

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



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
Region V

**Subject:** POLREP #8  
Progress  
Carrier-Bryant  
C5C6  
Indianapolis, IN  
Latitude: 39.7978120 Longitude: -86.1819990

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**From:** Jason Sewell, On-Scene Coordinator

**Date:** 6/4/2013

**Reporting Period:** 5/25/2013 to 5/31/2013

## 1. Introduction

### 1.1 Background

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

#### 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**

For this reporting period, the EPA and EPA Contractors:

- Removed and replaced used, contaminated poly window coverings from the boiler house.
- Finished decontamination and demobilization of tools used inside the boiler house.
- Encapsulated all flat surfaces in the boiler house with a spray on encapsulant.
- Demobilized unnecessary personnel and other resources.
- Collected waste characterization samples from asbestos worker decontamination shower gray water.
- Collected soil samples for asbestos from the exterior of the boiler house.
- Arranged for wastewater disposal.
- Shipped 20 cubic yards of asbestos containing materials offsite for disposal bringing the total ACM waste shipped to 60 cubic yards.
- Monitored air quality for site contaminants during periods of work, including airborne particulates.
- Sampled air for particulates (asbestos) around work areas and downwind/off-site during periods of work. To date, there have been no exceedences of particulate standards.
- Maintained after-hour site security.

### 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>
Asbestos Containing Materials	wetted solids	60 yds <sup>3</sup>	607717IN	Landfill	Twin Bridges Landfill 123 Twin Bridges Rd Danville, IN 46122
Paint waste, liquid (ignitable)	liquid	2 x 55 gallon			Pending Request for Quote (RFQ)
Paint waste, solid/sludge	solid	4 x 55 gallon			Pending RFQ
Rinsate/wastewater, UST	liquid	1 x 275 gallon tote			Pending RFQ
Drummed wastes, including TCE, MEK	liquid	19 x 55 gallon	TBD	TBD	To be determined by PRP

## 2.2 Planning Section

### 2.2.1 Anticipated Activities

#### 2.2.1.1 Planned Response Activities

EPA will:

- Secure the boiler house in preparation for demobilization.
- Arrange for disposal of all wastes including: paint, decon water.
- Continue to pursue an agreement with a PRP to perform additional removal activities, including removal and offsite disposal of drummed wastes.
- Collect confirmation air samples inside boiler house.

#### 2.2.1.2 Next Steps

- Collect confirmation air samples inside boiler house.
- Arrange for disposal of all wastes including: decon wastewater, and paint wastes.

### 2.2.2 Issues

A press conference including EPA Brownfields and the City of Indianapolis Brownfields program is scheduled to take place at the Site on June 6th. The conference will report on Brownfields projects scheduled to take place at the Site after conclusion of the removal action. The City representative requested the OSC be present to answer questions related to the removal action.

## 2.3 Logistics Section

EPA's ERRS contractor is providing all Logistics needs.

## 2.4 Finance Section

### 2.4.1 Narrative

A START Removal TDD was issued November 1, 2012 for \$25,000, increased to \$40,000 in December, 2012, and increased again to \$65,000 in March, 2013. The OSC requested an additional \$20,000 March 21, 2013. The TDD ceiling was increased to \$105,000 May 15th, 2013.

An ERRS Task Order was issued for \$150,000 on November 8, 2012, and increased to \$250,000 April 15, 2013. The OSC requested an additional \$100,000 on April 29, 2013, and the TO ceiling was increased to \$350,000 on May 14th, 2013.

### Estimated Costs \*

	<b>Budgeted</b>	<b>Total To Date</b>	<b>Remaining</b>	<b>% Remaining</b>
<b>Extramural Costs</b>				
ERRS - Cleanup Contractor	\$412,012.00	\$298,553.10	\$113,458.90	27.54%
TAT/START	\$105,000.00	\$77,533.00	\$27,467.00	26.16%

<b>Intramural Costs</b>				
USEPA - Direct	\$40,000.00	\$24,700.00	\$15,300.00	38.25%
<b>Total Site Costs</b>	<b>\$557,012.00</b>	<b>\$400,786.10</b>	<b>\$156,225.90</b>	<b>28.05%</b>

\* 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 - 1
- 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](http://www.epaosc.org/carrierbryant)

### **6.2 Reporting Schedule**

Weekly

## **7. Situational Reference Materials**

No information available at this time.

