REQUEST FOR PROPOSALS for PROFESSIONAL AUCTIONEER SERVICES:

12777 Mogadore Avenue NW, Uniontown, OH 44685; Parcel No. 2206217

Issued: **Wednesday, September 13, 2023**

Submittals Due: **Monday, October 2, 2023**

I. Introduction

The Stark County Land Reutilization Corporation (Land Bank) is seeking written proposals from qualified auctioneers to provide services, including, but not limited to: the auction and sale of real property acquired by the SCLRC, specifically located at the following address:

- 12777 Mogadore Avenue NW, Uniontown, OH 44685; Parcel No. 2206217

A brief history of the property is listed below.

The above named property, approximately 16.85 acres, located in Lake Township, Ohio, previously operated as a greenhouse until approximately 2005. The property was subject to tax foreclosure in 2009 and, as a result, was forfeited to the State of Ohio. Pursuant to Ohio Revised Code section 5723.04, the Stark County Land Reutilization Corporation (Land Bank) acquired the property in January 2022 with the intent to demolish the remaining greenhouse buildings that were present on the site. Structural demolition, removal of concrete slabs & footers, sitework, backfill and seeding was completed by December 2022. The testing and disposal of two (2) underground fuel oil tanks encountered during sitework was completed in early 2023.

The property was a former US EPA Superfund site that received asbestos cleanup conducted by the EPA prior to the acquisition by the SCLRC that was completed in 2021. A copy of the Superfund Technical Assessment and Response Team (START) "Removal Action Report" is attached to this RFP for reference.

II. Scope of Work

The scope of work includes the following services listed below, including, but not limited to: the public auction and sale of subject real estate owned by the SCLRC.

III. Qualifications

Vendors with the following qualifications are encouraged to submit proposals:

- Authorized to do business in the State of Ohio and in good standing;
- A minimum of five (5) years of experience providing auctioneering services including the sale of real estate;
- Experience with similar sizes and types of auctions;
- Experience with advertising media and prospective markets;
- Minimum of three (3) references.

IV. Proposed Format and Content

The submission package should include:

- Proposers must submit the name and contact information of the individual that will serve as primary contact and be primarily responsible for providing services under the proposal.
- A project schedule/timeline identifying the beginning and ending date for auction services;
- A definitive work program, including a list and narrative description of the tasks that will be performed;
- Proposals should be inclusive of all costs for said work.

V. Evaluation and Selection Process

The Land Bank shall evaluate all proposals received by the specified submission date and time. Proposals will be evaluated using the criteria summarized as follows:

- Approach;
- Timeline;
- Cost;
- Experience and References.

Upon completion of the evaluation process, the selected consultant will be contacted to finalize the Scope of Work and related terms and shall execute an Agreement with the selected consultant for the agreed upon services. All respondents are expected to familiarize themselves with the requirements of the SCLRC. The SCLRC reserves the right to review the employee qualifications of the firm(s) who will be undertaking the work. The SCLRC reserve the right to reject any or all proposals, to waive any informalities or irregularities in the proposals received, and to accept any proposal or combination of proposals which is deemed most favorable to the SCLRC at the time and under the conditions stipulated.

VI. Proposal Submittal

All completed proposals must be received by the Land Bank at the following address on or before 4:00 p.m. E.S.T., Monday, October 2, 2023.

Stark County Land Reutilization Corporation
c/o Stark County Regional Planning
201 3rd Street NE, Suite 201
Canton, Ohio 44702

Questions regarding this RFP may be directed to:
John Anthony, Legal Counsel for Land Bank
Phone: 330-451-7404
E-mail: jfanthony@starkcountyohio.gov

OR

Sarah Peters, Land Bank Manager
Phone: 330-451-7387
E-mail: smpeters@starkcountyohio.gov

TETRA TECH

Don Newton
Project Manager

December 23, 2021

Mr. Andrew Kocher
Federal On-Scene Coordinator
U.S. Environmental Protection Agency, Region 5
25063 Center Ridge Road
Westlake, Ohio 44145

Subject: **Removal Action Report (Revision 0)**
Bishopgate Properties Removal Site
Uniontown, Stark County, Ohio
EPA Contract No. 68-HE-0519-D0005
Task Order-Task Order Line Item No. F0032-0001CH108
Document Tracking No. 0847

Dear Mr. Kocher:

The Tetra Tech, Inc. (Tetra Tech) Superfund Technical Assessment and Response Team (START) is submitting the enclosed Removal Action Report, Revision 0 for the Bishopgate Properties Removal Site. This report summarizes the time-critical removal action conducted from September 8, 2021 through October 22, 2021.

If you have any questions regarding this report, please call me at (419) 262-0108.

Sincerely,

Don Newton

Don Newton
Project Manager

Enclosure

cc: Chris Burns, Tetra Tech Program Manager
TO-TOLIN File

Tetra Tech, Inc.
6777 Engle Rd - Suite L, Middleburg Hts, OH 44130
Tel 440.297.2178
www.tetratech.com

REMOVAL ACTION REPORT
BISHOPGATE PROPERTIES REMOVAL SITE
UNIONTOWN, STARK COUNTY, OHIO

Revision 0

Prepared for

U.S. Environmental Protection Agency
Emergency Response Branch
Region 5
25063 Center Ridge Road
Westlake, Ohio 44145

Submitted by

Tetra Tech, Inc.
6777 Engle Road, Suite L
Middleburg Heights, Ohio 44130

EPA Contract No. 68-HE-0519-D0005
TO-TOLIN No. F0032-0001CH108

Document Tracking No. 0847

December 23, 2021

Prepared by

Don Newton
Project Manager

Approved by

John Weber
START QC Reviewer

CONTENTS

1.0 INTRODUCTION

The U.S. Environmental Protection Agency (EPA) contracted Tetra Tech, Inc. (Tetra Tech) to provide support for a time-critical removal action at the Bishopgate Properties Removal Site (the Site), located at 12777 Mogadore Avenue NW, Uniontown, Stark County, Ohio. The purpose of the time-critical removal action was to mitigate threats to public health, welfare, and the environment posed by the presence of uncontrolled hazardous substances and asbestos containing materials (ACM) at the Site. This work was assigned under Superfund Technical Assessment and Response Team (START) Contract No. 68-HE-0519-D0005, Task Order-Task Order Line Item No. F0032-0001CH108.

EPA tasked Tetra Tech to perform the following activities at the site:

- Develop a site-specific Health and Safety Plan and an Emergency Contingency Plan
- Develop a site-specific Air Monitoring and Sampling Plan
- Conduct particulate air monitoring and air, soil, and bulk asbestos sampling during removal action activities
- Provide technical oversight for EPA, including photographic and written documentation of site activities in a field logbook, on field data sheets, and in daily and weekly reports
- Submit a removal action report that summarizes the removal action activities

This removal report discusses the Site location and description in Section 2.0, describes the removal action activities in Section 3.0, provides a summary of the removal action activities completed in Section 4.0, and includes references in Section 5.0.

Site figures are provided in Appendix A; site tables are provided in Appendix B; a photographic documentation log is provided in Appendix C; the field logbook is provided in Appendix D; the analytical data validation report is provided in Appendix E; the environmentally preferred practices checklist is presented in Appendix F; and copies of the disposal manifests in Attachment 1.

2.0 SITE LOCATION AND DESCRIPTION

This section describes the Site location and includes a description of the Site's features and regulatory history.

2.1 SITE LOCATION

The Bishopgate Properties Site is located at 12777 Mogadore Avenue NW in Uniontown, Stark County, Ohio (Appendix A, Figure 1). The Site is comprised of one parcel (Parcel ID 2206217) totaling 16.83 acres in a mixed residential and agricultural area. The geographic coordinates at the approximate center of the Site are 40.973213 degrees north latitude and -81.393628 degrees west longitude. The property is zoned R: Other Residential Structures and the on-site structures are currently vacant. Adjoining properties are residential or agricultural.

2.2 SITE DESCRIPTION

The Site was developed for commercial use and occupied by Delbert-Smith Wholesale Greenhouse Operations until 2005 (Pandey). Various demolition activities have occurred since 2006, including the demolition of three greenhouses located near the eastern portion of the property. During the demolition, ACM were potentially scattered across the property, as no abatement of ACM was performed prior to demolition. The Canton City Health Department (CCHD) became involved with the property during the demolition activities when they cited Delbert-Smith Wholesale Greenhouse for demolishing a building known to contain ACM without proper abatement.

Between 2015 and 2016, a Phase II Environmental Site Assessment (ESA) was completed on the entire parcel by Pandey Environmental, LLC (Pandey). During the Phase II ESA, asbestos contamination, consisting of cementitious building board (transite) on the surface and chrysotile asbestos in the top 6-inches of soil, was delineated on an approximately 3-acre area near the center of the property. EPA did not provide a copy of the Phase II ESA at the time of this writing. However, a copy of the Remedial Action Plan (RAP), dated November 18, 2016 and also completed by Pandey, was reviewed by EPA and START. Recommendations in the plan included: (1) abandonment of two existing wells at the property; (2) asbestos abatement and demolition of the remaining on-site structures; (3) excavation of the top 6-inches of soil across the remedial excavation area; and (4) off-site disposal of a total of 2,500 to 3,750 tons of soil. A copy of the RAP was previously submitted to EPA as part of the START removal assessment report (Tetra Tech 2021a).

Included in the RAP were the results of an asbestos survey completed by the EA Group, Inc. (EA) during June of 2016. EA collected 51 bulk samples from 24 identified homogeneous areas, not including roofing or transite materials, which were previously identified by Pandey as ACM. Materials identified in the survey as containing asbestos included drywall system debris, wall adhesive, linoleum and tiled flooring, adhesive and glazing on building windows and greenhouses, light fixture backing, carpet mastic, greenhouse glazing, corrugated transite paneling, and several piles of mixed debris.

On January 21, 2021, the Stark County Auditor requested EPA's assistance with remediation of the property on behalf of the State of Ohio. The property was subject to a delinquent property tax sale in 2009, and property ownership ultimately forfeited to the State of Ohio (Stark County Auditor 2021). EPA and START conducted an initial site reconnaissance of the property on March 5, 2021 and confirmed the presence of ACM at the Site. The Site buildings were in poor condition at the time of the initial site reconnaissance, contained exposed floor openings by sustained water intrusion throughout the interior of the buildings and were deemed unsafe for entry due to extensive damage. A removal site assessment was conducted on April 27, 28, and 30, 2021 (Tetra Tech 2021a). The assessment confirmed and delineated loose and exposed suspect ACM identified inside the Site structures, the area surrounding the footprint of the structures, and exposed surface fragments observed throughout the identified remediation area (Appendix A, Figure 2). EPA commenced a removal action at the Site on September 8, 2021.

3.0 REMOVAL ACTION ACTIVITIES

From September 8 to October 22, 2021, EPA, START, and the Emergency and Rapid Response Services (ERRS) contractor conducted removal action activities at the Site. The EPA On-Scene Coordinator (OSC), Andrew Kocher, was the primary Site contact. The START contractor was Tetra Tech, Inc. and the ERRS contractor was Environmental Quality Management, Inc. Removal activities were conducted under the direction of the EPA OSC.

Prior to the removal action, START generated a site-specific Health and Safety Plan (HASP), an Emergency Contingency Plan and an Air Monitoring and Sampling Plan (AMSP) for the Site. Site activities, including air monitoring and sampling, soil sampling, and written and photographic documentation, were provided by START personnel.

The general chronological order of activities included site preparation (Section 3.1); remediation area excavation (Section 3.2); perimeter air monitoring and sampling (Section 3.3); and waste disposal (Section 3.4). Below is a general description of each removal action activity.

3.1 SITE PREPARATION

EPA and ERRS mobilized to the Site on September 8, 2021 to prepare the Site for removal action. START mobilized to the Site on September 13, 2021. During site preparation, ERRS prepared the Site to accommodate office trailers, constructed a truck haul road and truck turn-around area to facilitate the truck loading operation, and cleared an area for the asbestos debris pile staging area. Site personnel designated Site muster points, exclusion zones, and the contamination reduction zone, as presented in the Site Emergency Contingency Plan (Tetra Tech 2021b) and Site Health and Safety Plan (Tetra Tech 2021c). EPA Superfund signs and traffic safety cones were placed in designated locations near the site entrances. ERRS also removed sections of the two former greenhouses (located between the two on-site buildings) to facilitate the transite panel removal operation from these structures. Concrete and scrap metal from the former greenhouses were stockpiled at a central staging area on-site. Asbestos containing debris segregated from the Site buildings was placed into two 20-cubic yard roll-off boxes and transported to and disposed of at American Landfill in Waynesburg, Ohio. Miscellaneous used tires were collected from various areas of the Site and staged on-site for future recycling. Miscellaneous chemical containers, including two 30-gallon drums of hypochlorite solution, were segregated from the Site buildings and from a wooded area on the northwestern portion of the Site and staged for disposal.

START provided perimeter and work zone air monitoring and conducted asbestos air sampling at the Site perimeter during Site preparation activities in accordance with the AMSP (Tetra Tech 2021d).

3.2 REMEDIATION AREA EXCAVATION

On September 16, 2021, ERRS began soil excavation in the remediation area. The removal action consisted of excavating the top 6-inches of soil in the designated area and properly disposing of the material as friable asbestos containing debris. After the material was excavated, EPA and START conducted visual inspection of the ground surface to identify any remaining loose transite material that may still be present in the soil. During the inspection, several smaller areas throughout the remediation area were identified as still containing transite. After these areas were identified, they were immediately re-excavated (or manually picked out) until no visible transite material remained, per the direction of START and EPA. The excavated material was transported to the on-site asbestos debris stockpile and then loaded onto haul trucks for transport to American Landfill in Waynesburg, Ohio, for proper disposal. Over the duration of the removal action, a total of 3,348.63 tons of asbestos-containing soil from the remediation area was transported to American Landfill for disposal.

In order to track the remediation progress, the remediation area was divided into six equal grids, as shown in Appendix A, Figure 3. Once each grid area was fully excavated and passed inspection, a confirmation soil sample was collected to verify no loose asbestos fragments remained in the grid area. START collected a 5-point composite soil sample from each excavated grid area and submitted the sample to Eurofins EMLab P&K laboratory (San Francisco, California) for analysis of asbestos fibers in soil via California Air Resources Board (CARB) Method 435. Results of the confirmation soil sampling are presented below.

TABLE 1.
REMEDIATION AREA CONFIRMATION SOIL SAMPLE RESULTS

Sample Identification	Sample Location	Asbestos Content	Comments
BP-TTA-091621	Truck Turn-around Area	Not Detected	B3 grid included in this area. 5-point composite
BP-A1-091721	Grid A1	Not Detected	5-point composite
BP-B1-092221	Grid B1	Not Detected	5-point composite
BP-A2-100721	Grid A2	Not Detected	5-point composite
BP-B2-100721	Grid B2	Not Detected	5-point composite
BP-A3-100821	Grid A3	Not Detected	5-point composite

Notes:
BP- Bishopgate Properties
TTA – Truck Turnaround Area

During the excavation activities, a 12-inch diameter transite pipe was discovered in the remediation area along the northern property boundary. The top of the pipe was situated approximately 8-inches below ground surface (bgs). At the direction of the OSC, the pipe was excavated further in an attempt to determine where the pipe daylights. After the exploratory excavation was completed, it was determined the pipe run began near the northern building and ran for approximately 150 feet toward the west, then angled 90-degrees to the south, and ran for another 160 feet, where it terminated into a concrete block catch basin. Tetra Tech START member, Mr. Dustin Grams, a State of Ohio Certified Asbestos Hazard Evaluation Specialist, collected three bulk samples of the 12-inch transite pipe to confirm the asbestos content prior to pipe removal. The samples were submitted to Eurofins EMLab P&K (South San Fransisco, California) for asbestos analysis via Polarized Light Microscopy (EPA Method 600-R-93-116). The asbestos sample results confirmed the pipe contained less than 1 percent asbestos criterium. The results of the samples are presented in Table 2 below.

TABLE 2.
TRANSITE PIPE SAMPLE RESULTS

Sample Identification	Sample Location	Material Description	Condition	Asbestos Content (%)	Friable/ Non-Friable
Pipe-01	Southern pipe run	Transite (white/gray)	Fair	25% Chrysotile 7% Crocidolite	Non-Friable
Pipe-02	Center of pipe near elbow	Transite (white/gray)	Fair	25% Chrysotile 7% Crocidolite	Non-Friable
Pipe-03	Northern pipe run	Transite (white/gray)	Fair	25% Chrysotile 7% Crocidolite	Non-Friable

Notes:
% = Percent

Based on the above results, the 12-inch diameter pipe was excavated and placed into the asbestos-containing debris stockpile and transported to and disposed of at American Landfill in Waynesburg, Ohio.

After the excavation was completed and confirmation soil sample results indicated no asbestos remained in the excavated soil, ERRS complete site restoration activities in remediation area. The restoration included site grading of the excavated area, seeding the entire excavated area, and watering and placing straw cover over the seeded areas. Photographs of the Site restoration activities are presented in Appendix C.

3.3 PERIMETER AIR MONITORING AND SAMPLING

START set up three perimeter air monitoring stations to characterize the ambient air during the asbestos remediation activities. Residences are located to the north, south, and southeast of the Site; therefore, START deployed an air monitoring station on the north side of the work area (AM-01), on the south side of the work area (AM-02), and adjacent to the residence located on the southeast corner of the Site (AM-03) each day during Site activities. The purpose of the air monitoring stations was to help determine whether dust particulates and/or asbestos fibers were migrating offsite during the removal action activities.

Particulate Dust Monitoring

A DustTrak (DRX) particulate dust monitor was used to conduct continuous, perimeter particulate dust monitoring at each air station. The DRX is capable of monitoring for particulate concentrations down to 0.001 milligrams per cubic meter (mg/m^3). Stationary DRX units were deployed at AM-01 and AM-03 at the start of each day, while a mobile DRX was used to monitor particulate levels at AM-02 and was also used to spot check designated areas of the Site, based on the Site activities occurring each day. The mobile DRX was used for AM-02 specifically due to the distance between the Site and the residential area being larger in comparison to AM-01 and AM-03 resident locations.

The Site action level used for dust particulate air monitoring was one half the respirable fraction (2.5 mg/m^3) of the Occupational Safety and Health Administration (OSHA) permissible exposure limit (PEL) for Particulates Not Otherwise Regulated of 5.0 mg/m^3. All perimeter monitoring stations and spot check locations monitored throughout the Site indicated that particulate dust levels remained below the Site action level during the entirety of the removal action activities.

The daily average and maximum concentrations of dust particulates measured over the duration of the removal action from each station were data logged on each instrument and recorded in the field logbook at the end of each day. The daily average and daily maximum concentrations of dust particulates recorded by START are presented in Table 3 below.

TABLE 3.
DAILY PARTICULATE DUST MONITORING RESULTS

Date Collected	Daily Average Particulate Dust Concentration (mg/m^3)	Daily Maximum Particulate Dust Concentration (mg/m^3)	Comments
9/13/21	0.048	0.132	No comment
9/15/21	0.039	0.382	No comment
9/16/21	0.029	0.141	No comment
9/17/21	0.019	0.152	No comment
9/20/21	0.018	0.471	No comment
9/21/21	0.023	0.186	No comment
9/22/21	0.000	0.000	Rain day
9/23/21	0.006	.252	No comment
9/24/21	0.024	0.841	No comment
9/27/21	0.153	4.58	High winds caused dust burst
9/28/21	0.006	0.249	No comment
9/29/21	0.062	2.79	Dust burst from TTA
9/30/21	0.046	0.725	No comment
10/5/21	0.005	2.19	No comment
10/6/21	0.002	0.145	No comment
10/7/21	0.009	0.178	No comment
10/8/21	0.021	0.209	No comment
10/12/21	0.042	0.948	No comment
10/13/21	0.017	0.168	No comment
10/14/21	0.023	0.913	No comment
10/15/21	0.051	0.121	No comment
10/18/21	0.079	0.168	No comment
10/19/21	0.088	0.193	No comment
10/20/21	0.009	0.122	No comment
10/21/21	0.016	0.174	No comment
10/22/21	0.014	0.123	No comment

Notes:
The OSHA PEL for particulates not otherwise regulated is 5.0 mg/m^3
mg/m^3 = milligrams per cubic meter
TTA = truck turn-around area

Radiation Screening

A radiation screening survey utilizing a Ludlum 19 dosimeter instrument, was completed by START at the Site on October 4, 2021. START screened the interior and exterior of each Site building, the Site perimeter, and a general scan of each grid in the remediation area. Background readings at the Site registered between 1 and 3 microrems per hour (µR/hr). According to the Nuclear Regulatory Commission (NRC), the average radiation level in the United States is 34 µR/hr. No readings above background were observed by START during the radiation screening.

Mercury Screening

A mercury vapor survey utilizing a Lumex mercury vapor monitoring instrument was completed by START at the Site on October 4, 2021. START surveyed the interior and exterior of each Site building, the Site perimeter, and a general scan of each grid in the remediation area. The Lumex measures mercury vapors in nanograms per cubic meter (ng/m^3). No detectable readings of mercury vapors were observed during the mercury screening.

Asbestos Air Sampling

In addition to the particulate dust monitoring, asbestos air samples were collected at each station during the course of the removal action activities. One Casella Apex2 IS Plus low-volume air sampling pump, operating at a flow rate of approximately 3.0 liters per minute, was deployed at each station. A 25-millimeter (mm)-diameter, 0.8-micrometer (µm) mixed-cellulose ester (MCE) membrane filter cassette was attached to the pump and mounted on a 5-foot-tall tripod stand (co-located with the DRX). Asbestos sampling was conducted during the entirety of the removal activities beginning on September 14 and ending on October 22, 2021. The purpose of the perimeter sampling was to ensure no asbestos fibers were leaving the Site during the removal action.

The flow rate of the air sampling train was measured before and after sample collection by using a Bios DryCal DC-Lite primary flow meter. Sampling was conducted in accordance with the EPA Environmental Response Team (ERT) Standard Operating Procedure No. 2015, "Asbestos Sampling," as specified in the START site-specific AMSP (Tetra Tech 2021d).

The asbestos air samples were submitted to Eurofins EMLab P&K laboratory (Fort Lauderdale, FL), and were analyzed for asbestos by phase contrast microscopy (PCM) using the National Institute for Occupational Safety and Health (NIOSH) Method 7400, "Asbestos and Other Materials by PCM."

The total pump run time (in minutes), the average pump flow rate (in liters per minute) and the total volume of air collected for each sample were logged on a field data sheet each day of sampling. A summary of the air sampling data, along with the laboratory validated sample results, is presented in Appendix B, Table 4. The asbestos analytical data reports are included in the START data validation report and are presented in Appendix E.

Per 29 CFR 1910.1001(d)(2)(i), the time-weighted average for the airborne exposure limit for asbestos is 0.1 fibers/cubic centimeter (f/cc) of air over an eight-hour period, or 1.0 f/cc over a 30-minute period. The sample analytical results indicated that asbestos fiber concentrations were not detected above the laboratory reporting limit of 0.002 f/cc at any of the perimeter asbestos air sampling stations during the entirety of removal action activities.

Due to the low concentrations of fibers detected in the samples, and at the direction of the OSC, asbestos air samples were collected, but not submitted for laboratory analysis after October 12, 2021. The samples will be kept on-hold under chain of custody requirements at the local START office until further instruction from EPA is received.

3.4 WASTE DISPOSAL

Asbestos Containing Materials

The loose pieces of transite material and mixed-asbestos containing debris from the Site buildings were segregated and placed into a total of three 30-cubic yard roll-off boxes. The three roll-off boxes were transported by Enviroserve, Inc. to American Landfill in Waynesburg, Ohio, for disposal as friable asbestos on September 14, 17, and 22, 2021. A total of 90 cubic yards of mixed asbestos containing debris were disposed of from the three roll-off boxes.

The miscellaneous debris from the clean-up of the Site buildings, that was not part of the mixed asbestos waste, was placed into four different 30-cubic yard roll-off boxes and transported by Enviroserve, Inc. to American Landfill in Waynesburg, Ohio, for disposal as municipal/construction demolition waste. A total of 96.01 tons of municipal/construction demolition waste were disposed of from the four roll-off boxes. Copies of the manifests for the above waste are presented in Attachment 1.

The excavated soil from the remediation area was transported to and disposed of at American Landfill in Waynesburg, Ohio. A total of 3,348.63 tons of asbestos containing debris and soil were removed from the remediation area during the removal activities. A summary log documenting the total weight of asbestos

containing debris and soil that was removed from the remediation area during this removal action is presented in Appendix B, Table 5. Copies of the soil manifests will be maintained on file at the OSC's office in Westlake, Ohio.

Used Tires

The used tires that were collected from various areas of the Site were loaded onto one maintenance truck and transported to a local tire recycling facility by Lake Township personnel on September 13, 2021. Photographic documentation of the used tires is presented in Appendix C.

Concrete

The concrete that was removed from the greenhouse area on-site was stockpiled along the eastern site boundary for staging. The concrete remained at the Site after EPA demobilization and will be managed by Lake Township Road Department for future use or recycling. Photographic documentation of the concrete stockpile is presented in Appendix C.

Scrap Metal

Scrap metal that was removed and collected from the greenhouse area on-site was stockpiled inside the southern Site building for staging. The scrap metal remained on-site after EPA demobilization and will be managed by the Lake Township Road Department. Photographic documentation of the scrap metal stockpile is presented in Appendix C.

Lab Pack Materials

Several smaller propane-type gas cylinders and miscellaneous maintenance-type chemical containers were collected from the Site and staged inside the southern building for disposal. Included in the chemical containers were two 30-gallon containers of sodium hypochlorite solution, flammable waste liquids, and non-DOT (Department of Transportation), non-RCRA (Resource Conservation and Recovery Act) regulated material (plant food).

Miscellaneous chemical containers located in a wooded area in the northwest portion of the Site were also collected and staged inside the southern building. Due to leaking orphan containers, a small area of stained soil was scraped from the ground surface in the wooded area and disposed of with the asbestos contaminated soil stockpile. On October 15, 2021, the chemical containers were segregated for lab pack disposal and removed from the Site by Clean Earth Specialty Waste Solutions (Akron, Ohio). The lab pack materials

were disposed of at Petrochemical Processing Group (Detroit, Michigan). Photo documentation of the miscellaneous lab pack containers is presented in Appendix C. A copy of the manifest related to the lab pack disposal is presented in Attachment 1.

4.0 SUMMARY OF REMOVAL ACTIVITIES

The following is a summary of the removal action activities completed from September 8 through October 22, 2021 at the Bishopgate Properties Removal Action site:

- Loose and exposed ACM identified inside the site structures, around the area surrounding the footprint of the structures, and exposed surface fragments observed throughout the identified remediation area were collected and removed for disposal.

- The top 6-inches of soil in the remediation area was excavated and removed for proper disposal. A total of 3,348.63 tons of soil contaminated with asbestos debris in the form of transite was removed during the removal action. Site restoration activities were conducted after the remediation area was excavated.

- Miscellaneous orphan chemical containers located throughout the Site buildings and from a wooded area on the northwest portion of the Site were field collected and characterized for proper disposal. Due to leaking orphan containers, a small area of stained soil was also scraped from the surface in the wooded area and disposed of with the asbestos contaminated soil stockpile.

- Perimeter and work zone air monitoring was conducted for all site activities during the duration of the removal. All sustained perimeter and work zone air monitoring measurements were below site-specific action levels.

- Perimeter asbestos air samples were collected during the Site removal activities. Sample results were not detected above the laboratory reporting limit of 0.002 fibers/cc. Per 29 Code of Federal Regulations (CFR) 1910.1001(d)(2)(i), the time-weighted average for the airborne exposure limit for asbestos is 0.1 f/cc of air over an 8-hour period. Therefore, all air sample results remained below regulatory criteria during the entirety of the air sampling activities.

- The time-critical removal action conducted at the site was conducted from September 8 to October 22, 2021. EPA mitigated threats to public health, welfare, and the environment by cleaning up, removing, and properly disposing of uncontrolled hazardous substances that were present at the Site.

5.0 REFERENCES

Pandey Environmental, LLC (Pandey). 2016. "Remedial Action Plan". November.

Stark County Auditor. 2021. Correspondence Requesting U.S. Environmental Protection Agency's (EPA) Assistance with Site Remediation at 12777 Mogadore Road, Uniontown, OH, Stark County Parcel ID 2206217. To Tricia Edwards, EPA. From Alan Harold, Stark County Auditor. January 21

Tetra Tech, Inc (Tetra Tech). 2021a. "Removal Site Assessment Letter Report – Bishopgate Properties Site." June 14.

Tetra Tech. 2021b. "Emergency Contingency Plan – Bishopgate Properties Site." September 10.

Tetra Tech. 2021c. "Site Health and Safety Plan – Bishopgate Properties Site." September 13.

Tetra Tech. 2021d. "Air Monitoring and Sampling Plan – Bishopgate Properties Site." September 15.