

United States Environmental Protection Agency
Region V
POLLUTION REPORT

Date: Tuesday, August 12, 2008
From: Ramon Mendoza/Jeff Kimble

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Subject: POLREP #1 Initiation of Removal At Site
Dalrymple School Site
Sycamore and Dalrymple Street, Albion, MI
Latitude: 42.2419000
Longitude: -84.7600000

POLREP No.:	1	Site #:	B5KR
Reporting Period:	August 11-16, 2008	D.O. #:	
Start Date:	8/11/2008	Response Authority:	CERCLA
Mob Date:	8/10/2008	Response Type:	Time-Critical
Demob Date:		NPL Status:	Non NPL
Completion Date:		Incident Category:	Removal Action
CERCLIS ID #:		Contract #	
RCRIS ID #:			

Site Description

The Site is located at the intersection of South Dalrymple Street and Sycamore Street in Albion, Calhoun County, Michigan. The Site coordinates are 42°14'31.26" Latitude and -84°45'36.05" Longitude and the property consists of approximately 10 acres, 3 acres of include the school building, an old playground, and parking lot.

The school was opened January 2, 1918. Due to the lack of student enrollment and a decreasing local population, the Dalrymple School was closed in June 1982 and has been boarded up & abandoned since. City officials indicated that the property was sold in 1993 and ownership reverted back to the Calhoun County Treasurer's office due to unpaid taxes.

The building has been fenced off using orange snow fence, windows boarded up, and doors chained and locked, however, several windows and doors have been opened by trespassers making the building accessible to the public. The school building consists of two floors and a basement at the east end, and one floor at the west end of the building and is approximately 25,000 square feet in area.

EPA conducted a site assessment on August 2007. Numerous containers ranging from 1-55 gallons of hazardous materials were found including acids and bases used as cleaning products. In addition, large amounts of asbestos containing materials (in bags in exposed piles) in friable condition were found on the floor, at several locations within the building. Asbestos sample results indicate up to 15% chrysotile and amosite. At the time of the site assessment the exterior condition of the building was poor to fair, with boarded up and/or broken windows, and the roof has deteriorated and is collapsed in many areas. The interior of the building is in very poor condition due to exposure to the elements, the infiltration of rain water, and the presence of standing water in many locations. The interior building walls were wet, moldy, and crumbling due to moisture. The ceilings were in very poor condition and have fallen in many areas. Evidence of trespassers and vandals were found and is reported by the local police to be a constant problem.

EPA Action Memo was signed on April 2008. Due to trespassers and weather conditions, the potential for the piled up friable asbestos and hazardous materials to be released and contaminate outside areas in the residential neighborhood exists and meet the criteria for a time-critical removal action provided for under the NCP 40 CFR 300.415(b)(2).

Michigan DEQ was informed and this site has agreed to assist EPA but has stated that there are no funds

available to clean up this Site. EPA has requested that MDEQ identify ARARs for the removal action.

ERRS, START, and OSC mobilized to the site on 8/10/2008.

Current Activities

August 11, 2008 - U.S. EPA, START, and ERRS mobilized to the site at 0700. ERRS began staging drums and containers in a front room of the school. Port-o-johns were delivered. OSC notified the Calhoun County, City of Albion (including fire/police), and MDEQ that field activities have started.

August 12, 2008 - START assisted ERRS with drum and container sampling and hazardous categorization. Asbestos contractors mobilized to the site.

August 13, 2008 - Asbestos contractors set up to conduct asbestos removal activities. Asbestos roll-off box was delivered. ERRS began consolidating containers for disposal. START collected two asbestos air samples during asbestos removal activities and shipped them to the EMSL Analytical in Ann Arbor, Michigan.

August 14, 2008 - Asbestos contractors continued with the asbestos removal activities. ERRS continued consolidating containers for disposal. Non-hazardous waste roll-off box was delivered for empty containers and debris. START collected two personal air asbestos samples for ERRS asbestos subcontractor and two perimeter air samples and shipped them to EMSL Laboratories in Ann Arbor, Michigan.

August 15, 2008 - Asbestos contractors continued with the asbestos removal activities. ERRS continued consolidating containers for disposal and crushed empty containers for disposal. START collected two personal air asbestos samples for ERRS asbestos subcontractor, one perimeter air sample and one blank and shipped them to EMSL Laboratories in Ann Arbor, Michigan.

August 16, 2008 - ERRS and asbestos subcontractor prepared for demobilization and secured building. U.S. EPA, START and ERRS demobilized pending disposal of asbestos contaminated material, non-hazardous material, drums and containers.

Planned Removal Actions

Time-Critical removal action scope includes the removal/disposal off-site of all visible ACMs that are on the ground inside the school. All hazardous materials will be collected, identified and disposed off-site.

EPA has reviewed the Work Plan, H&S, and contingency plan documents. Health and Safety meetings are held every morning on-site.

Next Steps

ERRS is currently receiving bids for the disposal of the hazardous materials. Once the disposal contract is awarded we will set a date to return to the site to pick up all the containers. At this time we are planning for the week of August 26, 2008 to pick up all containers.

Estimated Costs *

	Budgeted	Total To Date	Remaining	% Remaining
Extramural Costs				
ERRS - Cleanup Contractor	\$100,000.00	\$56,319.00	\$43,681.00	43.68%
RST/START	\$22,500.00	\$1,800.00	\$20,700.00	92.00%
Intramural Costs				
Total Site Costs	\$122,500.00	\$58,119.00	\$64,381.00	52.56%

* 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.

response.epa.gov/dalrympleschoolsite

POLREP #1 Last Updated 8/19/2008