



UNITED STATES
ENVIRONMENTAL PROTECTION AGENCY
REGION III

STATEMENT OF BASIS

FORMER FISHER SCIENTIFIC COMPANY

1410 WAYNE AVENUE
INDIANA, PENNSYLVANIA

EPA ID NO. PAD004321527

Prepared by
Office of Pennsylvania Remediation
Land and Chemicals Division
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List of Acronyms

AOC	Areas of Concern
AR	Administrative Record
AUL	Activity and Use Limitations
EPA	Environmental Protection Agency
FDRTC	Final Decision Response to Comments
GPRA	Government Performance and Results Act
MCL	Maximum Contaminant Level
PADEP	Pennsylvania Department of Environmental Protection
RCRA	Resource Conservation and Recovery Act
RFA	RCRA Facility Assessment
RSL	Regional Screening Level
SB	Statement of Basis
SHS	Pennsylvania's Statewide Health Standards
SWMU	Solid Waste Management Unit
UECA	Uniform Environmental Covenants Act
µg/L	Micrograms/Liter
VOC	Volatile Organic Compound

Section 1: Introduction

The United States Environmental Protection Agency (EPA) has prepared this Statement of Basis (SB) to solicit public comment on its proposed remedy for the Former Fisher Scientific Company (Fisher or Fisher Facility) facility located at 1410 Wayne Avenue, Indiana, Pennsylvania (Facility). EPA's proposed remedy for the Facility consists of compliance with the land and groundwater use restrictions and requirements in order to control human and environmental exposure to hazardous constituents remaining in Facility soils and groundwater. This SB highlights key information relied upon by EPA in proposing its remedy for the Facility.

The Facility is subject to EPA's Corrective Action program under the Solid Waste Disposal Act, as amended, commonly referred to as the Resource Conservation and Recovery Act (RCRA), 42 U.S.C. Sections 6901 *et seq.* The Corrective Action program requires that facilities subject to certain provisions of RCRA investigate and address releases of hazardous waste and hazardous constituents, usually in the form of soil or groundwater contamination, that have occurred at or from their property. Pennsylvania is not authorized for the Corrective Action Program under Section 3006 of RCRA. Therefore, EPA retains primary authority in the state for the Corrective Action Program.

EPA is providing a 30-day public comment period on this SB. EPA may modify its proposed remedy based on comments received during this period. EPA will announce its selection of a final remedy for the Facility in a Final Decision and Response to Comments (Final Decision) after the public comment period has ended.

Information on the Corrective Action program as well as a fact sheet for the Facility can be found by navigating <https://www.epa.gov/hwcorrectiveactionsites/corrective-action-programs-around-nation#3>.

The Administrative Record (AR) for the Facility contains all documents, including data and quality assurance information, on which EPA's proposed remedy is based. See Section 8, Public Participation, for information on how you may review the AR.

Section 2: Facility Background

2.1 Introduction

Fisher operated its Laboratory Equipment Division at the Facility from 1958 through 2006. The 14-acre Facility includes a 160,000 square foot building (Building), located in the northern portion of the Facility, in which various laboratory instruments and apparatuses such as clamps, burners, centrifuges, stirrers, ovens, incubators, hot plates and water baths were engineered and manufactured. After Fisher vacated the Facility in 2006, the Facility property was purchased by 3-Ring Realty, which currently leases portions of the Building to active tenants.

Fisher filed its first Notification of Hazardous Waste Activity with EPA on August 8, 1980. Hazardous wastes generated on-site included chromium, spent solvents, paint solvents, and U-listed (discarded commercial chemical products) hazardous wastes including pyridine, tetrachloroethylene (PCE), xylene, dichlorodifluoromethane and trichlorofluoromethane. Fisher submitted a Part B permit application to the Pennsylvania Department of Environmental Protection (PADEP) on August 15, 1983. Fisher withdrew its Part B permit application on April 19, 1991 and PADEP issued a Notice of Termination of Interim Status to the Facility on June 13, 1991, at which point it became a small quantity generator (SQG) of hazardous waste. The Facility remained a SQG until Fisher vacated the Facility property in 2006.

Fisher received a National Pollution Discharge Elimination System (NPDES) permit to discharge the effluent from the Facility wastewater treatment system and non-contact cooling water into Stoney Run Creek on February 8, 1995. Stoney Run Creek traverses the Facility property to the west of the Building. Fisher ceased discharging into that creek on July 14, 2006.

The Facility is located adjacent to the southwest corner of the intersection of Wayne Avenue and Indian Springs Road. The area surrounding the Facility contains a mix of commercial, residential and agricultural properties. Figure 1 provides a location map for the Facility.

2.2 Areas of Investigation

A contractor for EPA conducted a RCRA Facility Assessment (RFA) in 1987 identifying 28 Solid Waste Management Units (SWMUs) and one Area of Concern (AOC). Most of the SWMUs consisted of temporary storage areas that were used prior to sending wastes to the former interim status hazardous waste storage areas and no known releases have occurred at any of the SWMUs except for the Former Dry Well Area (SWMU No. 19). More information about the Former Dry Well Area is discussed below. Some stained concrete was observed in the immediate vicinity of several of the SWMUs located inside the Building, but no further actions were recommended because the concrete provided an adequate barrier to prevent releases to the

soils or groundwater below. The only RCRA regulated units listed in the RFA as SWMUs were Hazardous Waste Storage Areas Nos. 1 and 2 (SWMU Nos. 13 and 14, respectively). PADEP approved Fisher's April 1992 closure report for SWMUS Nos. 13 and 14 in August 1992, finding that the SWMUs had been properly closed and decontaminated in accordance with Fisher's earlier submitted closure plan. None of the remaining SWMUs have been in use since Fisher vacated the Facility property in 2006. The AOC identified in the RFA was an area where process wastewater was discharged into Stoney Run Creek after it had been treated in the Facility's Neutralization Tank (SWMU NO. 8 as identified in the RFA). The Facility operated this discharge point under a National Pollutant Discharge Elimination System (NPDES) permit and was required to monitor the effluent from the neutralization tank on a bimonthly basis. No violations of the NPDES permit were noted in the Facility files.

Former Dry Well Area

In Fisher's earlier years of operation at the Facility, a drain in the paint storage room is believed to have been used to collect spills of paint waste and solvents from inside the Building and discharged into a dry well of unknown dimensions just outside the Building. Sometime in 1965, the drain was converted to an open trench which also drained into the dry well. In the summer of 1984, during the installation of a containment tank to replace the dry well, subsurface excavation revealed paint resin and solvent odors emanating from the soils. Initial analyses of soil samples from the excavated area indicated the presence of methyl ethyl ketone (MEK) and xylenes. A complete description of the ensuing environmental investigation and remediation of this Area is provided in Section 3.1.1 of this SB.

Indiana Publicly Owned Treatment Works (POTW) Sewer Installation Area

The only other known release to soils at the Facility was discovered during the installation of a sewer line in the southwest portion of the Facility property. On December 29, 1994, a contractor for the Indiana POTW encountered various kinds of debris during the installation of a sewer through a parking lot. Some gray material in the soils was found to contain lead concentrations above PADEP's Cleanup Standards for Contaminated Soils (CSCS). Lower concentrations of barium and tetrachloroethene (PCE) were also detected in the gray material. A complete description of the ensuing environmental investigation and remediation of this area is provided in Section 3.1.2 of the SB below.

Section 3: Summary of Environmental Investigations

3.1 Environmental Investigations

Fisher's environmental investigations at the Facility have focused primarily on the known releases associated with the Dry Well Area and the Indiana POTW Sewer Installation Area. Additionally, groundwater in the northern portion of the Facility property has been assessed as part of investigations of releases associated with the former Gorell Enterprises, Inc. (Gorell) facility (Gorell facility), another RCRA Corrective Action facility, located directly north of the Fisher Facility across Indian Springs Road (see Figure 1).

3.1.1 Former Dry Well Area

As described in Section 2.2 above, Fisher used a drain/open trench in its paint storage room to dispose of paint resins and spills into a dry well located just outside the southern end of the Building. Eight test pits were excavated in the rear of the Facility property in November 1984 to investigate the extent of the contamination observed during the installation of the containment tank earlier that summer. A composite soil sample collected from one of the test pits (TP-8) located within the Dry Well Area contained toluene (1,600 mg/kg), total xylenes (17,000 mg/kg) and methyl ethyl ketone (MEK) (2.6 mg/kg). The total xylenes concentration was the only exceedance of the current EPA composite worker soil Regional Screening Level (RSL) of 2,500 mg/kg. A composite soil sample collected from test pit TP-6, located approximately 160 feet southwest of the Former Dry Well Area contained lead at 1,200 mg/kg. Lead is not known to be attributable to any of the Facility processes/waste streams and was likely associated with some metal fragments observed in the pit. A grab groundwater sample collected from test pit TP-7, located in the immediate Former Dry Well Area, was found to contain toluene (3.1 mg/L) and total xylenes (25 mg/L), which are above EPA's maximum contaminant levels (MCLs) of 1 mg/L and 10 mg/L, respectively.

Four surface water samples were also collected from Stoney Run Creek, which flows to the south along the Facility's western boundary, during the November 1984 sampling event. Toluene was detected in the sample collected in the stream closest to the dry well at a concentration of 0.018 mg/L, which is below the MCL of 1 mg/L for that compound.

In response to finding the presence of MEK, toluene and xylene in the soil sample and grab groundwater sample collected from the test pits in the Former Dry Well Area, four monitoring wells were installed in October 1985 to assess groundwater conditions and determine if any contamination was migrating toward Stoney Run Creek. One well was installed upgradient of the Former Dry Well Area and three were installed downgradient. Analyses of samples collected from the wells contained no detections of the contaminants of concern (MEK, toluene and xylenes). A quarterly groundwater monitoring program for the four wells was initiated in January 1986. Additional information about this monitoring is discussed in Section 3.1.3 below.

Statement of Basis

In December 1985, the Former Dry Well Area was excavated, sampled and backfilled with clean-fill. Some non-hazardous dry, solid paint resin was left in place. A total of 116 tons of contaminated materials were shipped off-site for disposal. Results of post-remedial sample analyses indicated no contaminants at concentrations above EPA's current composite worker soil RSLs. Total xylenes were detected in one post-excavation sample (ST-4, 1,300 mg/kg) at a concentration exceeding the residential soil RSL of 580 mg/kg but below the composite worker soil RSL of 2,500 mg/kg for that contaminant.

In October 1986, Fisher began construction of a 56 by 42 feet addition along the south face of the Building near its southwest corner. The eastern wall of the addition was in the vicinity of the western edge of the Former Dry Well Area. During construction, materials similar to those observed in the Former Dry Well Area were encountered along the eastern portion of the Building addition. Soil samples were collected from six borings installed along the proposed perimeter of the Building addition on October 17, 1986. Soil samples from the three borings in the vicinity of the Former Dry Well Area contained detectable concentrations of toluene, xylenes, and MEK. Subsequent to the October 1986 investigation, an 11-foot deep footer was excavated along the limits of the Building addition, and all visually contaminated soil zones encountered were removed and shipped off-site for disposal.

3.1.2 Indiana POTW Sewer Installation Area

During the installation of a sewer line in the southwest portion of the Facility property in December 1994, a contractor for the Indiana POTW encountered debris in the subsurface soils. The debris consisted of steel shelving, pieces of table tops, transite, empty bottles and cans, pieces of plate glass, construction materials, concrete wire, and an unknown fine-grained gray material. The gray material was initially tested using the toxicity characteristic leaching procedure (TCLP) and the transite was tested for asbestos and friability. No asbestos was found in the transite. While the gray material did not exhibit any characteristic of a hazardous waste, a sample collected and analyzed by PADEP indicated it contained lead at a concentration of 1,201 mg/kg, which exceeded the Department's Cleanup Standards for Contaminated Soils (CSCS). Therefore, PADEP required the release to be remediated.

On October 2, 1995, 12 test pits were excavated to delineate the extent of the gray material. The gray material was observed in an area approximately 80 feet long by 15 feet wide and ranged in thickness from several inches to approximately four feet. Analysis of a soil sample collected beneath the gray material indicated no impact to the underlying soils. All visible fine-grained gray material was excavated and disposed of off-site in December 1995 and the area was backfilled in January 1996 with previously characterized clean materials that had been stockpiled on-site. Confirmatory post-excavation sampling revealed compliance with PADEP's cleanup levels, except for one sample that contained copper at 4,900 mg/kg, which exceeded the generic standard of 700 mg/kg. The location was resampled and a copper concentration of 44 mg/kg was detected. By letter dated March 11, 1996, PADEP approved the

cleanup in accordance with the provisions of the Land Recycling and Environmental Remediation Standards Act (Act 2) and no further action was required.

3.1.3 Groundwater Investigation

Former Dry Well Area

During the initial investigation of the Former Dry Well Area in 1984, Fisher collected groundwater samples from five of eight test pits. A sample collected from test pit TP-7, located immediately downgradient of the Former Dry Well Area, contained toluene at 3,100 µg/L and total xylenes at 25,000 µg/L. The MCL for toluene is 1,000 µg/L. While the MCL for total xylenes is 10,000 µg/L, the tap water RSL for total xylenes is currently 190 µg/L.

Fisher installed four monitoring wells at the Facility in October 1985 to determine the extent of groundwater contamination in the vicinity of the Former Dry Well Area. MW-1 served as a background well up gradient of the dry well, while MW-2, MW-3, and MW-4 were placed downgradient to assess whether contaminated groundwater was migrating toward Stoney Run Creek. These wells also characterized the impact on groundwater due to the contamination discovered and remediated just prior to construction of the 1986 Building addition near the southwest corner of the Building. Analyses of samples initially collected from the wells contained no detections of the contaminants of concern (xylenes, toluene and MEK). There was not an adequate amount of water to collect a sample from the background well (MW-1). The findings of this report were submitted to PADEP on November 19, 1985.

Fisher initiated a quarterly groundwater monitoring program in January 1986. After ten years of monitoring with no detections of xylenes, toluene or MEK in any of the four monitoring wells, Fisher sent a letter to PADEP on June 13, 1996, requesting to discontinue the quarterly monitoring program. The contamination seen in the groundwater collected from test pit TP-7 in 1984 was demonstrated to be localized, immobile and has likely attenuated since that timeframe. PADEP approved Fisher's request to cease the quarterly groundwater monitoring program in a letter dated April 1, 1997.

Contamination Associated with Former Gorell RCRA Corrective Action Facility

In the early to mid-1990s, volatile organic compound (VOC) groundwater contamination was discovered beneath the Gorell facility, another RCRA Corrective Action Facility, located directly north of the Fisher Facility across Indian Springs Road. The VOC contamination at the Gorell facility was the result of historic chemical use for degreasing and painting of extruded aluminum products. As the groundwater investigations at the Gorell facility progressed, EPA determined that groundwater contamination had migrated south of the Gorell facility onto the northern portion of the Fisher Facility.

EPA has identified five interconnected distinct groundwater flow regimes beneath the Gorell facility and the Fisher Facility including, in order of depth, the Overburden (approximately 10-20 ft. thick), Massive Sandstone (approximately 16-30 ft. thick), Upper Shale (approximately 10-16 ft. thick), Intermediate Shale (approximately 18-25 ft. thick) and Deep Shale (approximately 65 ft. below the ground surface (bgs)).

Available groundwater data from the mid to late 2000s indicate generally low levels of contaminants along the northern portion of the Facility. Wells screened into the Overburden and Massive Sandstone water regimes were found to contain trace concentrations of VOCs below MCLs. Groundwater samples from wells tapped into the deeper Upper Shale and Intermediate Shale water regimes contained trichloroethylene (TCE) at 82 µg/L (MCL of 5 µg/L), 1,1-dichloroethene (1,1-DCE) at 50 µg/L (MCL of 7 µg/L), and vinyl chloride at 13 µg/L (MCL of 2 µg/L). These wells are located between the northern face of the Facility and Indian Springs Road. Trace concentrations of TCE, 1,1-DCE, 1,1-dichloroethane (1,1-DCA), cis-1,2-DCE, and vinyl chloride either below or within EPA's allowable risk range were detected in deep monitoring wells MW-33 and MW-34 located to the west of the Building near Stoney Run Creek.

Gorell began operating a ground water recovery and treatment system to address VOCs in groundwater beneath the Gorell facility in March 1996. Gorell modified the groundwater remediation system in 2003 with the addition of several recovery wells and continued to operate it until 2012 when Gorell filed for bankruptcy. One round of groundwater sampling (September 2014) has been conducted since the treatment system was shut down. That sampling was conducted solely on the Gorell facility property and not the Fisher Facility property. The sampling results showed that TCE concentrations in the most contaminated well on the Gorell facility property, MW-20d (screening the Upper Shale water regime), rebounded from as low as 80 µg/L in 2007 to 1,170 µg/L in the September 2014 sample. Because no samples were taken from wells on the Fisher Facility in 2014, the actual impact of shutting down the groundwater treatment system on groundwater beneath the Fisher Facility has not been fully assessed. In 2005, well MW-20d exhibited a TCE concentration of 974 µg/L while TCE concentrations of 82 µg/L in MW-32d and 67 µg/L in MW-30d were observed on the Fisher Facility property. EPA will further assess the groundwater beneath the Fisher Facility as part of the RCRA Corrective Action program's investigation at the Gorell facility.

Both the Fisher Facility and the Gorell facility, as well as the surrounding area, are supplied water from the Indiana County Municipal Services Authority (ICMSA). Water for this portion of ICMSA's supply system comes from an intake located on Crooked Creek approximately seven miles north of the Facility. The system is interconnected with lines operated by the Pennsylvania-American Water Company, which utilizes surface intakes on Two Lick Creek located approximately two miles south of Indiana, PA. No historical facility activities are expected to have any impacts on these surface water intakes. There are two residential wells located approximately 600 feet upgradient and to the west on the opposite side of Stoney Run Creek. These wells have been previously sampled with no VOC contamination

detected. The Pennsylvania Groundwater Information System (PaGWIS) indicated the presence of a domestic well approximately 250 ft. south (downgradient) of the Facility at the McNaughton Brothers Moving building, but that property owner has indicated the well is no longer in use. The next closest downgradient well per PaGWIS is a domestic well located approximately 1,500 feet southwest of the Facility on the opposite side of Stoney Run Creek. Since no groundwater contamination exists in the southern portion of the Facility, there is no evidence that this well will be impacted from any releases to groundwater from the Facility.

Because Stoney Run Creek is a losing stream at least in the northern portion of the Facility, the groundwater contamination would not be expected to impact that water body. Whether Stoney Run Creek continues to be a losing stream through to the southern portion of the Facility property has never been studied. However, no contaminants were ever detected in any of the four monitoring wells installed in the southern portion of the Facility during eleven years of groundwater monitoring (1985-1996) associated with the Former Dry Well area. In addition, contaminated soils were removed from the Former Dry Well Area in 1985 thereby removing the potential source of groundwater contamination. Based on the above, there are no suspected risks to the Stoney Run Creek.

3.1.4 Indoor Air

Given that no groundwater contamination exists in the southern portion of the Facility and the potential source of contamination associated with the Former Dry Well Area has been removed, EPA has determined that there is no reason to suspect the indoor air quality in the southern portion of the Facility is being impacted. In addition, the concentrations of VOCs in groundwater in the uppermost overburden aquifer in the northern portion of the Facility (primarily observed in monitoring well MW-30s) were not of the magnitude to indicate an indoor air vapor intrusion concern. Sample results from December 2006, showed MW-30s contained TCE at 2 µg/L which is below the MCL of 5 µg/L for that contaminant. Deeper monitoring well MW-30d contained TCE at 80 µg/L, however, in assessing the potential for vapor intrusion, the concentrations of contaminants in the uppermost aquifer are assessed. Both MW-30s and MW-30d are located approximately 60 feet from the north edge of the Building.

Troika Holdings, LLC, the current owner of the Gorell facility, further assessed the vapor intrusion pathway with the collection of 12 indoor air samples, six from within a building located on the Gorell facility and six from within the Fisher Facility Building in March 2015. The sample locations within the Fisher Facility Building were all located within the northern portion of the Building and were all below or within EPA's allowable risk range for non-residential indoor air. While within the acceptable risk range, naphthalene in three of the samples and TCE in two samples were detected at concentrations above their respective 10^{-6} cancer risk.

In February 2017, a contractor for Troika Holdings, LLC collected six sub-slab soil gas samples at the Fisher Facility, three along the north face of the Building, two along the south face and one near the central western face of the Building. The sub-slab soil gas samples

collected did not contain VOCs at concentrations indicative of indoor air vapor intrusion concern according to EPA's Vapor Intrusion Screening Level (VISL) Calculator. EPA has determined that the low-level contaminants detected in the 2015 indoor air samples are associated with indoor sources rather than with releases from the subsurface to indoor air based on the 2017 sub-slab soil gas sample results.

EPA has determined that vapor intrusion-related sampling inside the Building is no longer warranted, provided VOC groundwater concentrations within 100 feet of the building perimeter are demonstrated to be stable or decreasing. As long as VOC contamination in the uppermost aquifer remains below EPA's MCLs, as it has historically, no further vapor intrusion assessment will be needed on the Facility property. However, if groundwater contamination that has migrated from the Gorell facility onto the Fisher Facility property is found to be increasing, a vapor intrusion assessment will be required to be conducted in the Building and prior to any new construction on the Facility property. Alternatively, the current or future owner of the Fisher Facility property may elect to install vapor intrusion mitigation controls at the time of new construction in lieu of further assessing the vapor intrusion pathway.

3.2 Environmental Indicators

Under the Government Performance and Results Act (GPRA), EPA has set national goals to address RCRA corrective action facilities. Under GPRA, EPA evaluates two key environmental clean-up indicators for each facility: (1) Current Human Exposures Under Control, and (2) Migration of Contaminated Groundwater Under Control. The Facility met its Current Human Exposures Under Control indicator on September 29, 2016 and its Migration of Contaminated Groundwater Under Control indicator on September 30, 2016. The environmental indicator determinations are available at <https://www.epa.gov/hwcorrectiveactionsites/hazardous-waste-cleanup-fisher-scientific-company-indiana-pennsylvania>.

Section 4: Corrective Action Objectives

EPA's Corrective Action Objectives for the specific environmental media at the Facility are the following:

1. Soils

EPA's Corrective Action Objective for Facility soils is to attain PADEP's Statewide Health Standards (SHSs) for non-residential usage. PADEP's SHSs for non-residential usage meet or are more conservative than EPA's acceptable risk range for soils in a non-residential setting. The remaining residual soil contamination associated with the Former Dry Well Area and the POTW Sewer Installation Area meets the non-residential soil SHSs for individual contaminants. However, due to the historical industrial use of the Facility property, the current owner of the Facility has informed EPA that it plans to restrict the entire Facility property to non-residential use through an activity and use limitation (AUL) to be implemented through an environmental covenant filed on the deed to the Facility property.

2. Groundwater

EPA expects final remedies to return usable groundwater to its maximum beneficial use within a timeframe that is reasonable given the particular circumstances of the project. For projects where aquifers are either currently used for water supply or have the potential to be used for water supply, EPA will use the National Primary Drinking Water Standard Maximum Contaminant Levels (MCLs) promulgated pursuant to Section 42 U.S.C. §§ 300f et seq. of the Safe Drinking Water Act and codified at 40 C.F.R. Part 141).

Chlorinated VOCs, including TCE, 1,1-DCE and vinyl chloride, were observed above their respective MCLs in wells located on the northern portion of the Facility in the deeper Upper Shale and Intermediate Shale water regimes. EPA has determined that those chlorinated VOCs originated from the Gorell facility and have migrated to the Fisher Facility. Once the groundwater investigation at the Gorell facility is complete, EPA will solicit public comment on a proposed remedy in a separate SB for the contaminated groundwater originating from the Gorell facility, including groundwater under the Fisher Facility. After all participation requirements are met, EPA will issue a Final Remedy for groundwater. In the interim, in this SB, EPA is proposing to require groundwater use restrictions at the Fisher Facility to prohibit the use of groundwater for potable, agricultural or commercial purposes until a final remedy for groundwater is selected.

Section 5: Proposed Remedy

A. Soils

EPA's proposed remedy for Facility soils is the implementation and maintenance of a land use restriction to prohibit residential use unless it is demonstrated to EPA that such use will not pose a threat to human health or the environment or adversely affect or interfere with the selected remedy and the owner(s) of the Facility property provides prior written approval from EPA for such use. The use restriction will be implemented in an Institutional Control such as an order and/or an Environmental Covenant pursuant to the Pennsylvania Uniform Environmental Covenants Act, 27 Pa. C.S. Sections 6501-6517 (UECA) to be recorded with the deed for the Facility property. The current owner of the Facility has informed EPA that it plans to implement AULs through an Environmental Covenant.

B. Groundwater

EPA's proposed remedy for Facility groundwater is the implementation and maintenance of a groundwater use restriction which will prohibit the use of groundwater beneath the Facility property for potable, agricultural or commercial purposes.

With respect to vapor intrusion, the groundwater contamination in the northern portion of the Facility property does not currently pose a threat to indoor air within the Building. If EPA determines groundwater contamination in the uppermost water regime migrating onto the Fisher Facility from the Gorell facility is increasing, EPA will require further vapor intrusion assessment in the Building to demonstrate whether indoor air concentrations remain below EPA risk based criteria. In addition, construction of any new building on the Facility property will be prohibited unless EPA approves of a vapor intrusion assessment that indicates indoor air concentrations will not exceed EPA risk based criteria in the future due to groundwater contamination migrating onto the Facility property from the Gorell facility. Alternatively, construction of any new building will be prohibited unless EPA is provided a certified report from a licensed engineer or professional geologist setting forth detailed plans for the design of mitigation measures which will prevent potential vapor intrusion into the building and EPA provides prior written approval for such construction. Once any such building has been constructed, the constructor shall provide to EPA a signed statement that such mitigation measures were included in the construction of the building and are operating as designed. The mitigation measures shall be activated and operated until such time they are demonstrated to EPA to no longer be required. Periodic inspection of the mitigation measures will be required to ensure the mitigation system is continuing to operate as designed.

Section 6: Evaluation of Proposed Remedy

This section provides a description of the criteria EPA used to evaluate the proposed remedy consistent with EPA guidance. The criteria are applied in two phases. In the first phase, EPA evaluates three decision threshold criteria as general goals. In the second phase, for those remedies which meet the threshold criteria, EPA then evaluates seven balancing criteria.

Threshold Criteria	Evaluation
1) Protect human health and the environment	<p>The primary human health and environmental threats posed by contaminated soils at the Facility were related to direct contact with those soils. Additional threats were related to the potential for migration of contamination in the soils primarily through leaching to groundwater. The excavation and off-site disposal of contaminated soils associated with the Dry Well Area and Indiana POTW Sewer Installation Area eliminated these threats.</p> <p>Contaminated groundwater at the Facility is the result of releases from the neighboring Gorell facility. To protect future receptors on the Fisher Facility, EPA a property-wide groundwater use restriction will be placed on the Facility property.</p> <p>Therefore, the proposed remedy eliminates or minimizes threats to human health and the environment provided the AULs are implemented and maintained.</p>
2) Achieve media cleanup objectives	<p>EPA's proposed remedy meets the media cleanup objectives based on assumptions regarding current and reasonably anticipated land and water resource use(s). The remedy proposed in this SB is based on the current and future anticipated land use at the Facility as nonresidential. Since there are no exceedances of the PADEP nonresidential soil SHSs, there is no risk associated with Facility soils as long as the use remains nonresidential. EPA's proposed remedy also requires the implementation of use restrictions to ensure that groundwater beneath Facility property is not used for potable, agricultural or commercial purposes.</p>

3) Remediating the Source of Releases	The sources of releases to soils in the Former Dry Well Area and the Indiana POTW Sewer Installation Area were excavated and replaced with clean fill. All remaining soils on site meet the PADEP's SHSs for non-residential soils. Contaminated groundwater on the northern portion of the Facility is migrating from the Gorell facility and will be separately investigated and addressed under the RCRA Corrective Action program. Future risks related to direct exposures will be limited by AULs.
Balancing Criteria	Evaluation
4) Long-term effectiveness	The proposed AULs will maintain protection of human health and the environment over time by controlling exposure to the hazardous constituents remaining in soils and groundwater. EPA's proposed decision requires the compliance with and maintenance of land use and groundwater use restrictions at the Facility. EPA anticipates that the AULs will be implemented through an environmental covenant to be recorded in the chain of title for the Facility property. The environmental covenant will run with the land and as such, will be enforceable by EPA and PADEP against future land owners.
5) Reduction of toxicity, mobility, or volume of the Hazardous Constituents	The reduction of toxicity, mobility and volume of hazardous constituents at the Facility has already been achieved by the removal actions in the Dry Well and the Indiana POTW Sewer Installation Areas.
6) Short-term effectiveness	EPA's proposed remedy does not involve any activities, such as construction or excavation, that would pose short-term risks to workers, residents, and the environment. The land and groundwater use restrictions proposed in the remedy are already in practice at the Facility and will be binding once the Environmental Covenant is signed and recorded.

7) Implementability	EPA's proposed remedy is readily implementable. EPA does not anticipate any regulatory constraints in implementing its proposed remedy. The land and groundwater use restrictions proposed in the remedy are already in practice at the Facility and will be binding once the Environmental Covenant is signed and recorded.
8) Cost	EPA's proposed remedy is cost effective. The costs associated with this proposed remedy have already been incurred and the remaining costs are minimal.
9) Community Acceptance	EPA will evaluate community acceptance of the proposed remedy during the public comment period, and will address comments received in the Final Decision and Response to Comments.
10) State/Support Agency Acceptance	PADEP has approved the cleanups of the Dry Well Area and Indiana POTW Sewer Installation Area. PADEP also approved the cessation of the quarterly groundwater monitoring associated with the releases in the Dry Well Area. If PADEP provides comments on the proposed remedy, EPA will address them in the Final Decision and Response to Comments.

Section 7: Financial Assurance

EPA has evaluated whether financial assurance for corrective action is necessary to implement EPA's proposed remedy at the Facility. Given that EPA's proposed remedy does not require any further engineering actions to remediate soil or groundwater at this time and given that the costs of complying with the required institutional controls in the Environmental Covenanta will be de minimis, EPA is proposing that no financial assurance be required.

Section 8: Public Participation

Interested persons are invited to comment on EPA's proposed remedy. The public comment period will last 30 calendar days from the date that notice is published in a local newspaper. Comments may be submitted by mail, fax, e-mail, or phone to Andrew Clibanoff at the address listed below.

A public meeting will be held upon request. Requests for a public meeting should be made to Andrew Clibanoff at the address listed below. A meeting will not be scheduled unless one is requested.

The Administrative Record contains all the information considered by EPA for the proposed remedy at this Facility. The Administrative Record is available at the following location:

U.S. EPA Region III
1650 Arch Street
Philadelphia, PA 19103
Contact: Andrew Clibanoff (3LC20)
Phone: (215) 814-3391
Fax: (215) 814 - 3113
Email: clibanoff.andrew@epa.gov

Section 9: Signature

Date: 7.13.18



John A. Armstead, Director
Land and Chemicals Division
US EPA, Region III

Attachments:

Figure 1: Map of Facility

Statement of Basis

Section 10: Index to Administrative Record

Letter Report, Sub-Slab and Indoor Air Sampling, 3 Ring and Troika Facilities, Indiana, Pennsylvania, prepared by Johnstown Environmental Management Corp. (JEMCOR), April 6, 2017.

Baseline Remedial Investigation Report, Former Gorell Facility, prepared by Johnstown Environmental Management Corp. (JEMCOR), June 2015.

Letter Report, Summary of 2009-2010 Operation, Maintenance and Monitoring S-All Groundwater Extraction and Treatment System, Gorell Enterprises, Inc. Facility, prepared by Civil & Environmental Consultants, Inc., May 2011.

Final Environmental Indicator Inspection Report for Fisher Scientific Company, prepared by Michael Baker Jr., Inc., March 2008.

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