

U.S. ENVIRONMENTAL PROTECTION AGENCY
POLLUTION/SITUATION REPORT
Baghurst Drive Site - Removal Polrep
Final Removal Polrep



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region III

Subject: POLREP #41
Removal Completion (October 28, 2024) and Final POLREP
Baghurst Drive Site
A3WY
Upper Salford, PA
Latitude: 40.2994830 Longitude: -75.4551330

To: R3 RRC, US EPA R3
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From: Myles Bartos, OSC

Date: 9/15/2025

Reporting Period: August 1st 2024 through December 31st, 2024

1. Introduction

1.1 Background

Site Number:	A3WY	Contract Number:	
D.O. Number:		Action Memo Date:	9/19/2022
Response Authority:	CERCLA	Response Type:	Time-Critical
Response Lead:	EPA	Incident Category:	Removal Action
NPL Status:	NPL	Operable Unit:	Sitewide
Mobilization Date:	12/12/2014	Start Date:	12/12/2014
Demob Date:	10/28/2024	Completion Date:	10/28/2024
CERCLIS ID:	PAN000306939	RCRIS ID:	
ERNS No.:		State Notification:	PADEP Notified
FPN#:		Reimbursable Account #:	

1.1.1 Incident Category

CERCLA Incident Category: Other - Contaminated groundwater plume

1.1.2 Site Description

1.1.2.1 Location

The Baghurst Drive Site is located at and around the intersection of Baghurst Drive and Hendricks Road and in a rural residential area in Harleysville, Montgomery County, Pennsylvania. Geographic coordinates of the site are 40° 17' 58.14" (40.299483) north latitude and 75° 27' 18.48" (75.455133) west longitude, as measured at the intersection of Hendricks Road and Baghurst Drive.

1.1.2.2 Description of Threat

The Site consists of a contaminated groundwater plume that is affecting private drinking water wells in the area. The plume includes the hazardous substances 1,1,1-trichloroethane (1,1,1-TCA), 1,1-dichloroethene (1,1-DCE), 1,1-dichloroethane (1,1-DCA), trichloroethylene (TCE), and 1,4-dioxane. The plume is reported to have impacted 27 residential drinking water wells, including a common well that services 10 residences.

1.1.3 Preliminary Removal Assessment/Removal Site Inspection Result

In June 2014, a removal site evaluation was performed for the residential drinking water wells that were believed to be impacted by the contaminated groundwater plume. Based on the analytical data, the drinking water wells of the all the homes sampled contained concentrations of VOCs and/or 1,4-dioxane above safe drinking water recommendations, such as Maximum Contaminant Levels (MCLs) or EPA Regional Screening Levels (RSLs).

2. Current Activities

2.1 Operations Section

2.1.1 Narrative

2.1.2 Response Actions to Date

ERRS continued (via subcontractor) all operations at the booster station to bring it online. There were several punch list items including the following: chlorine injection calibration/tweak, pump controller calibration and tweak, adjust alarm settings. These tweaks started in August and continued through September and October as the system was brought online. The OSC provided SBA the opportunity to be engaged. The SBA operators did attend the majority of the startup and testing.

During the month of August, the floor was coated with epoxy and the domestic waterline reroute was completed. As of August 31st, 2024 the SBA had not obtained any easements, particularly the ones for the booster station.

On September 3rd, 2024 EPA began connecting private residents to the water system. Five homes were connected and are receiving water. It was noticed that under load, the pumps weren't operating exactly as desired. Additional programming and tweaking of the controller was deemed necessary. Further connections were halted until system adjustments were made.

Connections resumed on September 17th, 2024. As of September 23rd, 2024, all homes scheduled for connection were on public water. The booster station was functioning correctly. A total of 27 homes were connected. One property, known as the "Factory", never signed the water application required to have EPA make the final connection. EPA made multiple attempts via phone, mail, and email to contact the property owner. The SBA operator was onsite to install all meters and observe operations.

During September, repair and restoration work was initiated and completed on the property that was damaged by a leaking and/or sweating carbon treatment system. Work was completed on September 30th.

EPA initiated plugging of wells for all residents that were connected to the public waterline. This includes the common well. All wells were properly abandoned as of October 17th 2024 and well electrical line(s) were de-energized at the fuse box.

All carbon treatment systems were removed and properly disposed by October 20th.

Under the July 2024 MOA between EPA and the SBA, the SBA agreed to obtain all easements it needed by July 21, 2024. The SBA had not met this obligation by the date of this POLREP in September 2025. A recent review of publicly available information suggested that the SBA was taking efforts to obtain the small number of easements it requires. During the removal action, EPA obtained the consent of all owners of property on which piping and other components of the waterline extension were permanently installed, constructed, or placed. Under the MOA, EPA designated the SBA as its representative for access purposes under CERCLA and the NCP until the easements were procured. The MOA stipulated that failure by the SBA to obtain the easements would not impede the completion of the removal action.

EPA completed the removal action and demobilized from the Site on October 28, 2024.

The completion of the removal included all residential hookups to the extended waterline and proper abandonment of the wells on the properties that were hooked up to the waterline extension. On October 4, 2024, EPA notified the SBA of EPA's determination that the waterline extension system was operational and functional. Under federal regulations, EPA no longer had a property interest in the components of the waterline extension once EPA determined that the waterline extension was operational and functional.

Parts of the waterline extension were constructed on property owned by Upper Salford Township. On July 9, 2024, EPA obtained a Modification to a Consent to Enter Property from Upper Salford Township. Under this Modification, Upper Salford Township consented to EPA's entry to the Township's property for a period ending one year after the date that EPA determined that the waterline extension was operational and functional (i.e., through October 3, 2025). Notwithstanding the MOA's provision concerning EPA's designation of the SBA as its representative for access purposes under CERCLA and the NCP, EPA no longer requires access to the Township's property after October 3, 2025, because all EPA removal response actions under CERCLA and the NCP have been completed, and EPA's access authorities are limited in this case to effectuation of the removal action and any related response activities. Accordingly, after October 3, 2025, the SBA will no longer be EPA's designated representative for access purposes under CERCLA and the NCP because such purposes no longer exist. Through ORC, the OSC will notify the SBA of this change.

General:

EPA confirmed with Upper Salford Township that all inspections were conducted.

EPA ensured Upper Salford Township was reimbursed for the costs of their engineering contractor who performed those inspections for EPA. EPA did not obtain the administrative permits, but met substantive requirements of the code (depth of piping, piping type, connection type, rebar size and placement, etc) whenever possible.

EPA has completed the removal action as of October 28th, 2024.

As per the MOA, SBA submitted an invoice for the capacity portion of the tapping fee and EPA paid that portion for each resident as compensation for well closure. SBA has identified the capacity portion of the Tapping Fees to be \$3,642.04

2.1.3 Enforcement Activities, Identity of Potentially Responsible Parties (PRPs)

No additional information.

2.2 Planning Section

2.2.1 Anticipated Activities

The Schwenksville Borough Authority will continue the easement purchases process as per their responsibility in the MOA

2.2.1.1 Planned Response Activities

No additional response activities. The removal is complete.

2.2.1.2 Next Steps

None.

2.2.2 Issues

No issues. EPA has completed the removal action.

2.3 Logistics Section

N/A

2.4 Finance Section

On September 19th, 2022 an Action Memorandum was signed that authorized additional funding. A total of \$2,760,000 was added raising the ceiling to \$14,231,250.

Current allocations as of this POLREP are as follows:

ERRS: 10,975,000
 START: 1,400,000
 Miscellaneous: 1,717,047.00

December 2022: EPA issued a delivery order (DO) to PECO to design the extension of 3-phase power.

April 2023: EPA issued a DOs to EPCO for the following work: environmental review, vegetation removal plan, vegetation removal work, and construction of extension. The total to date for all DO's is \$1,042,333.73. This is captured in the Miscellaneous line of accounting below.

NEW TASK ORDER (TO) ISSUED TO ERRS FOR NEW CONTRACT. Ceiling is \$1,500.00. \$1,500,000 was deobligated from ERRS #1 contract. An additional \$139,203 was transferred from Misc to ERRS contract #0.

Estimated Costs *

	Budgeted	Total To Date	Remaining	% Remaining
Extramural Costs				
ERRS #0 (2023)	\$1,639,203.00	\$1,065,951.46	\$573,251.54	34.97%
ERRS #1	\$7,305,712.94	\$6,934,838.32	\$370,874.62	5.08%
ERRS #2/3 - (final costs)	\$169,287.06	\$169,287.06	\$0.00	0.00%
START III-IV (final costs)	\$473,539.14	\$473,539.14	\$0.00	0.00%
START VI	\$726,460.86	\$702,846.66	\$23,614.20	3.25%
Miscellaneous	\$1,717,047.00	\$1,042,333.73	\$674,713.27	39.29%
Intramural Costs				
Total Site Costs	\$12,031,250.00	\$10,388,796.37	\$1,642,453.63	13.65%

* The above accounting of expenditures is an estimate based on figures known to the OSC at the time this report was written. The OSC does not necessarily receive specific figures on final payments made to any contractor(s). Other financial data which the OSC must rely upon may not be entirely up-to-date. The cost accounting provided in this report does not necessarily represent an exact monetary figure which the government may include in any claim for cost recovery.

2.5 Other Command Staff

No information available at this time.

3. Participating Entities

3.1 Unified Command

3.2 Cooperating Agencies

Upper Salford Township Board of Supervisors

Private Utility Enterprises Inc (representatives of Water Authority)

Schwenksville Borough Authority

PADEP

Montgomery County Health Department

4. Personnel On Site

EPA

ERRS and subcontractors

START

5. Definition of Terms

No information available at this time.

6. Additional sources of information

6.1 Internet location of additional information/report

For additional information, please refer to "Documents" on www.epaosc.org/baghurst

6.2 Reporting Schedule

7. Situational Reference Materials

No information available at this time.