



Region 7

Iowa
Kansas
Missouri
Nebraska

Fact Sheet

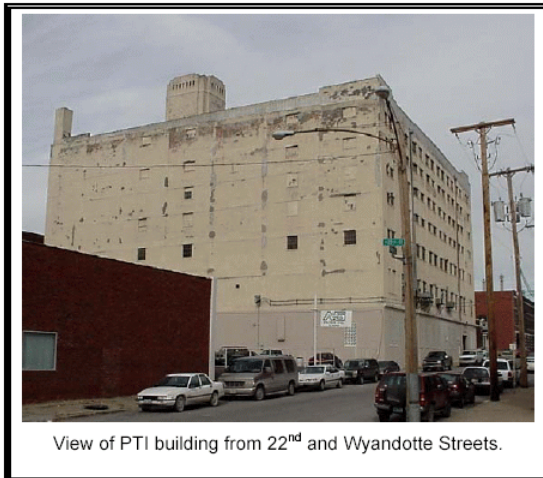
September 2003

Agreement Reached for Building Demolition

PCB Treatment, Inc. Superfund Site, Kansas City, Missouri

SITE UPDATE

The U.S. Environmental Protection Agency (EPA) has reached agreement with former customers of PCB Treatment, Inc. (PTI) to begin activities that will lead to the controlled demolition of two contaminated structures operated by the now defunct PTI. This agreement, an Administrative Order on Consent (AOC), became effective on June 5, 2003, after a 30-day public comment period. The AOC was issued pursuant to Sections 104, 106, 107, and 122 of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (CERCLA).



Cleanup of the Kansas City, Missouri facility, located at 2100 Wyandotte Street, and the Kansas City, Kansas facility, located at 45 South Ewing Street (collectively, the Site), will be performed by a steering committee representing eleven former PTI customers, (the Steering Committee) with the oversight of EPA and state agencies. Twenty (20) federal agencies, also former PTI customers, will contribute their allocated share of financial

support to pay for the Site cleanup. The following work will be performed under the AOC:

- the removal of items contained in the interior of the buildings and the controlled demolition of building structures with proper disposal of all building debris;
- excavation and disposal of the PCB-impacted soils surrounding each structure; and
- dust suppression and air monitoring to assure that contamination is not released through demolition activities.

The Steering Committee has submitted the initial documents required by the AOC. EPA staff is reviewing these documents. The design, review, and EPA approval process for the controlled demolition and disposal of the two buildings will take several months. The Kansas City, Missouri building will be dismantled first, followed by demolition of the Kansas City, Kansas facility. The EPA anticipates that several months will be required to dismantle each building, remove PCB-impacted soils, and restore each site. Implementation of the Site cleanup could begin as early as Summer, 2004. More information regarding project details and scheduling will be developed during the design phase.

Several initial actions will be performed at the Wyandotte location in the upcoming weeks so that the final design for the demolition can be completed. A significant amount of abandoned materials remain inside the Wyandotte building. These items, which include solid waste and flammable liquids remaining from a former printing operation, will be removed to prepare for the controlled demolition. In addition, a tank containing

water for fire suppression located on the roof of the Wyandotte building will be drained into the city storm sewer.

Sidewalks adjacent to 2100 Wyandotte have been closed to protect the public from pieces of mortar and brick falling from the deteriorating surface of the building.

In addition to the agreement reached with the eleven former customers represented by the Steering Committee, the EPA has settled numerous claims against smaller *de minimis* customers whose contribution to hazardous materials at the site was less than 0.80% of the total. More than 500 of these *de minimis* parties accepted an offer to settle their financial liability at the Site. A separate special account has been set up to disburse the funds generated from these settlements with the *de minimis* parties to the Steering Committee as the work proceeds. These funds will cover the allocated share of costs attributed by EPA to the *de minimis* parties.

BACKGROUND

PTI began operations at 2100 Wyandotte Street, Kansas City, Missouri in 1982. A portion of the operation moved to 45 South Ewing Street, Kansas City, Kansas in 1984. Initial operations included decommissioning and storage of PCB-containing items. PCB oils and PCB-contaminated components were shipped offsite for incineration. Reusable metal was salvaged. PTI also performed a dechlorination process for PCB-contaminated oils.

PTI operated from 1982 until 1987, under authorizations issued by EPA pursuant to the Toxic Substances Control Act (TSCA). Decommissioning and PCB removal activities were terminated in 1987, after TSCA authorizations were not renewed by EPA in late 1986. Between 1987 and 1991, the owner of the facilities attempted different methods to decontaminate the building structures. None of these attempts were successful at reducing PCB concentrations to required levels.

PTI operated on all floors of the five-story 45 South Ewing Street facility, but only on the first, third, sixth, and seventh floors of the seven-story 2100 Wyandotte facility. The

more than 1,500 customers of PTI included the federal government, rural electric cooperatives, utility companies, cities, states, and large and small businesses. The total weight of materials handled by PTI during their operation exceeded 25 million pounds.

Site investigations have concluded that portions of floors and walls at both facilities remain PCB-impacted in excess of required levels. PCB concentrations inside the 2100 Wyandotte facility were detected up to 23,800 parts per million (ppm). PCB concentrations inside the 45 South Ewing Street facility were as high as 1,790 ppm. Soils adjacent to both facilities were also found to contain PCBs.

SUPERFUND INVOLVEMENT

The PTI Site was referred to the EPA Superfund program in 1995. Superfund is the federal program with authority over the cleanup of abandoned and uncontrolled hazardous waste sites throughout the country.

Under the Superfund law, EPA is able to require those parties deemed responsible for the site contamination to perform cleanup work at the site. Responsible parties at the PTI site include owners, operators, transporters and generators that sent hazardous materials to the facilities for treatment or disposal.

OTHER ISSUES OF INTEREST

The Freight House District surrounding the former PTI facility at 2100 Wyandotte, Kansas City, Missouri, is undergoing rapid redevelopment. New restaurants and other businesses are being established in close proximity to the Site. Newly opened residential lofts occupy the building immediately east of the 2100 Wyandotte building. The EPA will exercise heightened scrutiny of the work being performed to assure that releases of hazardous substances do not occur during the demolition.

The EPA is interested in the redevelopment of the Wyandotte property and accordingly, is coordinating with the City of Kansas City, Missouri, the Economic Development Corporation, and other interested stakeholders to coordinate the Site cleanup with the future

redevelopment of the area. Demolition of the 2100 Wyandotte building will proceed as quickly as practicable to make way for the continued redevelopment of the Freight House District.

The 45 South Ewing building is located within the West Bottoms Redevelopment District. Renovation of a neighboring building into residential lofts has been approved by the Unified Government of Wyandotte County, Kansas. Precautions will also be implemented at the South Ewing facility to control the potential for release of hazardous substances during demolition.

The EPA will prepare additional fact sheets as more information becomes available about the actual design and scheduling of the cleanup. Availability sessions will be scheduled prior to beginning demolition activities to provide the public with an opportunity to interact with project team members and receive answers to questions.

FOR MORE INFORMATION

EPA encourages community members to review the Administrative Record for the site. The Administrative Record is available for public review at the following locations during normal business hours:

Kansas City, Kansas
Main Public Library
625 Minnesota Avenue
Kansas City, Kansas

Kansas City, Missouri
Main Public Library
Government Documents
311 E. 12th Street
Kansas City, Missouri

EPA Region 7
Records Center
901 N. 5th Street
Kansas City, Kansas

If you have additional questions about this fact sheet or the Site, please contact:

Beckie Himes
Community Involvement Coordinator
EPA Region 7
901 N. 5th Street
Kansas City, Kansas 66101
913-551-7003
Fax: 913-551-7063
E-mail: himes.beckie@epa.gov
Toll-free 1-800-223-0425
(in Iowa, Kansas, Missouri, Nebraska)

Bob Feild
Project Coordinator
EPA Region 7
901 N. 5th Street
Kansas City, Kansas 66101
913-551-7697
Fax: 913-551-9697
E-mail: feild.robert@epa.gov

Pauletta France-Isetts
Remedial Project Manager
EPA Region 7
901 N. 5th Street
Kansas City, Kansas 66101
913-551-7701
Fax: 913-551-9701
E-mail: france-isetts.pauletta@epa.gov