



Long-Term Stewardship Assessment Report

Universal Well Services Inc.

EPA ID #: PAD046762258

Bradford, Pennsylvania 16701

Assessment Date: September 18, 2018

Report Date by: September 28, 2018

Introduction: Long-term stewardship (LTS) refers to the activities necessary to ensure that engineering controls (ECs) are maintained and that institutional controls (ICs) continue to be enforced. The purpose of the EPA Region 3 LTS program is to periodically assess the efficacy of the implemented remedies (i.e., ECs and ICs) and to update the community on the status of the RCRA Corrective Action facilities. The assessment is conducted in twofold, which consists of a record review and a field inspection, to ensure that the remedies are implemented and maintained in accordance to the final decision.

Site Background: The Universal Well Services facility is a 21-acre parcel at 550 High Street, Bradford, McKean County, Pennsylvania (Facility). Before the mid-1950s, the site was originally undeveloped land owned by the Bradford Industrial Development Corporation. Coming Glass purchased the site in 1958 and constructed the existing building. In 1987, the facility was sold to Vishay Intertechnology, Inc. of Malvern, Pennsylvania. Vishay Intertechnology, Inc. was the parent company of Bradford Electronics, Inc. A portion of the facility was sold to the Bradford Economic Development Corporation (year unknown). The Pepperell Braiding Company currently occupies the building that was sold. Bradford Electronics operated the facility until 2002 when the facility was decommissioned. The site remained vacant until Bradford Electronics sold the property in 2006 to Bob Cummins Construction Company.

Between 1958 and 2002, the Facility owners manufactured electronic resistors and metal film resistors. In the manufacturing process, various solvents were used and stored, including: toluene, isopropanol, xylene, butylacetate, ethylacetate, amylacetate, Freon TF, methyl ethyl ketone (MEK), and 1, 1, 1-trichloroethane (1, 1, 1-TCA). Other raw materials formerly stored and used at the facility included trichloroethylene (TCE), hydraulic and lubricating oils, paint, No.2 fuel oil, and gasoline. TCE was used in an onsite degreaser between 1958 and 1973 and later replaced with 1, 1, 1- TCA. During the last stages of operation of the facility, Bradford Electronics was registered as a small quantity generator of hazardous waste. The hazardous wastes were generated in small quantities and stored at the facility for less than 90 days. When the site was decommissioned during 2001- 2002, all hazardous wastes were disposed of at a licensed disposal facility.

Current Site Status: On June 12, 2007, EPA issued the Final Decision and Response to Comments (FDRTC). The final remedy determination is Corrective Action Complete with Controls. Controls include groundwater use restrictions and land use restrictions. The final remedy detailed in the FDRTC is implemented through a deed restriction and deed notice dated February 2, 2007. Bob Cummins Constructions Company currently owns the property and leases a portion of the property to Universal Well Services. The Facility is currently inactive. A paved area at the southern end of the property is used for tractor-trailer parking.

Long-term Stewardship Site Visit: On September 18, 2018, EPA conducted a long-term stewardship site visit with a Universal representative to discuss and assess the status of the implemented remedies at the site.

The attendees were:

Name	Organization	Email Address	Phone No.
John Hopkins	EPA Region 3	hopkins.john@epa.gov	215-814-3437
Patricia Cobb	Universal Pressure Pumping, Inc.	patricia.cobb@patenergy.com	814-373-3239

Institutional Controls (ICs) Status:

Deed Restriction: The deed restriction and deed notice are the methods for implementing institutional controls required as a condition of the Statement of Basis and Final Decision. The following ICs apply to the Universal Well Services facility, shown on Figure 1:

Land Use Restriction: The land shall be used solely for nonresidential purposes. Visual observation of the land use at the Universal Well Services facility indicated that the property restricted by the deed is currently unused. There was no need for the assessor to enter the vacant manufacturing buildings and all observations were made from the outside. The Property is secured with a surrounding fence and locked gateway.

Groundwater Use Restriction: The shallow groundwater under the land shall not be used for any drinking or agricultural purpose. The vacant facility is served by the Bradford City Water Authority. There were no observed uses of groundwater at the time of the site visit.

Financial Assurance: Financial Assurance is not required for this site.

Mapping: The EPA facility website map is accurate and includes the 21-acre parcel. The map was field verified and no issues were noted. A downloadable geospatial PDF map is available on EPA's corrective action facility webpage under the "Reports, Documents and Photographs" section, found [here](#).

Conclusions and Recommendations: No EC/IC deficiencies were identified. EPA has determined that the remedy ECs/ICs have been fully implemented. As requested, Universal Well Services provided EPA with a recorded copy of the deed restriction and deed notice.

Attachments:

Figure 1: Aerial Map of Universal Well Services

Picture 1: Main Entrance Gate

Picture 2: Vacant Buildings facing North

Picture 3: Vacant Buildings facing West

Picture 4: Vacant Buildings facing South


Picture 5: Approximate Former Solvent and Oil Storage Shed Area

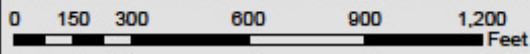
Figure 1: Aerial Map of Universal Well Services



Universal Well Services Incorporated
EPA ID PAD046762258
550 High Street
Bradford, PA 16701



 Entire Facility



Source: Esri, DigitalGlobe, GeoEye, Earthstar OpenStreetMap, CNES/Airbus DS, USDA, USDA, AeroGRID, IGN, IGP, Inroads, and the GIS User Community

Picture 1: Main Entrance Gate



Picture 2: Vacant Buildings facing North



Picture 3: Vacant Buildings facing West



Picture 4: Vacant Buildings facing South



Picture 5: Approximate Former Solvent and Oil Storage Shed Area

