

B&M Laundromat – Former
1720 East Olive Road
Pensacola, Florida
County: Escambia
District: Northwest
Site Lead: Waste Cleanup Program
Approved for Cleanup: July 10, 2006
ERIC ID # 3930

Site Description and History

The Former B&M Laundromat site is located at 1720 East Olive Road in Pensacola, Florida in Township 01S, Range 30W, Section 18 at 30° 30' 40.3609" N, 87° 13' 27.7602" W, in an area characterized predominantly by commercial and residential land use. The property is approximately 1 acre in size and is currently owned by the Olive Baptist Church. From 1968 through 1974, the B&M Laundromat facility occupied the southeastern portion of the property under the ownership of Mr. Collis Enterkin. Equipment at the laundromat included commercial washing machines, clothes dryers and one drycleaning machine. Tetrachloroethene (PCE) was reportedly used as the drycleaning solvent. In 1974, a fire destroyed the facility and the building was subsequently demolished and removed.

In 1992, water supply wells at the nearby West Florida Regional Medical Center were found to be contaminated with PCE. As part of a subsequent investigation of potential PCE sources in the area, Ecology and Environment, Inc. installed and sampled four monitor wells at the former B&M facility. PCE was present in all four of the monitor wells with one well as high as 6,000 µg/L, well above Florida's drinking water standard of 3 µg/L. Additional investigations in 1999 and 2000 confirmed the presence of PCE in soil and groundwater at the B&M facility.

The DEP's Northwest District notified Mr. Enterkin, the property owner, of environmental violations on his property. Mr. Enterkin had not applied to the state's Drycleaning Solvent Cleanup Program and was therefore liable for cleanup. In May 1999, Mr. Enterkin submitted a financial affidavit to the Northwest District stating he did not have adequate funds to perform an environmental cleanup. The Northwest District then referred the site to the DEP's Waste Cleanup Program in Tallahassee for further action.

Upon the death of Mr. Enterkin, his daughter inherited the property. In 2006, she sold the property to the Olive Baptist Church. As a condition of the sale, the church entered into a Consent Order with DEP that released the church of liability and allowed the state access to clean up the property.

Threat

This site poses a threat to the underlying aquifer, a source of drinking water for much of Pensacola. Two public supply wells operated by Escambia County Utility Authority (ECUA) are located within 1 mile of the site. Additionally, several private wells used for irrigation purposes are reportedly in the area. Groundwater is contaminated primarily with PCE, the drycleaning solvent used at the former facility. Additionally, PCE contaminated soils may act as a continuing source to groundwater.

Response Strategy and Status (December 2020)

The former B&M Laundromat was accepted for State-funded cleanup in July 2006. Budgetary limitations prevented the site from immediately being assigned to a project manager. In March 2009, the DEP issued a work assignment to Arcadis U.S., Inc. for an Initial Site Assessment Work Plan. DEP approved the Work Plan and tasked Arcadis for a full environmental assessment in June 2009.

DEP approved the Final Site Assessment Report in December 2009. Contamination was primarily confined to an inactive septic tank and the surrounding soils. Groundwater contamination was limited and relatively shallow.

An Interim Source Removal Work Plan for septic tank/contaminated soil removal was approved by DEP in May 2010. In October 2010, Arcadis completed the source removal. Along with the septic tank and its contents, close to 600 tons of PCE-contaminated soils were excavated from the site. Additionally, 2,200 gallons of groundwater from the source area excavation were removed via vacuum truck to aid in the reduction of contaminants in the source area groundwater. Two monitor wells in the area of the excavation were properly abandoned and reinstalled.

A groundwater monitoring event conducted in late June 2011 showed that contaminant concentrations had generally decreased. These decreases can be attributed to the source removal activities conducted the year prior. In addition, PCE daughter products were present in some areas, indicating naturally occurring degradation.

The 2012 annual monitoring event showed a noticeable increase in PCE in source area wells. Prior to groundwater sampling, the Pensacola area received a significant rain event (20+ inches) that likely contributed to the contaminant increase via flushing of soils.

Based on increasing contaminant levels, DEP conducted additional assessment of the source area in spring 2015. A small area of soil contamination was discovered near the former septic tank. Further delineation of this area may be conducted pending budgetary considerations.

Schedule

The site has been placed on an annual groundwater monitoring schedule. If it can be shown that the plume is shrinking or has stabilized, then DEP will pursue conditional closure.