maguire, On-Scene Coordinator  
**Date:** 12/29/2016  
**Reporting Period:**

## 1. Introduction

### 1.1 Background

<b>Site Number:</b>	C5AM	<b>Contract Number:</b>	
<b>D.O. Number:</b>		<b>Action Memo Date:</b>	7/15/2016
<b>Response Authority:</b>	CERCLA	<b>Response Type:</b>	Time-Critical
<b>Response Lead:</b>	EPA	<b>Incident Category:</b>	Removal Action
<b>NPL Status:</b>	Non NPL	<b>Operable Unit:</b>	
<b>Mobilization Date:</b>	8/15/2016	<b>Start Date:</b>	8/15/2016
<b>Demob Date:</b>	10/14/2016	<b>Completion Date:</b>	12/29/2016
<b>CERCLIS ID:</b>	INN000506236	<b>RCRIS ID:</b>	
<b>ERNS No.:</b>		<b>State Notification:</b>	
<b>FPN#:</b>		<b>Reimbursable Account #:</b>	

#### 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 were a grouping of foundations. Piles of bricks, wood, metal, and other debris, including asbestos containing materials, were 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 had 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 1-6 for further information on prior reporting periods

The site is completed. All ACM has been removed and properly disposed of at a CERCLA off-site rule approved landfill.

### 2.1.2 Response Actions to Date

General activities on site included EPA, EPA's START and ERRS contractors compiling, loading and transporting ACM to Prairieview Landfill in Wyatt, IN, backfilling excavated areas with clean fill and providing air monitoring and sampling for worker and citizen health and safety.

### 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

Please see the table below for final waste numbers

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.

No Asbestos was detected in the perimeter samples during site activities

<i><b>Waste Stream</b></i>	<i><b>Medium</b></i>	<i><b>Quantity</b></i>	<i><b>Treatment</b></i>	<i><b>Disposal</b></i>
RACM	Debris	5420.2 Tons	Burrito Wrap	Prairieview Landfill - Wyatt, IN
Non Friable Asbestos	Debris	606.37 Tons	Burrito Wrap	Prairieview Landfill - Wyatt, IN
Solid Waste	Debris	29.59 Tons	None	Prairieview Landfill - Wyatt, IN
Contaminated Water	Liquid	20,000 gallons	None	Chemtron - Avon, OH
Neutral Liquid	Liquid	4 Drums	None	Chemtron - Avon, OH
RACM	Debris	2 Drums	Burrito Wrap	Chemtron - Avon, OH
Flammable	Liquid	5 Drums	None	Chemtron - Avon, OH
Flammable	Sludge	15 Drums	None	Chemtron - Avon, OH

### Regional Metrics

Miles of river systems cleaned and/or restored N/A

This is an Integrated River Assessment. The numbers should overlap.

Cubic yards of contaminated sediments removed and/or capped N/A

Gallons of oil/water recovered N/A

Acres of soil/sediment cleaned up in floodplains and riverbanks N/A

Stand Alone Assessment

Number of contaminated residential yards cleaned up N/A

Number of workers on site 10

Contaminant(s) of Concern

### Oil Response Tracking

Estimated volume

Initial amount released N/A

Final amount collected N/A

FPN Ceiling Amount N/A

CANAPS Info

FPN Number N/A

Body of Water affected N/A

### Administrative and Logistical Factors (Place X where applicable)

x	Precedent-Setting HQ Consultations (e.g., fracking, asbestos)	x	Community challenges or high involvement	Radiological
x	More than one PRP		Endangered Species Act / Essential Fish Habitat issues	Explosives
	AOC		Historic preservation issues	Residential impacts
	UAO		NPL site	Relocation
	DOJ involved		Remote location	Drinking water impacted
	Criminal Charges Have Been Filed*		Extreme weather or abnormal field season	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	300	gallons
Unleaded Fuel Used	1200	gallons
Alternative/E-85 Fuel Used		gallons
Electricity from electric company	748	kWh
Electric Company Name and Account #:	Nipsco: 191-637-007-1	
Electricity from sources other than the electric company		kWh
Solid waste reused	0	
Solid waste recycled	0	
Water Used	6059	gallons

## 2.2 Planning Section

### 2.2.1 Anticipated Activities

None

## 2.3 Logistics Section

No information available at this time.

## 2.4 Finance Section

No information available at this time.

## 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

No information available at this time.

## 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.epaossc.org/toconasbestos](http://www.epaossc.org/toconasbestos)

### 6.2 Reporting Schedule

## 7. Situational Reference Materials

No information available at this time.

