

Underground Storage Tank Assessment

Site:

Porter County Education Services
Special Education Learning Facility
750 Ransom Road
Valparaiso, IN 46385

Prepared For:


Mr. Matthew Kastl, Director of Facilities
Porter County Education Services
750 Ransom Road
Valparaiso, IN 46385

Project Number: 21.1387.4

Date of Report: August 17, 2021



AMERECO, INC.

CONSULTING • ENGINEERING • PROJECT MANAGEMENT  15
OVER 25 YEARS OF EXCEPTIONAL SERVICE

August 17, 2021

Mr. Matthew Kastl, Director of Facilities
Porter County Education Services
750 Ransom Road
Valparaiso, IN 46385

**Re: UST Assessment
Porter County SELF School
750 Ransom Road
Valparaiso, IN 46385
Project No. 21.1387.4**

Dear Mr. Kastl:

Amereco, Inc., d/b/a Amereco Engineering (Amereco), has prepared this report detailing the underground storage tank (UST) investigation performed on March 23, 2021 at the Porter County SELF School (Site) located at 750 Ransom Road, Valparaiso, Porter County, Indiana 46385 (Site).

Background

The facility on-Site is heated utilizing a boiler system that is capable of running on either fuel oil or natural gas. Fuel oil, for the facility, was stored in two USTs located northeast of the facility and west adjacent to the Site's playground (Figure 2). It was believed that these USTs and associated equipment underwent closure at some point in the past. However, UST ancillary equipment and access points (i.e. manhole access points, fill ports, vent lines, flow lines, etc.) were observed during an initial site visit. These items are typically either removed or filled with inert material during closure. Their presence and apparent undisturbed nature brought into question whether or not the USTs and associated systems underwent closure. The UST investigation was conducted to determine the presence, absence, and/or current condition of the fuel oil USTs and distribution network.

Findings

The location of the USTs are depicted on Figure 2 and details are provided on Figure 3 and 4. Four 30-inch manhole covers and two fill pipes are located northeast of the facility and west of the on-Site play ground near four raised garden beds. Ground cover around the manholes consists primarily of grass. The manholes themselves are embedded in a concrete cap resting atop two 6,000-gallon USTs. Each manhole, once opened, provides access to the top of the USTs by way of a vertical 30-inch diameter 4-foot-long concrete manway. At the time of the investigation, all manholes/manways were full of approximately 2-feet of water. Access to the USTs was unable to be achieved via the manholes.

The fill ports are located west of the manholes and within a 10-foot by 12-foot gravel filled secondary containment. The top of the fill port manhole access and spill bucket is installed at grade with the gravel in the secondary containment. Both UST fill ports were opened and measured to be approximately 4-feet in length setting the top of the USTs at roughly 4-feet below grade. The area above and around the USTs was probed and an obstruction was encountered at approximately 2-feet below grade. It has been concluded that this obstruction represents an approximately 2-foot concrete cap presumed to counteract the USTs buoyancy. A Heron Oil/Water Interface Probe was utilized to check for and measure any remaining fuel in the USTs. At the time of the investigation the north UST measured approximately 2-feet of product and 2-inches of water. The

The south UST measured approximately 1-foot of product and 1-inch of water. Both USTs were measured and found to be 6-feet in diameter and 29-feet in length.

Supply, return, gauge, and vent lines extend to the mechanical room, which is southwest of the USTs. The exact underground route is unknown. The single 3-inch vent line extends and exits through the roof of the mechanical room. Supply and return lines remained connected to various equipment (i.e. pumps, heaters, etc.) within the mechanical room. One 15-gallon above ground storage tank (AST) was observed in line with the USTs supply and return network. The AST services a small backup generator for the facility. UST tank gauging was checked and found to be in working order. All USTs ancillary equipment within the mechanical room appeared in good working conditions.

Recommendations

Based on observations made during this investigation it appears that the fuel oil UST system at the facility has not undergone closure via removal or filling of inert material. Product was found within the interior space of both USTs. All ancillary UST equipment was in place and appeared in good working condition.

USTs used for storing heating oil for use on the property they reside are unregulated by the Environmental Protection Agency (EPA) per US EPA 40 CFR part 280 and the Indiana Department of Environmental Management (IDEM) per 329 IAC 9-1-1. Although no requirements are set forth by the IDEM for the operation and maintenance of a UST system as described, the owner/operator of said system is still responsible in the event of a material release to the environment per the Petroleum Release Statue (IC 13-24-1) and the Hazardous Substance Statue (IC 13-25-1). Any such release must be reported, current or historical, once identified Pursuant to the Spill Rule (327 IAC 2-6.1).

Therefore, our recommendations is to have the UST system inspected and leak tested prior to being brought back into service. If the system is to be discontinued, then permanent closure by an Indiana State Fire Marshal certified contractor and an environmental site assessment consistent with the IDEM Remediation Closure Guide and Remediation Program Guide is recommended.

Limitations and Exceptions

This report, including the attachments, describes the results of Amereco's initial evaluation involving or affecting the subject property. The conclusion stated herein represent the material facts and conditions associated with the Site.

The findings of this report are valid this date. Changes in the condition of the property can occur with passage of time, whether they are due to natural processes or human activities on this or adjacent properties. In addition, changes in the state-of-the-art and/or government codes may occur. Due to such changes, the findings of this report may be invalidated wholly or in part by changes beyond our control.

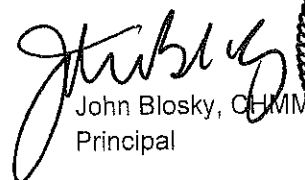
The final assessment of the potential for the existence of USTs at the Site should be considered a professional opinion based on the data obtained during the investigation. These opinions have been derived in accordance with current standards of practice and no warranty is expressed or implied.

Please call if you have any questions.

Respectfully submitted,



Daniel Pollock
Asst. Project Manager



John Blosky, CHMM
Principal



Attachments

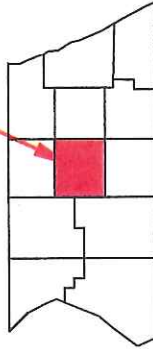
UST Assessment
Porter County SELF School
Valparaiso, IN 46385
Project No. 21.1387.4

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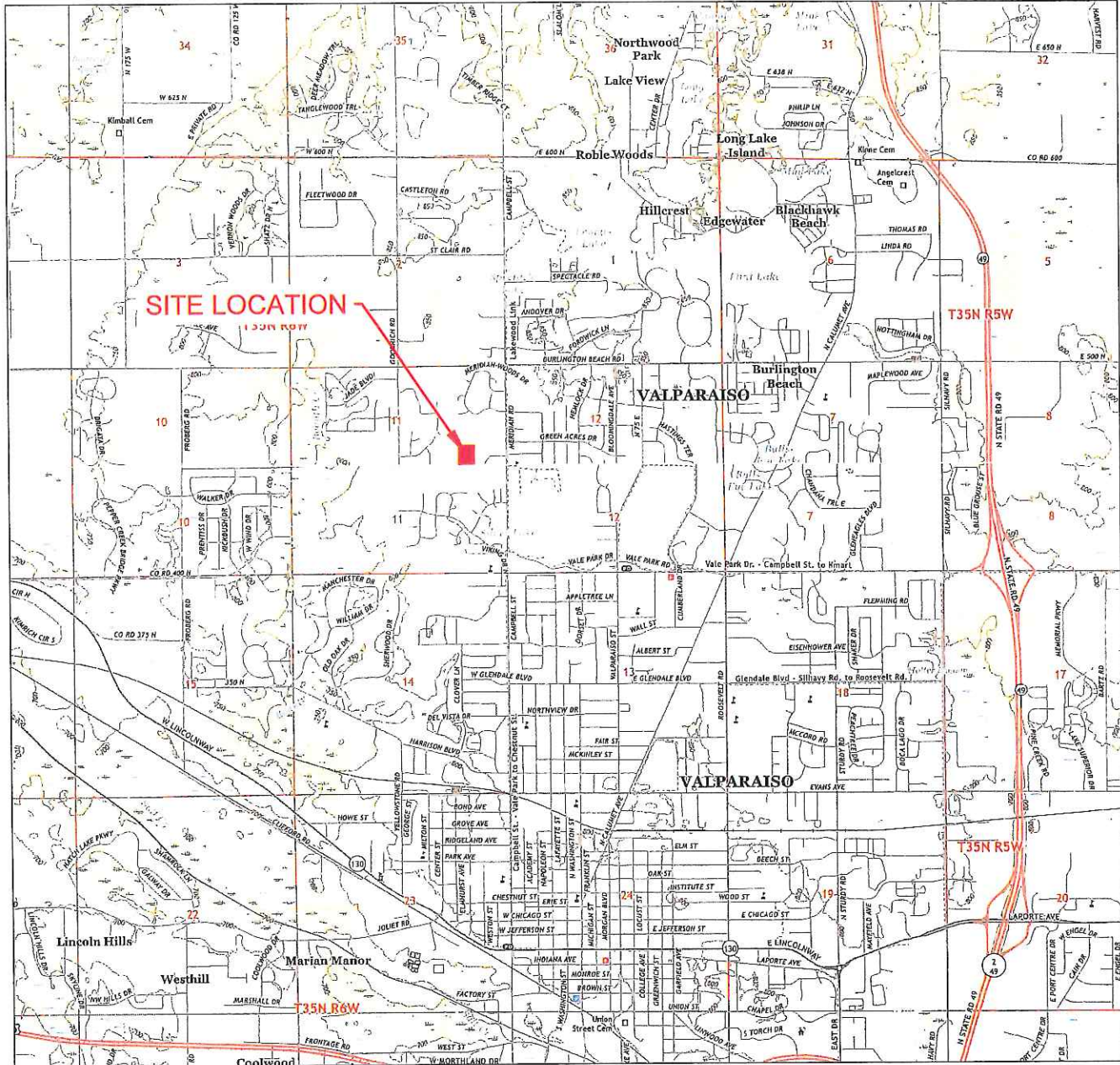
<u>Attachments</u>	<u>No. of Pages</u>
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Figure 4 – UST Ancillary Equipment	1 Page



CENTER TOWNSHIP



T 35 N / R 6 W
 PORTER COUNTY
 CENTER TOWNSHIP
 VALPARAISO, INDIANA
 46385
 NEIGHBORHOOD: 01218



ADAPTED FROM USGS
 VALPARAISO, IN 2016

REVISIONS ARE TO BE MADE ON THE CAD FILE ONLY

SHEET 1 OF 4
 FIGURE
1

REGIONAL MAP
 UST ASSESSMENT
 750 RANSOM ROAD

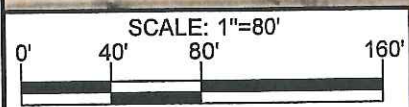
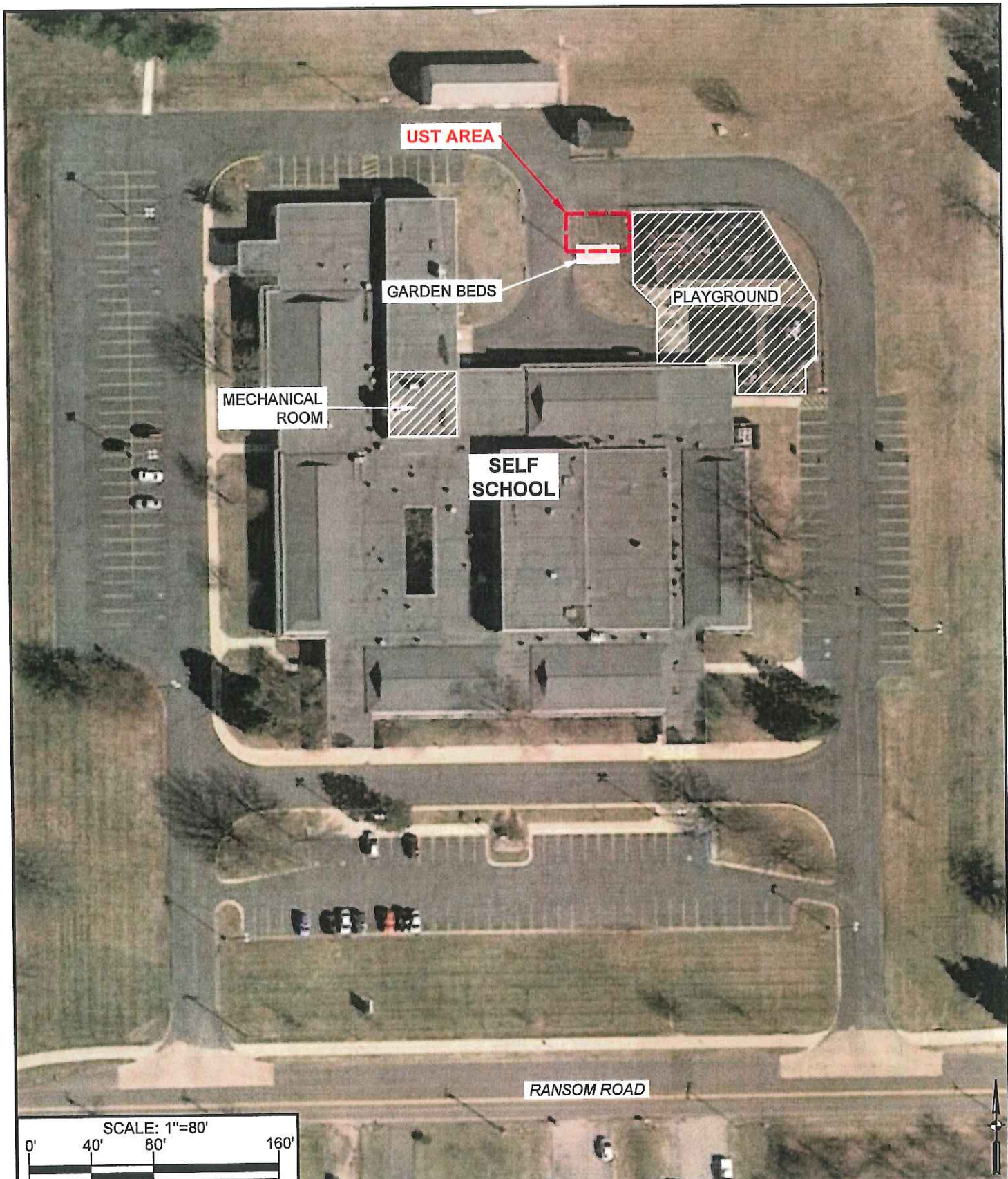
VALPARAISO

INDIANA

DRAWN:	NO.	REVISION	BY	DATE
L. SALVER				
DESIGNED: D. POLLOCK				
APPRVD: J. BLOSKY				
DATE: JUNE 7, 2021				
PROJECT NUMBER: 21.1387.4				



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SHEET 2 OF 5
 FIGURE
2






SITE LOCATION MAP
 UST ASSESSMENT
 750 RANSOM ROAD
 VALPARAISO INDIANA

DRAWN:	NO.	REVISION	BY	DATE
L. SALYER	▲			
DESIGNED: D. POLLOCK	▲			
APPRVD: J. BLOSKY	▲			
DATE: JUNE 7, 2021	▲			
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LEGEND

-  GRASS
-  FENCE
-  UST(s)
-  CONTAINMENT
-  GRAVEL FILL W/IN
CONTAINMENT
(OVERGROWN W/
GRASS)

(ASPHALT)

(ASPHALT)

(ASPHALT)

(ASPHALT)

FILL PORT

30" DIA. MANHOLE

FILL PORT

LIGHT POST

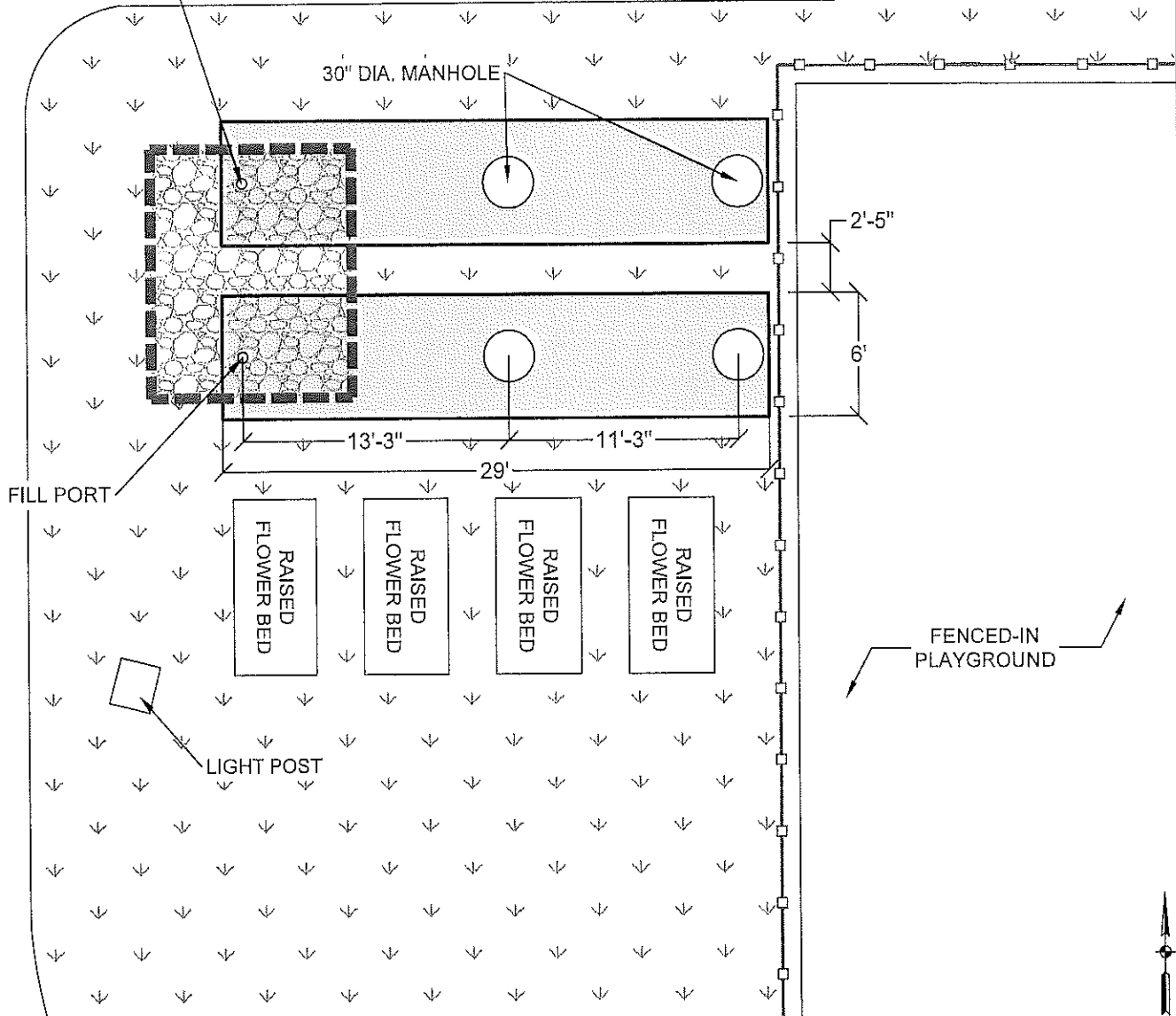
FENCED-IN
PLAYGROUND

RAISED
FLOWER BED

RAISED
FLOWER BED

RAISED
FLOWER BED

RAISED
FLOWER BED



SCALE: 1"=8'



NOTE: PLACEMENT AND CONNECTIONS OF VENT, SUPPLY, RETURN, AND TANK GAUGE PIPING ARE UNKNOWN. THEY ARE PRESUMED TO EXTEND UNDERGROUND TO THE MECHANICAL ROOM IN SELF SCHOOL.

SHEET 3 OF 4
FIGURE

3

UST DIMENSIONS
UST ASSESSMENT
750 RANSOM ROAD

VALPARAISO

INDIANA

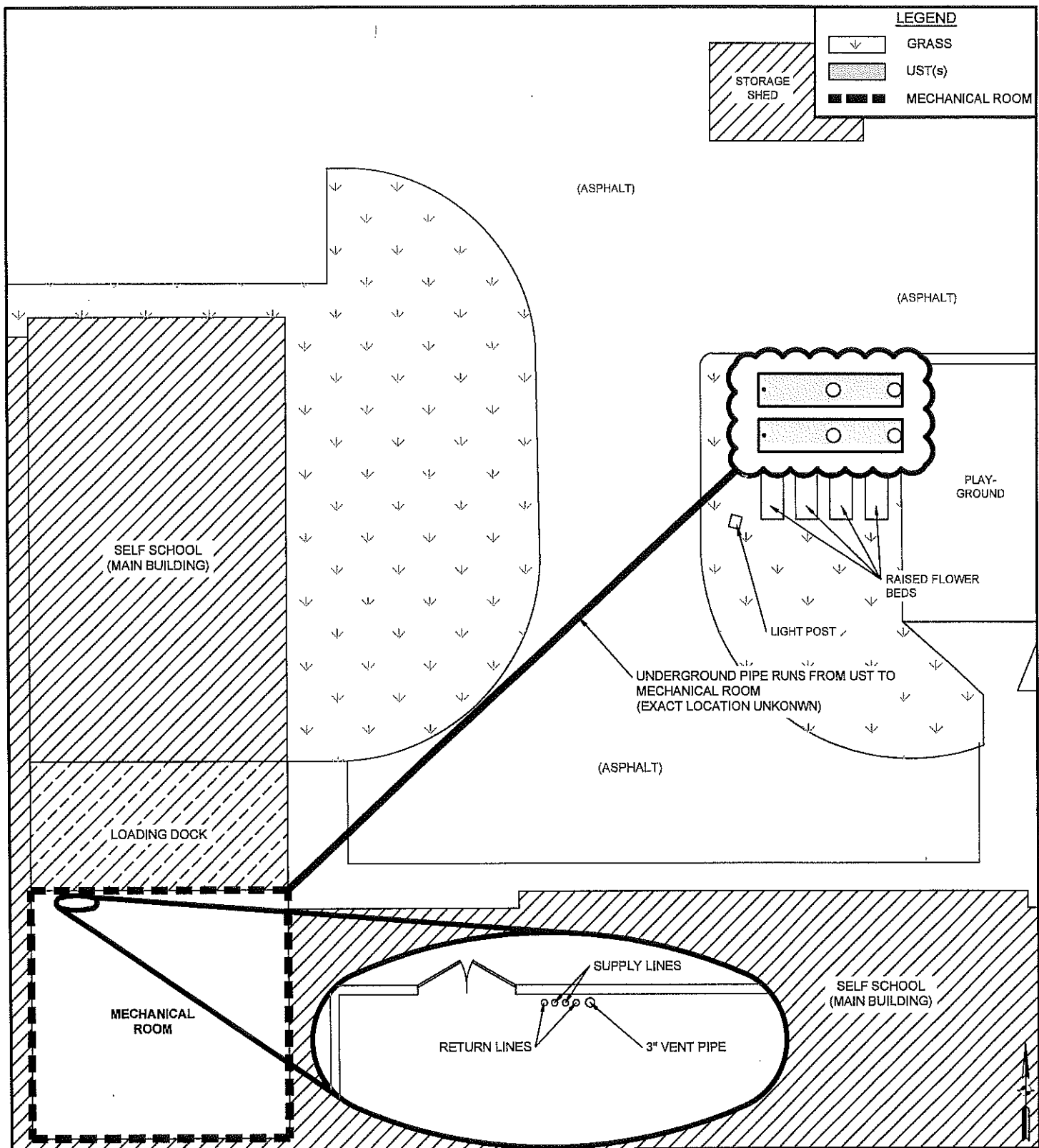
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DATE: JUNE 7, 2021	▲
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21.1387.4	▲

REVISION	BY	DATE



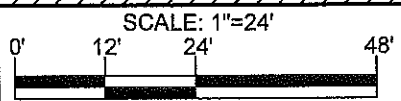
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LEGEND

	GRASS
	UST(s)
	MECHANICAL ROOM



NOTE: PLACEMENT AND CONNECTIONS OF VENT, SUPPLY, RETURN, AND TANK GAUGE PIPING ARE UNKNOWN. THEY ARE PRESUMED TO EXTEND UNDERGROUND TO THE MECHANICAL ROOM IN SELF SCHOOL.

SHEET 4 OF 4 FIGURE	UST SYSTEM ANCILLARY EQUIPMENT	DRAWN: L. SALYER	NO.	REVISION	BY	DATE
		DESIGNED: D. POLLOCK				
4	UST ASSESSMENT 750 RANSOM ROAD VALPARAISO INDIANA	APPROVD: J. BLOSKY				
		DATE: JUNE 7, 2021				
		PROJECT NUMBER: 21.1387.4				
		AMERECO, INC. CONSULTING ENGINEERS-PROJECT MANAGERS 54 MICHIGAN AVENUE VALPARAISO, IN 45383 219-531-0631				