

U.S. ENVIRONMENTAL PROTECTION AGENCY  
POLLUTION/SITUATION REPORT  
Bishopsgate Properties Site - Removal Polrep  
Initial Removal Polrep



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
Region V

**Subject:** POLREP #1  
Initial  
Bishopsgate Properties Site  
C5SR  
Uniontown, OH  
Latitude: 40.9731670 Longitude: -81.3950820

**To:** Mark Johnson, ATSDR  
Valincia Darby, U.S. DOI  
John Nelson, U.S. DOI  
Jim Augustyn, U.S. EPA  
Carolyn Bohlen, U.S. EPA  
Sam Borries, U.S. EPA  
Phillippa Cannon, U.S. EPA  
Jason El-Zein, U.S. EPA  
HQ EOC, U.S. EPA  
John Glover, U.S. EPA  
Shelly Lam, U.S. EPA  
Matt Mankowski, U.S. EPA  
Mike Ribordy, U.S. EPA  
Steve Ridenour, U.S. EPA  
Ed Gortner, Ohio EPA  
Jodi Billman-Kotsko, Ohio EPA  
Mike Eberle, Ohio EPA  
Jim Mehl, Ohio EPA  
Bob Frey, Ohio Department of Health  
General Email, Ohio Department of Health  
Alan Harold, Stark County  
Jaclyn Hupp, Canton City Public Health  
Nicole Wilkinson, Lake Township  
Daniel Kamerer, Lake Township

**From:** Andrew Kocher, On Scene Coordinator  
**Date:** 9/16/2021  
**Reporting Period:** 9/7/2021 - 9/15/2021

## 1. Introduction

### 1.1 Background

<b>Site Number:</b>	C5SR	<b>Contract Number:</b>	
<b>D.O. Number:</b>		<b>Action Memo Date:</b>	8/11/2021
<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>	9/7/2021	<b>Start Date:</b>	9/7/2021
<b>Demob Date:</b>		<b>Completion Date:</b>	
<b>CERCLIS ID:</b>	OHN000520489	<b>RCRIS ID:</b>	
<b>ERNS No.:</b>		<b>State Notification:</b>	
<b>FPN#:</b>		<b>Reimbursable Account #:</b>	

#### 1.1.1 Incident Category

Time-Critical Removal Action

#### 1.1.2 Site Description

The Site was developed for commercial use and occupied by Delbert-Smith Wholesale Greenhouse Operations until 2005 (origin unknown). Since 2006, various demolition activities occurred, including the demolition of three greenhouses near the center of the property. During the demolition, ACM were scattered across the property, as no abatement of asbestos containing material (ACM) was performed prior to demolition. The Canton City Health Department (CCHD) became involved with the property during the demolition activities when they cited the previous owner for demolishing buildings known to contain ACM without proper abatement. The property was subject to a delinquent property tax sale in 2009 and ultimately forfeited to the State of Ohio.

A Phase II Environmental Site Assessment was completed between 2015 and 2016 on the entire parcel. Asbestos contamination was delineated to an approximately 3-acre area near the center of the property. Pandey Environmental, LLC (Pandey) completed a Remedial Action Plan in 2016 (Pandey 2016), but the plan was never implemented. START and EPA personnel performed a removal assessment on the property during May 2021. The removal assessment identified cementitious building board (transite) in the on-site soils and miscellaneous areas surrounding the remaining Site buildings. In addition, at numerous locations the transite was degraded to the point that it could be pulverized by hand

pressure making it friable asbestos. This removal action was implemented to remove asbestos containing materials from site soils and inside and surrounding the site buildings.

#### 1.1.2.1 Location

The Bishopgate Properties Site is in Uniontown in Stark County, Ohio at 12777 Mogadore Avenue NW. The Site is comprised of one parcel (Parcel ID 2206217) totaling 16.83 acres in a mixed residential and agricultural area. The geographic coordinates for the site are 40.973213 degrees north latitude and -81.393628 degrees west longitude. The property is zoned R – Other Residential Structures and is currently vacant. Adjoining properties are residential or agricultural.

#### 1.1.2.2 Description of Threat

Actual or potential exposure of nearby human populations, animals, or the food chain to hazardous substances or pollutants or contaminants:

The potential exists for human exposure to asbestos-containing materials and various containers of unknown chemicals observed throughout the site grounds. Trespassers risk exposure to these materials during illegal scrapping or other acts of vandalism. As a result of previous demolition activities at the site, the ACM was significantly damaged and comingled with debris throughout the site structures and the site grounds.

ACM could migrate to other on- or off-site media, including surface water and soils, during precipitation events. A surface water pond is located on the southwest portion of the site. A surface water pond is also present in the residential area, located adjacent to the southeast of the site. A single residential property is located southeast of the residential neighborhoods, which are, in turn, located adjacent to the north and south of the site.

Air movement could potentially allow asbestos fibers to escape from ACM through the numerous openings in the site structures and throughout the site grounds and could come into contact with individuals on- or off-site. Trespassers could cross-contaminate the site and potentially carry contamination off-site by tracking ACM through foot traffic and regular or recreational vehicle traffic. Both trespassers and recreational vehicle usage were observed on site during the site assessment.

Threat of fire or explosion:

During the removal assessment survey, various containers of chemicals, including antifreeze and petroleum-type products and gas cylinders, were observed in the site structures and on the northern site boundary. Trespassers could damage these containers while conducting illegal scrapping or acts of vandalism. Chemical containers with potentially flammable, toxic, or corrosive contents could pose a fire threat or explosion hazard on the site.

#### 1.1.3 Preliminary Removal Assessment/Removal Site Inspection Results

- Areas of the buildings pose a threat to the safety of personnel inside and potentially outside of the building. In the event that the buildings are left in their current state, the structures will continue to deteriorate and will eventually pose a significant threat of collapse and damage.
- Composite soil sampling at the site indicated that ACM was not detected in the soil at the locations where samples were collected during this removal assessment.
- A limited asbestos bulk sampling survey of the building and site grounds indicated that asbestos-containing materials were scattered throughout the property. Analytical results indicated that eight of the nine samples collected contained ACM. Sample #08 contained less than 1% chrysotile; however, its duplicate sample (#09), contained 2% chrysotile (identifying the material as ACM). During the limited asbestos survey, ACM were comingled with damaged building materials and piles of debris throughout the buildings. As a result of these site conditions, including water intrusion damage, these materials should be treated and disposed of as RACM waste.
- Areas onsite were observed to contain friable ACM. These materials pose an imminent and substantial threat to public health and the environment and should be removed from the site as RACM waste.
- The majority of ACM scattered throughout the site grounds was observed to be non-friable transite. However, due to their poor condition, material weathering, and exposed locations at the site, these materials have a high potential of becoming friable. The material should be treated as a Category II Non-Friable ACM and as a RACM. Category II Non-Friable ACM has a high probability of becoming or has become crumbled, pulverized, or reduced to a powder by the forces expected to act on the material in the course of demolition or renovation operations per National Emission Standards for Hazardous Air Pollutants, 40 Code of Federal Regulations, Part 61.
- A previous survey (Pandey 2016) conducted at the site indicated that the following materials observed on site contained asbestos: 9-inch by 9-inch and 12-inch by 12-inch floor tile, linoleum flooring, roofing materials, drywall system debris material, adhesive on block wall and back of foam panels, light fixture backing, window glazing, greenhouse glazing, carpet mastic, transite corrugated paneling, gaskets, and mixed debris piles found throughout the site. These materials are still present on the site and should be removed from the site as RACM.
- Activities involving the removal of RACM and asbestos-contaminated debris should be conducted by a State of Ohio-licensed and certified asbestos removal company in accordance with all federal and state regulations. All ACM and asbestos-contaminated debris should be transported to a State of Ohio-approved asbestos landfill for proper disposal. During a cursory hazardous materials survey, various chemical containers and gas cylinders, were identified on the site grounds. Some of the chemical containers could not be identified, and, as a result, require hazard categorization and sampling to determine disposal parameters. These materials should be removed for proper disposal.
- At the time of the assessment, asbestos exposure presented the greatest potential threat to public health and welfare and the environment. While illegally scrapping or while engaging in acts of vandalism, trespassers risk exposure to asbestos and/or could track of the ACM off site. Air movement could potentially allow asbestos fibers to escape through the numerous broken windows and exposed openings of the structure and could affect the nearby human population. Also, the various chemical containers identified during this assessment may be flammable, toxic, or corrosive, and, as such, could potentially pose a fire hazard at the site. In the interim, the chemicals should be assessed and removed from the building and the exposed building entrances and windows should be sealed to prevent access and air flow.

## 2. Current Activities

### 2.1 Operations Section

#### 2.1.1 Narrative

ERRS mobilized on September 7, 2021 and began site setup. Currently the site is being prepared to remove 4-6 inches of ACM impacted soil in the designated remediation area.

#### 2.1.2 Response Actions to Date

ERRS prepared the Site grounds for soil excavation activities, including construction of a gravel haul road through the eastern portion of the Site. ERRS is currently segregating ACM from debris piles present inside and outside the Site

buildings for proper disposal. Debris piles are being disposed of as solid waste.

START is conducting perimeter and work zone air monitoring for airborne particulates and collecting perimeter air samples for asbestos analysis. START is also conducting confirmation soil sampling from the excavated soil areas to confirm all asbestos from the remediated area has been removed.

Waste streams removed from the Site to date include:

Date	Waste Stream	Quantity	Container Type	Manifest #	Treatment	Disposal
9/14/21	Solid Waste	30-cubic yard	Roll-off box (3)		Landfill	American Landfill (Waynesburg, OH)
9/15/21	Friable Asbestos	30-cubic yard	Roll-off box (1)	WMA 001	Landfill	American Landfill (Waynesburg, OH)

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

None at this time.

**2.2 Planning Section**

**2.2.1 Anticipated Activities**

Segregate ACM from debris piles present inside and outside the Site buildings for proper disposal. Excavate the top 6 inches of soil from the designated remediation area located west of the Site buildings.

**2.2.1.1 Planned Response Activities**

ERRS will excavate approximately 3,750 tons or 2,500 cubic yards of ACM contaminated soils and ship off-site for proper disposal.

**2.2.1.2 Next Steps**

Continue to cleanup ACM and transite inside and around the building while preparing the excavation work.

**2.2.2 Issues**

None at this time.

**2.3 Logistics Section**

EPA is coordinating clean up efforts for this removal action with the assistance of Stark County Auditor, Canton City Public Health, and Lake Township Zoning and Road Departments.

**2.4 Finance Section**

**2.4.1 Narrative**

ERRS and START costs are estimated up to the current date of the POLREP.

**Estimated Costs \***

	Budgeted	Total To Date	Remaining	% Remaining
<b>Extramural Costs</b>				
ERRS - Cleanup Contractor	\$450,000.00	\$62,000.00	\$388,000.00	86.22%
TAT/START	\$40,000.00	\$3,675.00	\$36,325.00	90.81%
<b>Intramural Costs</b>				
<b>Total Site Costs</b>	<b>\$490,000.00</b>	<b>\$65,675.00</b>	<b>\$424,325.00</b>	<b>86.60%</b>

\* 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**

No information available at this time.

**3.2 Cooperating Agencies**

- Ohio EPA
- Ohio Department of Health
- Stark County Auditor's Office
- Canton City Public Health
- Lake Township
- Uniontown Police and Fire Departments

**4. Personnel On Site**

- EPA - 1
- START - 1

**5. Definition of Terms**

ACM - Asbestos Containing Material

**6. Additional sources of information**

**6.1 Internet location of additional information/report**  
[www.response.epa.gov/Bishopsgate\\_Properties](http://www.response.epa.gov/Bishopsgate_Properties)

**6.2 Reporting Schedule**

Weekly

**7. Situational Reference Materials**

No information available at this time.