

U.S. ENVIRONMENTAL PROTECTION AGENCY
POLLUTION/SITUATION REPORT
Carrier-Bryant - Removal Polrep



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region V

Subject: POLREP #2
Winter Demobilization
Carrier-Bryant
C5C6
Indianapolis, IN
Latitude: 39.7978120 Longitude: -86.1819990

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Date: 12/19/2012

Reporting Period: 12/14/2012 - 12/19/2012

1. Introduction

1.1 Background

Site Number:	C5C6	Contract Number:	EP-S5-09-05
D.O. Number:	109	Action Memo Date:	10/3/2012
Response Authority:	CERCLA	Response Type:	Time-Critical
Response Lead:	EPA	Incident Category:	Removal Action
NPL Status:	Non NPL	Operable Unit:	
Mobilization Date:	12/3/2012	Start Date:	12/7/2012
Demob Date:		Completion Date:	
CERCLIS ID:	INN000510693	RCRIS ID:	IND000810770
ERNS No.:		State Notification:	IDEM
FPN#:		Reimbursable Account #:	

1.1.1 Incident Category

Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) incident category:
Inactive Production Facility

1.1.2 Site Description

The Site is a former Carrier-Bryant facility used for manufacturing and assembly of furnaces and air conditioners from 1955 to the 1984. Carrier moved to another facility and sold the property to St. Clair Properties in 1985. AAA Warehouse operated the Site from approximately 1984 into the 1990s storing pesticides, electronics, bulk starches, and other products. By 2001, the Site was vacated and an environmental assessment was performed on behalf of a bank. No sale followed and the property was abandoned and allowed to fall into disrepair.

The Site is 20 acres of land with 10 acres under roof. Site buildings include three large manufacturing/warehouse buildings, a boiler house, a smoke stack, and a maintenance building.

With the Site being unoccupied, trespassing, vandalism, vagrancy, open burning and open dumping have occurred. The perimeter fence was ineffective including: missing panels, damaged gates, and large holes in panels. The Site was open to foot or vehicle traffic on all four boundaries. Metal scrapers have removed steel structure, piping and wiring from Site buildings. The county health department housing division has boarded Site Buildings in the past, however, most manway doors, overhead vehicle doors, and windows are

broken, dislodged or missing.

1.1.2.1 Location

The Carrier-Bryant Site is located at 1100 W 21st Street, Indianapolis, Marion County, Indiana, 46202. The area is mixed use and the Site is bordered by residential housing, several churches, a daycare, commercial businesses, and light industry. The 2000 Census recorded approximately 8600 residents within a half mile of the Site. A public school is 550 feet west of the Site entrance. The Site is in the municipal well-head protection area - 1 year time of travel. The Indianapolis Water Company Canal, a surface drinking water source, is 900 feet east. Fall Creek is 700 feet east and the White River is 3000 feet west.

The geographical coordinates for the Site entrance are 39.795653 north latitude and 86.181961 west longitude.

1.1.2.2 Description of Threat

In 2011, the City of Indianapolis commissioned an environmental site assessment for the Site. The assessment documented abandoned drums, aboveground storage tanks, underground storage tanks, smaller containers, and friable asbestos open to the environment. The Site was vacant and open to foot and vehicle traffic.

In January 2012, the City of Indianapolis verbally requested U.S. EPA assistance with abandoned hazardous substances, pollutants or contaminants at the Site. The City and Indiana Department of Environmental Management followed with respective letters requesting EPA assistance at the Site.

1.1.3 Preliminary Removal Assessment/Removal Site Inspection Results

EPA and the Superfund Technical Assessment and Response Team contractor (START) performed a site assessment on February 7, 2012 and documented abandoned drums, storage tanks, and containers as well as unsecured perimeter fencing and signs of trespassing. Drums were present vandalized, degraded, leaking, or turned over. Five underground storage tanks were present at the Site, one of which was recorded as having been used for storing paint. EPA collected a total of two drum liquid samples and five asbestos samples that were submitted for laboratory analysis (Flash Point, TCLP VOCs, pH, asbestos). Prolific metal scrapping at the Site resulted in asbestos insulation being torn away from boilers and steam pipes. Asbestos had been bagged and placed outside the boiler house. Years of weathering degraded the trash bags, and friable asbestos became open to the environment both in exterior piles as well as from inside the boiler house. Large windows and doorways are missing from the boiler house, and friable asbestos is present in piles on the boiler house floor.

The Site perimeter fence had missing panels, gates were pushed open, and holes were cut where foot paths crossed the property. Trespassing occurs as a matter of routine foot traffic to cross through the property. Vehicles were accessing the property, driving into Site buildings, and dumping solid waste. Vandalism had occurred, including damaging or overturning drums.

Laboratory analysis of samples collected during the site assessment confirmed hazardous substances as VOCs in drum sample CBS-DRUM1 (Methyl Ethyl Ketone, Trichloroethylene), characteristic hazardous waste for ignitability in drum sample CBS-DRUM1, and friable asbestos open to the environment around the Site boiler house.

2. Current Activities

2.1 Operations Section

2.1.1 Narrative

See Initial POLREP for Operations information.

2.1.2 Response Actions to Date

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

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

2.2.1.1 Planned Response Activities

EPA has suspended operations due to upcoming winter temperatures with plans to return around March 1, 2013.

2.2.1.2 Next Steps

2.2.2 Issues

2.3 Logistics Section

No information available at this time.

2.4 Finance Section

Estimated Costs *

	Budgeted	Total To Date	Remaining	% Remaining
Extramural Costs				
ERRS - Cleanup Contractor	\$412,012.00	\$62,666.20	\$349,345.80	84.79%
TAT/START	\$40,000.00	\$23,847.00	\$16,153.00	40.38%
Intramural Costs				
USEPA - Direct	\$40,000.00	\$4,200.00	\$35,800.00	89.50%
Total Site Costs				
	\$492,012.00	\$90,713.20	\$401,298.80	81.56%

* 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

NA

3.2 Cooperating Agencies

- The City of Indianapolis, Division of Economic Development, Brownfields Program
- Marion County Public Health Department: Hazardous Materials, Vector Control, Epidemiology
- Indiana Department of Environmental Management

4. Personnel On Site

No information available at this time.

5. Definition of Terms

No information available at this time.

6. Additional sources of information

6.1 Internet location of additional information/report

<http://www.epa.gov/region5/cleanup/carrierbryant/index.html>

www.epaosc.org/carrierbryant

6.2 Reporting Schedule

The next POLREP will be issued when EPA has demobilized for weather the week of December 17, 2012.

7. Situational Reference Materials

No information available at this time.