

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



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region V

Subject: POLREP #3
Progress
Carrier-Bryant
C5C6
Indianapolis, IN
Latitude: 39.7978120 Longitude: -86.1819990

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From: Jason Sewell, On-Scene Coordinator

Date: 4/26/2013

Reporting Period: 4/22/2013 to 4/27/2013

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 scrappers 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

EPA mobilized to the Site December 3rd, 2012, to secure the site by erecting temporary fencing, placing concrete barriers, and repairing gates. Drums were screened, over-packed where necessary, and placed into secure storage. Site buildings were secured to prevent unauthorized entrance and resulting exposures to friable asbestos. And, signs were posted at the Site perimeter. EPA and contractors demobilized December 19th, 2012, due to severe weather and temperatures affecting response operations.

EPA re-mobilized to the Site April 22, 2013, to complete actions including removal of asbestos from the Site boiler house and removal of an underground storage tank containing paint waste including Volatile Organic Compounds.

2.1.2 Response Actions to Date

The EPA and EPA Contractors:

- Notified the surrounding community that EPA actions were resuming.
- Mobilized equipment to the site including a job site trailer to establish the temporary EPA office.
- Performed work area and perimeter air monitoring for site contaminants.
- Established exclusion zones and contaminant reduction zones to prevent exposures to, and spread of, site contaminants.
- Prepared the exterior areas of the boiler house for asbestos removal, including: clearing and grubbing, bagging of loose materials around the immediate perimeter, and further sealing of doorways and windows to contain asbestos during removal activities.
- Assembled decontamination facilities for asbestos workers.
- Maintained site security during non-work hours.

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

EPA has identified three PRPs and has been pursuing an Agreed Order on Consent with one PRP to perform part of removal activities at the Site.

2.1.4 Progress Metrics

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

2.2 Planning Section

2.2.1 Anticipated Activities

2.2.1.1 Planned Response Activities

EPA will be removing asbestos made friable and open to the environment from the Site boiler house. EPA will also be removing and underground storage tank of paint waste, including Volatile Organic Compounds. EPA is pursuing an agreement with a PRP to perform additional removal activities.

2.2.1.2 Next Steps

EPA has mobilized to the Site and prepared the boiler house for removal activities. Asbestos removal work is expected to begin during the next reporting period.

2.2.2 Issues

Area residents requested to be updated via post card mailers. EPA continues to mail updates.

Although EPA has secured the Site perimeter, the boiler house is located near the eastern site border and adjacent to an active rail line. Despite hazardous warning signs posted by EPA, conversations the OSC has had with people of the neighborhood, and restrictions for walking on railroad tracks, pedestrians continue to use the railroad tracks for routine foot traffic. The close proximity of the railroad to the boiler house presents a risk of exposure to pedestrians during asbestos removal.

2.3 Logistics Section

EPA's ERRS contractor is providing all Logistics needs.

2.4 Finance Section

Estimated Costs *

	Budgeted	Total To Date	Remaining	% Remaining
Extramural Costs				
ERRS - Cleanup Contractor	\$412,012.00	\$99,216.36	\$312,795.64	75.92%
TAT/START	\$65,000.00	\$41,150.11	\$23,849.89	36.69%
Intramural Costs				
USEPA - Direct	\$40,000.00	\$4,700.00	\$35,300.00	88.25%
Total Site Costs	\$517,012.00	\$145,066.47	\$371,945.53	71.94%

* 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

OSC serves as Site safety officer. ERRS provides a Health and Safety Officer for ERRS contract employees. All employees at the Site are responsible for reading, signing and following the Health and Safety Plan.

2.5.2 Liaison Officer

OSC serves as Liaison Officer

2.5.3 Information Officer

OSC serves as the Information Officer. Cheryl Allen, Community Involvement Coordinator, was assigned to assist the OSC with community relations.

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

For this reporting period:

EPA - 1

START - 2

ERRS - 7

5. Definition of Terms

EPA	Environmental Protection Agency
ERRB	Emergency Response and Removal Branch
ERRS	Emergency and Rapid Response Services
FPN	Federal Project Number
IDEM	Indiana Department of Environmental Management
NA	Not Applicable
OSC	On-Scene Coordinator
PolRep	Pollution Report
PRP	Potentially Responsible Party
UST	Underground Storage Tank
START	Superfund Technical Assessment and Response Team

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

Weekly

7. Situational Reference Materials

No information available at this time.

POLREP #3 Last Updated 5/14/2013