

**United States Environmental Protection Agency
Region VII
POLLUTION REPORT**

Date: Wednesday, April 23, 2014

From: Jeff Weatherford, OSC

Subject: CBI Building Demolition

Carter Carburetor

2840 N. Spring Avenue, St. Louis, MO

Latitude: 38.6564996

Longitude: -90.2224316

POLREP No.:	6	Site #:	07JJ
Reporting Period:	12/4/2013 to 04/23/2014	D.O. #:	N/A
Start Date:	4/21/2014	Response Authority:	CERCLA
Mob Date:	4/21/2014	Response Type:	Non-Time-Critical
Demob Date:		NPL Status:	Non NPL
Completion Date:		Incident Category:	Removal Action
CERCLIS ID #:	M0D00822601	Contract #	EP-S7-13-05
RCRIS ID #:			

Site Description

The Carter Carburetor Site includes two dilapidated buildings and two associated vacant lots in St. Louis, Missouri. The Site is in an Environmental Justice community. The primary contaminants found at this site include poly-chlorinated biphenyls (PCB), trichloroethylene (TCE) and asbestos. The Site is in a commercial area with residential areas nearby.

The EPA has identified two Potentially Responsible Parties (PRPs): ACF Industries and Carter Building Incorporated (hereinafter ACF and CBI). ACF was the former owner of the buildings and CBI is the current owner of the buildings. ACF has spent several million dollars identifying the extent of contamination and quantifying the potential human health risks at the Site under a CERCLA Administrative Settlement Agreement and Order on Consent. ACF has prepared an Engineering Evaluation/Cost Analysis (EE/CA) laying out several cleanup alternatives for four distinct areas of the Site: the CBI Building, the Die Cast Area, the former aboveground TCE storage tank area, and the Willco Plastics Building. The EE/CA was finalized and submitted to the public for comment in September 2010.

After extending the public comment period several times, the EPA received numerous comments on the EE/CA. Responses to all substantial comments received from the public were documented in the site Responsiveness Summary. Taking into account comments from the community, the Region 7 Administrator signed an Action Memorandum in March 2011, documenting the appropriate removal actions to address contamination in each of the four areas described above.

In December 2011, ACF voluntarily completed installing a fence around the site to prevent unauthorized access and entry into the contaminated buildings.

The EPA completed negotiations with the PRPs and submitted the Settlement Agreements to the public for comment. Comments were received, evaluated and responsiveness summaries were prepared, and the Agreements became final.

As part of the negotiations, the EPA agreed to remove debris from the building which belonged to previous unknown tenants of the building and is potentially asbestos-contaminated. This fund lead action was performed pursuant to an action memo signed by the Regional Administrator and concurred on by EPA Headquarters, Office of Emergency Management (OEM), due to the potential for asbestos in the debris.

Fund lead debris removal actions for the CBI Building are complete.

Current Activities

On March 25, 2014, the EPA approved the Asbestos Abatement Work Plan submitted by ACF Industries, a Potentially Responsible Party (PRP), pursuant to the settlement agreement. Pursuant to the

approval letter, the PRP's asbestos abatement contractor mobilized to the site on April 21, 2014, and began preparations to start the asbestos abatement.

Asbestos abatement work will begin on the fourth floor of the CBI Building. To date workers have erected scaffolding and begun building barriers.

The START contractor and OSC will remain on-site to provide PRP oversight and perimeter air monitoring.

Planned Removal Actions

Continue oversight of PRP activities. The EPA is currently reviewing the Building Demolition Work Plan.

Next Steps

Complete review of the Building Demolition Work Plan.

Key Issues

None.

Disposition of Wastes

The PRP will be responsible for removal, tracking and disposition of waste. Although EPA will oversee and report these activities, specific waste information will not be tracked in POLREPs.

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