



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region V

Subject: POLREP #4
(Progress)
Sandies Dry Cleaner & Laundry
C515
Little Chute, WI
Latitude: 44.2792130 Longitude: -88.3159220

To: Henry Nehls-Lowe, WDHS
Dan Dahlke, WEM
Jennifer Borski, WDNR
Marty Marasch, Little Chute Fire Dept
Natalie Vandeveld, Outagamie County Health Dept
Roy Van Gheem, Little Chute Dept. Public Works

From: Ramon Mendoza, On-Scene Coordinator

Date: 11/17/2011

Reporting Period: 10/20/11-11/18/11

1. Introduction

1.1 Background

Site Number:	C515	Contract Number:	
D.O. Number:		Action Memo Date:	8/3/2011
Response Authority:	CERCLA	Response Type:	Time-Critical
Response Lead:	EPA	Incident Category:	Removal Action
NPL Status:	Non NPL	Operable Unit:	
Mobilization Date:	9/6/2011	Start Date:	9/7/2011
Demob Date:		Completion Date:	
CERCLIS ID:	WIN000510596	RCRIS ID:	
ERNS No.:		State Notification:	
FPN#:		Reimbursable Account #:	

1.1.1 Incident Category

1.1.2 Site Description

The Sandies Dry Cleaner and Laundry facility (Site) operated as a dry cleaner and laundry from 1957 to about 2003 and has been vacant since 2006. The facility contains old dry cleaner and laundry machines and other equipment related to operations and maintenance. The current owner indicated to the state that Tetrachloroethylene (PCE) was used as the dry cleaning solvent from 1958 to 2003. There is a vacant apartment in disrepair on the second floor of the building. The owner has indicated that he plans to live in that apartment in the future.

The Site is surrounded by Grand Avenue to the east, the city-owned alley behind SDC to the west. Bakers Outlet and W Lincoln Avenue to the south, and Weenies Still Bar and W Main Street to the north. Both Weenies Still Bar and Bakers Outlet share a brick wall with the Site building on the north side and south side, respectively. Both businesses are operating and both have occupied residences on the second floor.

1.1.2.1 Location

The Sandies Dry Cleaners and Laundry Site (Site) is located at 513 Grand Avenue in the Village of Little Chute, Outagamie County, Wisconsin.

1.1.2.2 Description of Threat

Historic dumping of PCE at the Site has resulted in significant soil contamination. The PCE migrated through the soils into the groundwater and traveled offsite, resulting in vapor intrusion at neighboring properties.

1.1.3 Preliminary Removal Assessment/Removal Site Inspection Results

In February 2011, WDNR and WDHS conducted indoor air sampling using Summa canisters inside the Site building and adjacent buildings.

Results of PCE in indoor air samples collected in the unoccupied apartment at the Site, and all three levels of the Weenies Still Bar property exceeded both U.S. EPA and Agency for Toxic Substances and Disease Registry (ATSDR) screening levels and recommended action levels. Specifically, the PCE level found in the owner-occupied residence above Weenies Still Bar was 22.4 ppbv, which is more than 7 times the residential indoor air removal action level of 3 ppbv PCE. For the basement and main floor samples, PCE was measured at 32.9 and 24.0 ppbv, respectively, which are also above the residential removal action level for PCE.

After WDNR requested for U.S. EPA's assistance, U.S. EPA conducted site assessment activities in March and April 2011. PCE was detected by U.S. EPA at levels 28.5 million times greater than the EPA SSL in

soils on Site, 300 times greater than the MCL and 700 times above the U.S.EPA/ATSDR subslab removal action level of 30 ppbv in the sub-slab sample.

2. Current Activities

2.1 Operations Section

2.1.1 Narrative

On October 20, 2011 EPA mobilized to the Site and one 24-hour SUMMA canister air sample (VOC analysis) was collected from the basement of a community member living downgradient (Southwest) of the site who requested air monitoring in her home. (Results from this sampling was non-detect for PCE and was reported to the state and resident).

On October 28, 2011 EPA and ERRS mobilized to the Site to install a new lining for the sewer lateral as part of the plan to pump the basement water (contaminated with PCE) to the local waste water treatment plant. The effort was not successful. Consequently, the alternative plan is to abandon the sump, fill in the basement with gravel (turning it into a crawlspace) and install a vapor extraction system to remove the PCE vapors from the water and crawlspace. In addition, groundwater monitoring wells will be installed for the Site.

EPA and START mobilized to the Site on November 3, 2011 and setup seven SUMMA canisters to collect 24-hour samples from locations on and surrounding the Site, analyzed for VOCs. Two samples were collected inside the Site facility (one in the main room, and one in the subslab exhaust pipe); one on the roof of the Site facility under the exhaust pipe; two inside Weenie's bar building North of the Site (one in the apartment top floor and one in the basement); one inside the bakery basement directly South of the Site; and one from the City Building roof upgradient from the Site (Background).

EPA, ERRS, and START mobilized to the Site on Nov. 14, 2011. The Site was prepared for installing a vapor removal system in the basement of the facility and the installation of three groundwater monitoring wells downgradient and crossgradient of the Site.

After notification to the Village and local waste water treatment plant, ERRS pumped water out of the basement into the municipal sanitary sewer on the corner of W Lincoln Avenue and Grand Avenue on November 15, 2011. Any remaining items in the basement were removed and stored on site. START performed confined space entry monitoring prior to and during ERRS entrance into the basement. ERRS cut two holes in the cement flooring of the main room and started filling the basement with 3/4 inch clear stone November 15-16.

On November 16, 2011, ERRS subcontractor GroundSource installed three water monitoring wells to a depth of 20 feet below ground surface (bgs), well screens were between 5 and about 19 ft. bgs. Location and well construction were in accordance with WNDR criteria/recommendations. Two of the wells are on the Village easement. Verbal permission was acquirement from the Village public works director to install the wells. The purpose of the groundwater monitoring wells is to determine the levels of groundwater contamination that may be migrating offsite and to determine the effectiveness of response actions to remove the source of PCE contamination.

On November 17, a 4-inch PVC slotted pipe was installed in the gravel in the basement to remove and vent vapors outside of the Site facility. 3-6 inches of gravel was placed above the pipe and covered with 2 layers of poly sheeting. The remaining space above the poly sheeting was filled with stone to the ground level of the main room. The vent piping connection installation was completed on November 18, 2011 to vent vapors from the basement to the approximately 16 feet above ground level outside of the West end of the Site facility. Holes cut on the concrete main floor to the basement have been temporarily covered with plywood. A gravel ramp has been built to facilitate entry into the crawlspace.

From November 15-18, 2011, START performed air monitoring at 7 stations in and around the site at least three times daily using a ppbRAE for VOC detection and pDR for particulates. The data was recorded in Site air monitoring logs and continuous particulates data was automatically logged daily during work hours. EPA, ERRS, and START temporarily demobilized from the Site on November 18, 2011.

2.1.2 Response Actions to Date

Section Section 2.1.1 for details.

- collected eight 24-hour SUMMA canister sample from locations on and surrounding the Site for VOC analyses.
- pumped water out of the basement into the municipal sanitary sewer
- cut two rectangular holes approximately 2 feet by 6 feet in the cement flooring of the main room
- removed items from basement
- monitored air quality conditions for confined space entry
- performed work zone air monitoring
- conducted contaminant migration air monitoring downwind of site
- installed three monitoring wells to a depth of 20 feet below ground surface (bgs)
- containerized soil borings from monitoring well installation
- filled the basement with 3/4 inch clear stone
- installed 4-inch PVC slotted pipe in the basement to remove and vent vapors outside of the Site facility
- installed 2 layers of poly cover in the basement above the PVC slotted pipe

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

Mr. Dave Linskens is the owner of the Sandies Dry Cleaners and Laundry Facility and is identified as the PRP.

2.1.4 Progress Metrics

Waste Stream	Medium	Quantity	Manifest #	Treatment	Disposal
---------------------	---------------	-----------------	-------------------	------------------	-----------------

RQ, Hazardous Waste Solid, n.o.s, 9, NA3077, PG III (Tetrachloroethylene, Trichloroethylene) (RQ-10 lbs) (F002)	Solid	112 tons	004960468 004960467 004960469 004960471 004960476 004960472 004960470	Michigan Disposal Waste Treatment Plant, Belleville, MI
---	-------	----------	---	---

2.2 Planning Section

2.2.1 Anticipated Activities

Soil contaminated with PCE remains under the building and outside which could not be excavated due to building structures and utilities. In-situ treatment alternatives are being considered as a potential next phase of the cleanup to remove or reduce the contaminant levels in these areas.

EPA will report analytical results from the first round of proficiency air sampling to appropriate parties as soon as data validation is completed.

Waste streams generated from excavation, monitoring well installation, and basement filling activities have been containerized on-site and disposal activities will be conducted during December 2011.

The three groundwater monitoring wells installed on November 16, 2011 will be developed in accordance with WDNR regulations and sampled for VOC analysis, to determine the effectiveness of response actions and if contaminants are migrating offsite.

A second proficiency air monitoring sampling event is also planned during the month of December to collect additional 24-hour SUMMA canister air samples for VOC analysis to determine the effectiveness of response actions taken to date. Additional modifications will be conducted to the vapor control systems as appropriate.

2.2.1.1 Planned Response Activities

- Dispose of waste streams generated from excavation, monitoring well installation and basement filling activities
- Study, insitu treatment alternative(s) to remove sources of PCE contamination in subsurface soils which could not be excavated.
- Collect (post-excavation/vapor control installation) proficiency air samples to determine the levels of PCE in indoor air on-site and neighboring businesses as well as downwind ambient air samples.
- Collect groundwater samples from three monitoring wells and analyze for VOCs to determine if PCE contamination is migrating off-site..
- Conduct additional actions to protect public health as needed .
- Conduct improvements/modifications to vapor control systems as appropriate.

2.2.1.2 Next Steps

See Sections 2.2.1.1 and 2.2.1

2.2.2 Issues

2.3 Logistics Section

none

2.4 Finance Section

No information available at this time.

2.5 Other Command Staff

2.5.1 Safety Officer

OSC, Ramon Mendoza is responsible for overall safety at the site and project while the ER Removal Manager John Behrens is responsible for implementing the Health and Safety Plan.

2.6 Liaison Officer

2.7 Information Officer

2.7.1 Public Information Officer

Mike Rogers, U.S. EPA Region 5, 312-353-2102

See www.epaosoc.org/SandiesDryCleanerLaundry for additional Site information.

2.7.2 Community Involvement Coordinator

Susan Pastor, U.S. EPA Region 5, 312-353-1325

3. Participating Entities

3.1 Unified Command

None

3.2 Cooperating Agencies

Wisconsin Department of Natural Resources
Wisconsin Department of Health Services
Village of Little Chute Fire Department
Village of Little Chute Public Works Department
Heart of the Valley Metropolitan Sewer District

4. Personnel On Site

During October/November 2011 Removal activities

EPA: 1
ERRS (ER): 3
START (OTIE): 1

5. Definition of Terms

No information available at this time.

6. Additional sources of information

No information available at this time.

7. Situational Reference Materials

No information available at this time.