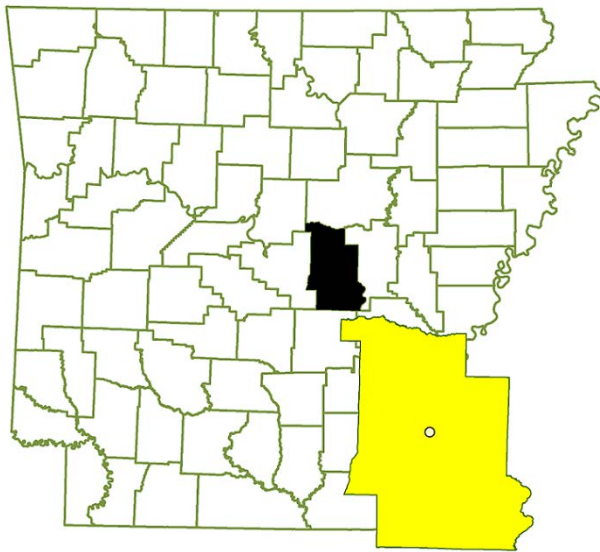


# I-CAN, INC.

## STATE PRIORITY LIST SITE LONOKE, ARKANSAS



ADEQ  
5301 Northshore Drive  
North Little Rock, Arkansas 72118



EPA RCRA ID No: Not Assigned  
EPA CERCLA ID No: Not Assigned  
AFIN: 43-00298  
County: Lonoke  
Arkansas Senate District: 28  
Arkansas House District: 15  
US Congressional District: 1

### **Current Status**

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On March 13, 2013, Pollution Management Inc. (PMI) removed contaminated soil containing polychlorinated biphenyls (PCBs) from two areas along the perimeter of the I-Can building. Confirmation samples taken from the bottom of the excavations were below action levels mandated by the Toxic Substances Control Act (TSCA). The site is to be recommended for removal from the Arkansas State Priority List (SPL) during the rulemaking session later this year.

### **State Priority List History**

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The Arkansas Remedial Action Trust Fund Act (A.C.A. 778-7-501 et seq.), or RATFA, provides authority and funding for identifying, investigating, and remediating hazardous substance sites throughout the State. The RATFA Hazardous Substances Site Priority List (SPL) identifies those hazardous substance sites eligible for State-funded investigation and remedial actions, if necessary, on a case-by-case basis; it is not an inclusive site inventory or historical list. The I-Can, Inc. site was added to the Investigative category of the SPL in 2005 in order to identify the nature and extent of

health and other risks associated with suspected heavy metal and asbestos contamination, as well as the possible presence of unknown contaminants.

## **Site Description**

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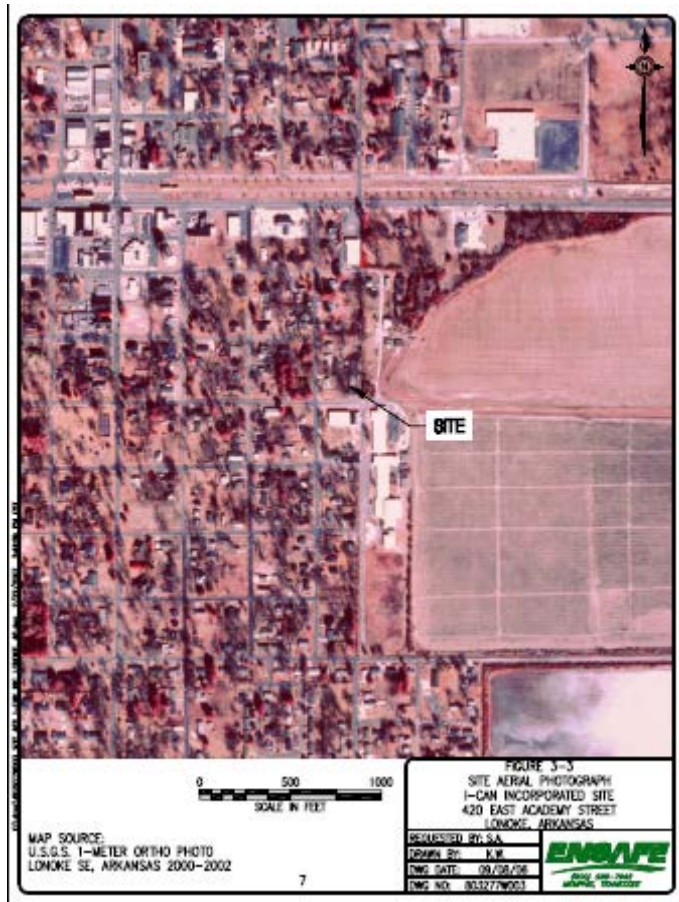
**Location:** The 0.87-acre property is located near the center of the City of Lonoke, Arkansas. The geographic coordinates are 34° 46' 52" north latitude and 91° 53' 45" west longitude. Street address: 420 East Academy Street.

**Population:** Lonoke has approximately 4,287 residents.

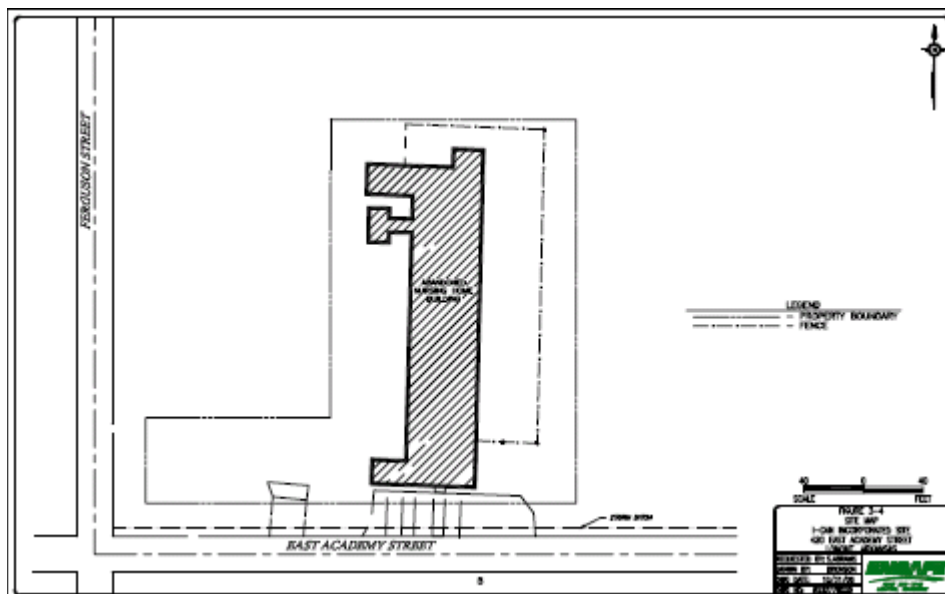
**Setting:** The site is currently occupied by an abandoned 8,929-square-foot building previously used as a nursing home facility. The building is in severe disrepair, appears to have been vandalized, and has incurred water and fire damage. Residential dwellings are located north and west of the site, the Lonoke Middle School is situated to the south, while agricultural farmland and associated buildings lie east and northeast of the property.

**Hydrology:** The land surface at the site is relatively flat across the northern portion of the property, and then slopes slightly down to the south and east at about a 0.5% grade. In general, surface water flows southward across the property toward a storm ditch extending east to west along the northern side of East Academy Street. Nearby water bodies include a tributary of White Oak Creek, located approximately 500 feet south of the site and a fish hatchery located approximately .5 miles northeast of the site. The site is not located in a special flood hazard area.

Aerial Photo: Lonoke, Arkansas



Site Diagram: I-Can, Inc. Property



## **Waste and Volumes**

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Approximately 3.7 cubic yards of PCB contaminated soil were excavated by PMI during the removal action. Clean fill was brought in to replace the excavated soil.

Asbestos and lead-based paint have been identified in various building materials. Approximately 8,600 square feet of floor tile and mastic and 8,929 square feet of roofing material contain greater than 1% asbestos. Of 518 measurements taken of painted surfaces, 84 indicated lead content at or above the Department of Housing and Urban Development (HUD)'s regulated level of 1.0 mg/cm<sup>2</sup>. Additionally, lead concentrations in several dust wipe samples of the building's interior surfaces exceeded HUD's standard of 40 ug/ft<sup>2</sup>.

## **Health Considerations**

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The repair, removal, and/or management of regulated asbestos containing materials (ACM) is governed by the EPA National Emissions Standard for Hazardous Air Pollutants (NESHAPs) and OSHA. Although NESHAPs applies only to regulated ACM, OSHA regulations apply to materials containing any quantity of asbestos. ACM within the abandoned nursing home building will have to be addressed prior to any future renovation or demolition activities. If it is determined the materials do not have to be removed from the building, strict management practices will be implemented to manage these materials "in place."

The concentrations of lead detected in the paint and dust wipe samples constitute lead hazards. Construction and demolition workers can be exposed to lead contamination when disturbing lead-containing materials. In addition to exposure to workers, lead-based paint debris or dust can also make its way into soil, potentially contaminating surface waters. Lead poisoning is a serious health threat for adults and is especially damaging to young children. Appropriate removal and disposal of lead-containing materials will be addressed during the preparation of the Property Development Decision Document (PDDD).

## **ADEQ Response Actions**

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Funding awards granted by the EPA allow ADEQ the opportunity to offer technical assistance for site assessments to qualified Brownfields Program participants belonging to either the non-profit or public sector. As a public sector entity, the City of Lonoke was eligible for such assistance and ADEQ initiated a Targeted Brownfields Assessment (TBA) for the I-Can site in 2005. TBAs are designed to help minimize the uncertainties of contamination often associated with brownfields. ADEQ arranged for a contractor to prepare a Phase I Environmental Site Assessment, which included a background and historical investigation and preliminary site inspection, in March 2005. Upon Phase I completion, ADEQ secured a contractor to conduct the CSA activities of 2006 and 2007.

ADEQ conducted sampling on December 19, 2012 and March 20, 2012 to determine the PCB levels at the two "hot spot" areas. ADEQ conducted additional sampling on December 19, 2011 and March 20, 2012 to determine the PCB levels at the two hot spots. On March 13, 2013, ADEQ oversaw the removal action conducted by PMI. ADEQ collected and analyzed confirmation samples from the

bottom of the excavated areas. Confirmation samples were below action levels mandated by the Toxic Substances Control Act (TSCA).

## **ADEQ Anticipated Future Activities**

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The site is to be recommended for removal from the Arkansas State Priority List (SPL) during the rulemaking session later this year.

## **Site Contacts**

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Project Coordinator: Clay McDaniel (501) 682-0836