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REMOVAL SUPPORT TEAM 2 EPA CONTRACT EP-W-06-072

September 25, 2009

Mr. Kevin Matheis, OSC U.S. Environmental Protection Agency Removal Action Branch 2890 Woodbridge Avenue Edison, NJ 08837

EPA CONTRACT NO: EP-W-06-072 TDD NO: TO-0013-0003 DOCUMENT CONTROL NO: RST 2-02-F-1084 SUBJECT: FINAL SAMPLING TRIP REPORT – POWER CITY WAREHOUSE, TRACT II SITE

Dear Mr. Matheis:

Enclosed please find the final Sampling Trip Report for the Removal Assessment sampling event conducted on June 23 and 24, 2009, at the Power City Warehouse, Tract II, Site, which is located at 3001 Highland Avenue, Niagara Falls, Niagara County, New York. If you have any questions, please do not hesitate to contact me at (732) 585-4423.

Sincerely,

Weston Solutions, Inc.

Joel Siegel Site Project Manager

Enclosure

cc: TDD File No: TO-0013-0003

an employee-owned company

In Association with Scientific and Environmental Associates, Inc., Innovative Technical Solutions, Inc., and Avatar Environmental, LLC

FINAL REMOVAL ASSESSMENT AND SAMPLING TRIP REPORT

SITE NAME:	
DCN No.:	
TDD No.:	
SAMPLING DATE:	

Power City Warehouse, Tract II, Site RST 2-02-F-1011 TO-0013-0003 June 23-24, 2009

1. Site Location:

3001 Highland Avenue, Niagara Falls, Niagara County, New York Refer to Attachment A, Figure 1, Site Location Map and Figure 2, Site Location Aerial Map.

2. Sample Locations:

Refer to Attachment A - Figure 3, Underground Garage Layout and Sample Location Map and Figure 4, Shed Layout and Sample Location Map.

3. Sample Description:

On June 23 and 24, 2009, RST 2 conducted a Removal Assessment at the Power City Warehouse, Tract II, Site. Four Presumed Asbestos Containing Material (PACM) samples were collected from locations within the Tract II Site. One wipe sample and one sediment sample were collected for Polychlorinated Biphenyls (PCBs) analysis from a sump located within the underground garage mechanical room. Two debris samples also were collected for PCBs analysis from the floor of the mechanical room. Refer to Attachment B, Table 1 - Sample Collection Information for additional information.

RST 2 conducted a Level B entry into the garage, conducted real-time air monitoring and performed a radiation survey. Based on the air monitoring readings, and observations inside the facility, RST 2 downgraded to Level C PPE to conduct the remainder of the Removal Assessment inside of the garage. Background air readings were CO = 0 units, LEL = 0%, O2 = 20.9% and VOCs = 0 units. Background radiation was 6 μ R/Hour. Inside the garage, the highest VOC reading was 0.9 units, and averaged 0.5 units. Background radiation inside the garage was $10 - 15 \mu$ R/Hour.

PACM was observed in many areas of the underground garage. The material was primarily pipe insulation, and in many areas the PACM was very deteriorated and had fallen onto the floor. In other areas the PACM was hanging loosely from overhead pipe. In some areas the pipe had fallen to the floor with the PACM either partially wrapped around the pipe, completely off the pipe, or still wrapped around the pipe. A separate area known as the storage shed is included as part of the Tract II Site. Much of the shed is in extremely dilapidated condition and portions of the roof had caved in. RST 2 performed a "window assessment" of the shed without entering the unstable areas. PACM was observed there as well.

A small sump is located in the northwest part of the garage, in what appeared to be an old mechanical room. The sump contained approximately two feet of water covering debris and sediments at the bottom of the sump. Sediments from the sump were collected by taping a polyethylene bottle to a piece of PVC pipe. During the collection of sediments, the bottle became covered in a black oily substance from the bottom of the sump. A wipe sample was taken from the poly bottle, as this represented the best means to sample the separate oil phase. The sediments and the wipe samples were submitted for PCB analysis. No other samples were collected from the sample collection difficult. Two samples of oily debris were collected from the floor of the mechanical room and submitted for PCBs analysis. Refer to Attachment D, Photographic Documentation for more details.

4. Laboratories Receiving Samples:

Sample Matrix	Analyses	Laboratory
One Sediment, One Wipe, and Two Debris Samples	TCL PCBs	A4 Scientific 1544 Sawdust Road, Suite 505 The Woodlands, TX 77380 (281) 367-5277
Four PACM Samples	Asbestos via PLM	A4 Scientific 1544 Sawdust Road, Suite 505 The Woodlands, TX 77380 (281) 367-5277

5. Sample Dispatch Data:

On June 23, 2009, RST 2 shipped two PACM samples for asbestos analysis under FedEx Airbill No. 8681 3121 8280 to A4 Scientific located at 1544 Sawdust Road, Suite 505, The Woodlands, Texas.

On June 23, 2009, RST 2 shipped two debris samples, one wipe sample, and one sediment sample for PCB analysis under FedEx Airbill No. 8641 2355 4949 to A4 Scientific located at 1544 Sawdust Road, Suite 505, The Woodlands, Texas.

On June 24, 2009, RST 2 shipped two PACM samples for asbestos analysis under FedEx Airbill No. 8681 3121 8306 to A4 Scientific located at 1544 Sawdust Road, Suite 505, The Woodlands, Texas.

Refer to Attachment C for copies of the Chain of Custody Records and the FedEx Airbills.

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6. Personnel On Site:

Name	Representing	Duties On-Site
Kevin Matheis	US EPA Region II	On-Scene Coordinator
Joel Siegel	RST 2	Site Project Manager, Site QA/QC, Site H&S, Sample Collection and Shipment
Andra denHartog	RST 2	Site QA/QC, Sample Collection, Sample Management
Laura Holloway	RST 2	Site QA/QC, Sample Collection, Sample Management

7. Analytical Results:

Results for all four samples submitted for asbestos analysis were positive. Values ranged from 21.05% chrysotile in Sample No. PC2-B-AS-04 to 36.36% chrysotile in Sample No.PC2-B-AS-02. Sample No. PC2-B-AS-01 contained 26.66% chrysotile and 18.18% crocidolite. Refer to Attachment E, Table 2, for more details.

Two debris samples (PC2-B-P-01 and PC2-B-P-02) were collected from the floor of the mechanical room and submitted for PCBs analysis. Sample analytical data for Sample No. PC2-B-P-01 indicated a PCBs concentration of 7,400 parts per million (ppm). Analytical data for Sample No. PC2-B-P-02 indicated a PCBs concentration of 7,000 ppm. The sediment sample collected from a sump in the underground garage (PC2-SED-01) indicated a PCBs concentration of 140,000 ppm.

Wipe sample (PC2-W-01) was collected from the outside of the bottle that was placed into the sum for sediment collection. Free phase oil on the outside of the bottle was sampled with a GhostTM Wipe. Analytical data revealed a PCBs concentration of 4,500 ppm. Refer to Attachment E, Table 3, PCB Analytical Results. Validated analytical data is included in Attachment E.

8. Report prepared by:

Joel/Siegel

Jennifer S♥

Site Project Manager, RST 2

RST 2 Operations Manager

9. Report reviewed by:

Date 91,23109

Date 9/23/09

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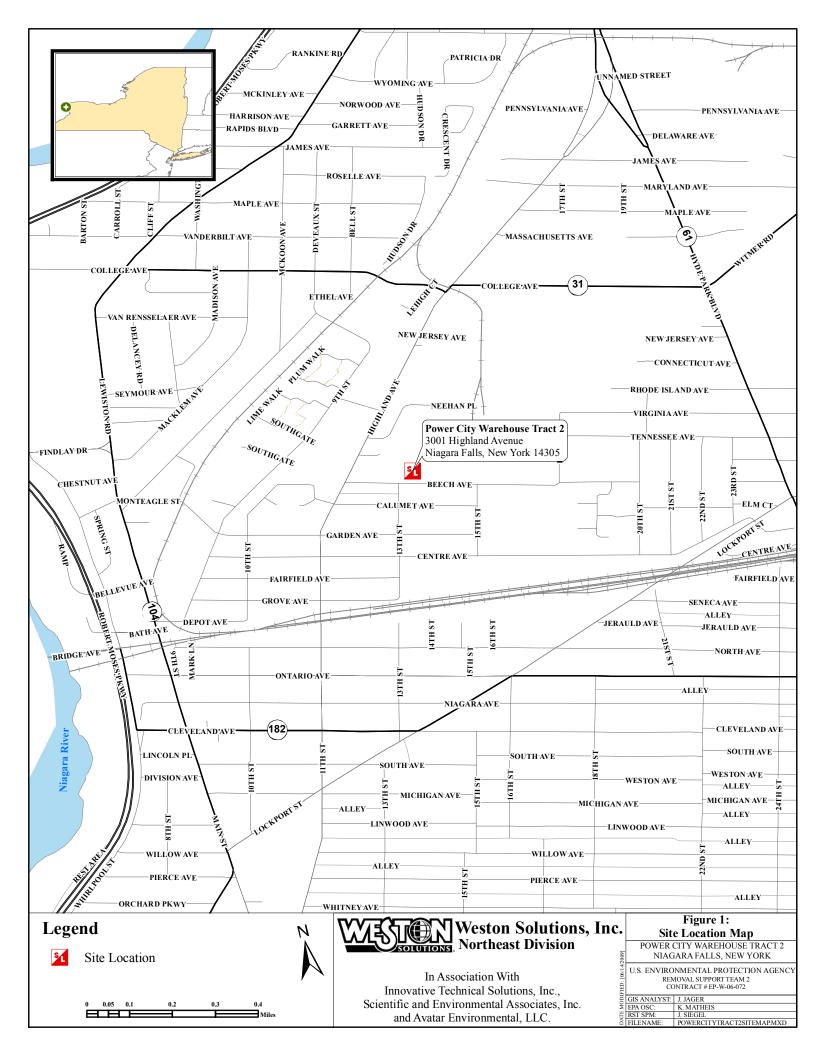
ATTACHMENT A

Figure 1: Site Location Map

Figure 2: Site Location Aerial Map

Figure 3: Underground Garage Layout and Sample Location Map

Figure 4: Shed Layout and Sample Location Map









ATTACHMENT B

Table 1: Sample Collection Information

Table 1

Sample Collection Information Power City Warehouse, Tract II, Niagara Falls, New York June 23 - 24, 2009

Sample Date/Time	06-23-09 11:38	06-23-09 11:44	06-24-09 9:00	06-24-09 9:07	06-23-09 * 13:38	06-23-09 13:30	06-23-09 13:45	06-23-09 13:54
RST 2 Sample ID	PC2-B-AS-01	PC2-B-AS-02	PC2-B-AS-03	PC2-B-AS-04	PC2-SED-01	PC2-W-01	PC2-B-P-01	PC2-B-P-02
Location	Underground Garage	Underground Garage	Adjacent to Shed	Adjacent to Shed	Sump	Sump	Mechanical Room	Mechanical Room
Sample Matrix	•	PACM		T17	Leons/ Sodiment/	Wine	24T 14	
Analyses		Asbestos				TCL - PCBs		

PACM - Presumed Asbestos Containing Material

TCL - Target Compound List

* Sample date mistyped as 6/16/09 on Chain of Custody

ATTACHMENT C

Chain of Custody Records and FedEx Airbills

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RST 2, FPA Cr	RST 2, Edison, NJ EPA Contract Number: ED W 26 270	02.070			Site #: 2236	1236			-	NO: 2230-06/24/09-0004 Cooler #: 1	Ub/24/U Co	/ /U9-0004 Cooler #: 1
	LT A CONJUGCI NUMBER: EP-VV- Airbill No. 868131218306	Z/0-90		Contac	act Name: tt Phone: 7	Contact Name: Joel Siegel Contact Phone: 732-570-5022		·		Lab: A4 Scientific, Inc. Lab Phone: (281) 292-5277	Lab: A4 Scientific, Inc. hone: (281) 292-5277	tific, Inc. 92-5277
Lab #	Sample #	Location	Analyses		,	Matrix	Collected	Numb	Container	Preservative		USW/SW
	PC2-B-AS-03	PC2-B-AS-03	Asbestos PLM	N		PACM	6/24/2009		Ran	Mana		
	PC2-B-AS-04	PC2-B-AS-04	Asbestos PLM			PACM	6/24/2009	- -	Ray	None		
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Special	Special Instructions:							SAMP	SAMPLES TRANSFERE	SAMPLES TRANSFERRED FROM		
										*		
Items	Items/Reason Relinquished by	shed by Date	Received by	Date	Time	Iteme/Doccen						
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	-											

Page 1 of 1

ATTACHMENT D

Photographic Documentation



Photograph 1 – Entrance to the underground garage, clearly overgrown with vegetation.



Photograph 2 – Entering the underground garage. The floor is littered with garbage and debris. Note the concrete efflorescence resulting in concrete stalactites.



Photograph 3 – Presumed asbestos containing material (pipe wrap) hanging from overhead pipe in the underground garage.



Photograph 4 – A pile of debris and building materials in one of the storage rooms.



Photograph 5 – Deteriorated pipe insulation on the garage floor. This was found in several areas in the garage.



Photograph 6 – Pipe on the floor of the garage still covered with pipe insulation. Note the poor condition of the pipe insulation and the same material on the floor seen in the above photograph.



Photograph 7 – Typical condition of pipe insulation hanging loosely from overhead pipe in the underground garage.



Photograph 8 – Sample No. PC2-BK-AS-01 collected for asbestos analysis.



Photograph 9 – Sample No. PC2-BK-AS-02 collected for asbestos analysis.



Photograph 10 – Different run of pipe along the ceiling showing the poor condition of pipe insulation. Part of the missing insulation can be seen on ground.



Photograph 11 – Corridor of piping, possibly an old utility run. Note the amount and condition of the pipe insulation.



Photograph 12 – The sump in the former mechanical room. A sediment and wipe sample for PCBs analysis was collected from the sump.



Photograph 13 – Debris on the floor of the mechanical room. Sample Nos. PC2-B-P-01 and PC2-B-P-02 were collected from floor debris and submitted for PCBs analysis.



Photograph 14 – Pipe insulation in the area of the shed, northeast of the underground garage. Sample No. PC2-B-AS-03 was collected for asbestos analysis.



Photograph 15 – Roofing material that had fallen from the roof of the shed. Sample No. PC2-B-AS-04 was collected from here for asbestos analysis.



Photograph 16 – PACM in the shed area where the roof has collapsed. The material is in poor condition and is now exposed to the outside air.

ATTACHMENT E

Table 2 – Asbestos Analytical Data Table 3 – PCBs Analytical Data Analytical Data

TABLE 2

Asbestos Analytical Data Power City Warehouse Tract 2 Niagara Falls, New York

		1	<u> </u>		
Comments		Collected from pipe insulation	Collected from pipe insulation	Collected from pipe insulation	Collected from pipe insulation
Asbestos (PLM) Data		1:38 26.66% Chrysotile, 18.18% Crocidolite	36.36% Chrysotile	23.53% Chrysotile	21.05% Chrysotile
Sample	Ime	11:38	11:44	9:00	9:07
Sample	Date	6/23/2009	6/23/2009	6/24/2009	6/24/2009
RST 2 Sample Sample Sample	M	PC2-B-AS-01 6/23/2009	PC2-B-AS-02 6/23/2009	PC2-B-AS-03 6/24/2009	PC1-B-AS-04 6/24/2009

PLM - Polarized Light Microscopy

I of 1

Weston Solutions, Inc. RST 2, Region 2

TABLE 3 PCBs Analytical Data Power City Warehouse Tract II Niagara Falls, New York

Sample ID	Sample Date	Sample Time	PCBs Data (mg/kg)	Lab Qualifier	Comments
PC2-B-P-01	6/23/2009	13:45	7400 J	D	Bulk sample from mechanical room
PC2-B-P-02	6/23/2009	13:54	7000 J	DP	Bulk sample from mechanical room
PC2-SED-01	6/23/2009*	13:38	140000 J	DP	Sediment sample from sump in mechanical room
PC2-W-01	6/23/2009	13:30	4500 J	Q	Wipe sample from outside of bottle collecting sump sediment sample

PCBs - Polychlorinated Biphenyls

mg/kg - milligram per kilogram

* Typographical error on chain of custody states 6/16/09

D - Reanalyzed at a higher dilution factor

P - Greater than 25% for detected concentrations between the two Gas Chromoatograph columns.

J- indicates an estimated value

1 of 1

1H - FORM I ARO EPA SAMPLE NO. AROCLOR ORGANICS ANALYSIS DATA SHEET PC2-B-P-01 Lab Name: A4 SCIENTIFIC, INC. Contract: 100 Lab Code: A4 Case No.: 100 Mod. Ref No.: SDG No.: PC2-B-P-01 Matrix: (SOIL/SED/WATER) Lab Sample ID: 0010557-01 SOIL Sample wt/vol: 1.00 (g/mL) g Lab File ID: F15246.D % Moisture: 26.1 Decanted: (Y/N) N Date Received: 06/24/2009 07/08/2009 Extraction: (Type) SONC Date Extracted: 10000 (uL) Date Analyzed: 07/09/2009 Concentrated Extract Volume: Injection Volume: 1.0 (uL) GPC Factor: 1.0 Dilution Factor: 50.0 GPC Cleanup: (Y/N) N pH: 8.6 Sulfur Cleanup: (Y/N) N ACID Cleanup: (Y/N) Υ CONCENTRATION UNITS: CAS NO. COMPOUND Q ug/L or ug/kg) ug/kg 12674-11-2 AR1016 67000 υ 🖵 11104-28-2 AR1221 67000 ע ט 11141-16-5 AR1232 67000 UJ 53469-21-9 AR1242 67000 υσ

12672-29-6 AR1248 67000 U 🎵 11097-69-1 AR1254 67000 UJ 11096-82-5 7400000 4800000 AR1260 37324-23-5 AR1262 67000 ע ד 11100-14-4 AR1268

* Value transfersed foun the de indian constants 5. 500XDIF

EPA SAMPLE NO. 1H - FORM I ARO AROCLOR ORGANICS ANALYSIS DATA SHEET PC2-B-P-02 A4 SCIENTIFIC, INC. Contract: 100 Lab Name: Lab Code: A4 Case No.: 100 Mod. Ref No.: _____ SDG No.: PC2-B-P-01 Matrix: (SOIL/SED/WATER) SOIL Lab Sample ID: 0010557-02 Sample wt/vol: 1.10 (g/mL) g Lab File ID: F15247.D Date Received: 06/24/2009 % Moisture: 44.5 Decanted: (Y/N) N Extraction: (Type) SONC Date Extracted: 07/08/2009 Concentrated Extract Volume: 10000 (uL) Date Analyzed: 07/09/2009 Injection Volume: 1.0 (uL) GPC Factor: 1.0 Dilution Factor: 50.0 GPC Cleanup: (Y/N) N pH: 8.5 Sulfur Cleanup: (Y/N) N ACID Cleanup: (Y/N) Y

CAS NO.	COMPOUND	CONCENTRATION UNITS: ug/L or ug/kg) <u>ug/kg</u>	Q
12674-11-2	AR1016	81000	τυ
11104-28-2	AR1221	81000	בי
11141-16-5	AR1232	81000	τυ
53469-21-9	AR1242	81000	די
12672-29-6	AR1248	81000	דט
11097-69-1	AR1254	81000	υJ
11096-82-5	AR1260	* 7.000000	
37324-23-5	AR1262	81000 .	υJ
11100-14-4	AR1268	81000	U.T

* Verlace thanstanted form the divertien anelysis - 500×0/F

1H - FORM I ARO EPA SAMPLE NO. AROCLOR ORGANICS ANALYSIS DATA SHEET PC2-SED-01 Lab Name: A4 SCIENTIFIC, INC. Contract: 100 Lab Code: A4 Case No.: 100 Mod. Ref No.: SDG No.: PC2-B-P-01 Matrix: (SOIL/SED/WATER) SOIL Lab Sample ID: 0010557-03 Sample wt/vol: 1.00 (g/mL) g Lab File ID: F15238.D % Moisture: 80.1 Decanted: (Y/N) N Date Received: 06/24/2009 Extraction: (Type) SONC Date Extracted: 07/08/2009 Concentrated Extract Volume: 10000 (uL) Date Analyzed: 07/08/2009 Injection Volume: 1.0 (uL) GPC Factor: 1.0 Dilution Factor: -500.0 GPC Cleanup: (Y/N) N pH: 7.0 Sulfur Cleanup: (Y/N) Ν ACID Cleanup: (Y/N) Y

CAS NO.	COMPOUND		CONCENTRATION UNITS: ug/L or ug/kg) <u>ug/kg</u>	Q
12674-11-2	AR1016		2500000	υ 🕽
11104-28-2	AR1221		2500000	បរី
11141-16-5	AR1232		2500000	υ 🖵
53469-21-9	AR1242		2500000	τ. υ
12672-29-6	AR1248		2500000	υΓ
11097-69-1	AR1254	· · · · · · · · · · · · · · · · · · ·	2500000	υ
11096-82-5	AR1260	* 1400	00000130000000	
37324-23-5	AR1262		2500000	U J
11100-14-4	AR1268		2500000	បរា

* Values Were fransforred friend the ditulien enabysis. 5000×0/F

·		- FORM I ARO		EPA	SAMPLE NO.
	AROCLOR ORGAN	NICS ANALYSIS DA	TA SHEET	P	C2-W-01
Lab Name:	A4 SCIENTIFIC, INC.	Contr	act:	100	
Lab Code: A4	Case No.: 100	Mod. Ref No.	:SD	G No.: _	РС2-В-Р-01
Matrix: (SOIL/:	SED/WATER) SOIL	Lab Sa	ample ID:	001055	7-04
Sample wt/vol:	1.10 (g/mL) g	Lab F:	ile ID:	F15248	. D
% Moisture:	Decanted: (Y/N)	N Date I	Received:	06/24/	2009
Extraction: (Ty	ype)SONC	Date H	Extracted:	07/08/	/2009
Concentrated Ex	tract Volume: 1000	0 (uL) Date A	Analyzed:	07/09/	2009
Injection Volum	ne: 1.0 (uL) GPC Fac	tor: 1.0 Di	lution Factor	:	50.0
GPC Cleanup:	(Y/N) N pH: 6.8	Sulfu	Cleanup: (Y/	'N)	N
ACID Cleanup: ((Y/N) <u>Y</u>				
CAS NO.	COMPOUND	- 	CONCENTRATIC		Q
12674-11-2	AR1016		450	00	U T
11104-28-2	AR1221		450	00	. ប 🗊
11141-16-5	AR1232		450	00	U
53469-21-9	AR1242		450	00	T_U
12672-29-6	AR1248	······································	450	00	T U
11097-69-1	AR1254		450	00	Ū.U
11096-82-5	AR1260	* 4	5000003200	800	PE
37324-23-5	AR1262		450		U 7

AR1268

11100-14-4

45000 UJ 45000 UJ 45000 UJ * Value transferred brown the ditution analysu's - 500×0/F

ATTACHMENT 1 SOP NO. HW-6

	Sample Concentration Units: ug/kg					
PCBs	Matrix:	Debris	Debris	Sediment/Debris	Wipe	
Low	Client ID#:	PC2-B-P-01	PC2-B-P-02	PC2-SED-01	PC2-W-01	
Concentration	Lab ID#:	0010557-01	0010557-02	0010557-03	0010557-04	
	Dilution Factor:	50.0	50.0	500.0	50.0	
	Percent Moisture:	26.1	44.5	80.1	NA	
	RL					
Aroclor-1016	1.0	UJ	UJ	UJ	UJ	
Aroclor-1221	1.0	UJ	UΙ	UΙ	UJ	
Aroclor-1232	1.0	UJ	UJ	UJ	UJ	
Aroclor-1242	1.0	UJ	UJ	UJ	UJ	
Aroclor-1248	1.0	UJ	UJ	UJ	UJ	
Aroclor-1254	1.0	UJ	UJ	UJ	Ul	
Aroclor-1260	1.0	*7400000 J	*7000000 J	*140000000 J	*4500000 J	
Aroclor-1262	1.0	UJ	ΨJ	UJ	UJ	
Aroclor-1268	1.0	UJ	UJ	UJ	UJ	
L	-	*500 X D/F	*500 X D/F	*5000 X D/F	*500 X D/F	

PCBs – TABULATED RESULTS

U - non-detected compound; J - estimated value; RL - Reporting Limit; NA - not applicable Note: - Reporting Limit on Form Is has been adjusted to reflect the dilution factor.

ASBESTOS:

EMSL WO#: 040917155 – Asbestos Analysis:

Asbestos: Bulk samples were analyzed by Polarized Light Microscopy (PLM) – NY State ELAP Method 198.1. Data was reported as percent asbestos with a reporting limit of < 1% asbestos. Sample PC2-B-AS-01 contains 26.66% Chrysotile and 18.18% Crocidolite; other three samples contain an average of 21-36.4% Chrysotile.

Client Sample ID Number	Laboratory Sample ID	PLM R Reporting Li	
	Number	Non-Asbestos % Non-Fibrous	Non-Asbestos
PC2-B-AS-01	040917155-0001	55.16% non-fibrous (other)	26.66% Chrysotile 18.18% Crocidolite
PC2-B-AS-02	040917155-0002	63.64% non-fibrous (other)	36.36% Chrysotile
PC2-B-AS-03	040917155-0003	76.47% non-fibrous (other)	23.53% Chrysotile
PC2-B-AS-04	040917155-0004	78.95% non-fibrous (other)	21.05% Chrysotile

ASBESTOS – TABULATED RESULTS