Ace – Parker

3500 Northwest 79th Street
Miami, Florida
County: Miami – Dade
District: Southeast
Site Lead: Bureau of Waste Cleanup
Approved for Cleanup: May 3, 1991
Delisted: February 2, 1998
HWC # 086

Site Description and History

The Ace – Parker site is located in a mixed residential and industrial area of Miami, Florida in Section 09, Township 53S, Range 41E at 25° 50′ 37.0978″ N, 80° 15′ 12.8970″ W. The site was occupied by Bodin Apparel, Inc., a clothing manufacturer, in the 1970s. In 1981, the property was acquired by Ace – Parker, Inc. and, until 1986, operated as a printing facility. Since that time, the site has been vacant. Trailer parks are located to the east and west of the property.

A large empty building covers approximately four acres of the site. The building has been stripped of virtually all metals, glass and other removable materials and appears to be used by a transient population. To the west of the building is an approximately two acre parking lot. Drains from the building and in the parking lot lead to seepage pits or drain fields located under the parking lot. To the west, a narrow open area separates the building and trailer park to the east. A number of large storage tanks, reported to have contained dry cleaning solvents used by Bodin Apparel, are located in the open area.

Threat

In 1986, Metro Dade Environmental Resources Management (DERM) sampled water in the seepage pits and found 7.29 µg/L of mercury and 11 mg/L of phenol. Solvent odors were reported in the tanks area east of the building in 1985 by a DERM inspector and again in 1988 during an uncompleted private environmental assessment. While a preliminary site investigation did not confirm contamination by mercury or phenol, substantial levels of volatile organic chemicals, including tetrachloroethene (PCE), its degradation products and other petroleum products, were found in the ground water. Contaminated soils were excavated and disposed of in an offsite permitted landfill in January 1996. Quarterly groundwater monitoring was completed in May 1997 and the site was subsequently delisted.

Response Strategy and Status

The site was approved for state funded investigation and cleanup in May 1991. A preliminary site assessment was completed by Camp, Dresser and McKee, (CDM) a Florida Department of Environmental Regulation (FDER, now DEP) hazardous waste consultant, in March 1992. The results indicate that groundwater has been contaminated with PCE and petroleum hydrocarbons, apparently originating in an area of deteriorating tanks east of the building. A complete remedial

investigation was begun in October 1992. Well installation and groundwater and soil sampling were accomplished in November and the tanks were removed from the site in January 1993. The Remedial Investigation Report (RIR) was completed in March 1993. Soil and groundwater contamination, primarily by PCE, appears limited to the area near the northwest portion of the facility buildings. A decision memo was signed by the Department, in May 1994, for site remediation. The remedy consisted of excavation of soils contaminated with PCE with offsite disposal at an appropriate landfill facility, and quarterly groundwater monitoring.

In August 1994, CDM was tasked to prepare a remedial design for soil cleanup. The design, in the form of specifications for excavation and offsite disposal of contaminated soil, was completed in April 1995. Initiation of soil removal was delayed by site access problems. An administrative order for access to the site for soil cleanup was served on the property owners in September 1995. Soil removal was completed in January 1996. Quarterly groundwater monitoring was initiated in January 1996. There was no PCE or its degradation products detected in the monitoring wells. Groundwater samples taken in April 1996 indicated PCE, trichloroethene and cis-1, 2-dichloroethene at levels slightly exceeding drinking water standards. Additional samples taken in July 1996 confirmed the continued decline in groundwater contaminant levels. Groundwater samples taken in January 1997 indicated vinyl chloride at levels exceeding State drinking water standards at one onsite monitoring well. Groundwater samples taken in May 1997 showed no exceedences of State drinking water standards. Offsite monitoring wells were plugged and abandoned in August 1997. The site was delisted in February 1998.