

U.S. ENVIRONMENTAL PROTECTION AGENCY
POLLUTION/SITUATION REPORT
Creese and Cook Co. (Former) 2 Superfund Site - Removal Polrep



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region I

Subject: POLREP #3
Progress Report
Creese and Cook Co. (Former) 2 Superfund Site
01HM
Danvers, MA
Latitude: 42.5535545 Longitude: -70.9264255

To:
From: Ted Bzenas, OSC
Date: 5/25/2012
Reporting Period: 5/18/2012 thru 5/25/2012

1. Introduction

1.1 Background

Site Number:	01HM	Contract Number:	EP-W-08-61
D.O. Number:	0040	Action Memo Date:	3/8/2012
Response Authority:	CERCLA	Response Type:	Time-Critical
Response Lead:	EPA	Incident Category:	Removal Action
NPL Status:	Non NPL	Operable Unit:	
Mobilization Date:	4/24/2012	Start Date:	4/24/2012
Demob Date:		Completion Date:	
CERCLIS ID:	MAN000105956	RCRIS ID:	
ERNS No.:		State Notification:	
FPN#:		Reimbursable Account #:	

1.1.1 Incident Category

Time Critical Removal Action

1.1.2 Site Description

The Creese and Cook (Former) 2 Site [CC2] is a privately owned parcel covering 3.45 acres which is located at 33 Water Street in Danvers, Essex County, Massachusetts. The property is currently occupied by 28 condominium units. Each condominium unit is individually owned, but contributes fees to the operation and maintenance of the complex under a condominium association, the Crane River East Condominiums.

Starting in 1903, the Creese & Cook Company operated a tannery and leather finishing facility at 33 Water Street. Tannery operations are known to have been conducted at the property until at least 1914, based on historical reports. It is unclear from available documentation what tannery operations continued at the property beyond 1914.

From 1986 to 1987, the 33 Water Street property was redeveloped as the 28-unit Crane River East Condominiums. Only one limited site investigation, conducted in 1984, was found in available documentation regarding this property.

1.1.2.1 Location

The property is bordered to the west by wetlands, the Crane River, and a former Boston & Maine railroad line (MBTA ROW); to the north by Cheever Street, commercial properties, and private residences; to the east by Water Street (Route 35) and commercial properties; and to the south by residential units and the Crane River.

1.1.2.2 Description of Threat

As a result of historical leather tanning operations at the Site, the surface soils are contaminated with arsenic at levels up to 1370 ppm, which exceeds the Massachusetts Department of Environmental Protection Imminent Hazard level of 40ppm for arsenic in surface soils. Contaminated surface soils are located adjacent to six of the condominium units, collectively located in Building "D". Access to the surface soils is unrestricted, creating a potential exposure threat to the occupants of the condos.

1.1.2.3 Removal Assessment/Removal Site Inspection Results

Please refer to POLREP #1.

2. Current Activities

2.1 Operations Section

2.1.1 Narrative

Excavation of the yard began on May 18th and continued to completion on May 22nd. Backfilling of the excavation began on May 22nd and was completed on May 25th. Topsoil delivery and final grading began on May 25th as well. Transportation and disposal arrangements are in process.

2.1.2 Response Actions to Date

Refer to POLREP #1 and #2.

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

Although liable under CERCLA as current owners, EPA has decided, at its discretion, not to pursue the condominium association or individual unit owners for costs associated with cleanup under this removal action. EPA will consider cost recovery from other identified owners and operators of Creese and Cook if they are determined to be legally and financially viable.

2.1.4 Progress Metrics

<i>Waste Stream</i>	<i>Medium</i>	<i>Quantity</i>	<i>Manifest #</i>	<i>Treatment</i>	<i>Disposal</i>

2.2 Planning Section

2.2.1 Anticipated Activities

Final grading and hydroseeding is anticipated for the week of May 28th. Transportation and disposal is expected to begin on June 04, 2012.

Following the completion of disposal, the soil staging area will be restored with backfill, topsoil and hydroseed.

2.2.1.1 Planned Response Activities

EPA and MassDEP are scheduled to appear at the Town of Danvers Board of Health meeting on June 7th.

2.2.1.2 Next Steps

The schedule for transportation and disposal of contaminated soils has not been determined at this time and is dependent on the results of the disposal analysis, availability of transportation resources, and the capacity of the disposal facility. Disposal is expected to be completed before June 31st.

2.2.2 Issues

Numerous buried utility lines in the proposed excavation area may hinder progress.

Wet weather has caused minor work delays due to muddy conditions in the excavation areas.

2.3 Logistics Section

Communication and coordination with the residents and the Town of Danvers has been exemplary to date.

2.4 Finance Section

2.4.1 Narrative

The Action Memorandum has secured \$300,000.00 for the direct cleanup costs. There is a 15% contingency fund.

Estimated Costs *

	Budgeted	Total To Date	Remaining	% Remaining
Extramural Costs				
ERRS - Cleanup Contractor	\$300,000.00	\$100,000.00	\$200,000.00	66.67%
TAT/START	\$60,000.00	\$50,000.00	\$10,000.00	16.67%

Intramural Costs				
Total Site Costs	\$360,000.00	\$150,000.00	\$210,000.00	58.33%

* 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

2.5.1 Safety Officer

A Site Safety Inspection by the EPA Region 1 Safety officer was conducted on May 08, 2012. Minor issues such as the location of the fire extinguisher and trip hazards were identified and immediately rectified.

2.5.2 Liaison Officer

2.5.3 Information Officer

3. Participating Entities

3.1 Unified Command

US EPA - Region 01
MassDEP

3.2 Cooperating Agencies

Town of Danvers, MA

4. Personnel On Site

WESTON SOLUTIONS/ START (1)
ER LLC (5)
US EPA (1)

5. Definition of Terms

No information available at this time.

6. Additional sources of information

No information available at this time.

7. Situational Reference Materials

No information available at this time.