



Taking the Site Through VAP Assessment and Remediation



May 23, 2012

What Will We Do in This Session

- Assign Stakeholders
- Present Phase I Findings - Handouts
- Present Phase II Scope of Work - Handouts
- Stakeholders Break Up Into Groups and Evaluate Phase II Scope of Work
- Public Meeting for Stakeholders Comments
- Phase II Findings – Handouts
- Stakeholders Presentation of Remedies



Introduction of Our Moderators

- Dan B. Brown, CP, CPG, President
- John T. Garvey, CP, CPG, Dir. of Brownfield and Remediation Services
- Rick D. Vince, Environmental Scientist, Project Manager
- Chris Osborne, Ohio EPA, Southeast District Office



Stakeholder Groups



Consultants / Certified Professionals (CPs)



Regulators



End Users



Public Interests /
Local Government



PARTNERS
ENVIRONMENTAL



Note of Interest

Ohio EPA agrees that under no circumstance can any information obtained from this presentation be used to rescind the Covenant Not-To-Sue

A handwritten signature in green ink, appearing to read "Scott Nally", is positioned above a horizontal line.

Scott Nally

Director of Ohio EPA

Phase I Findings

Manufacturing Activities – Mid 1940s to Early 2001 Metal Fabrication and Assembly

- Compressor
- Machine Pits
- Vapor Degreaser
- Suspected USTs
- Metal Fabrication or Cleaning Area
- Assembly Area
- Filled Ravine

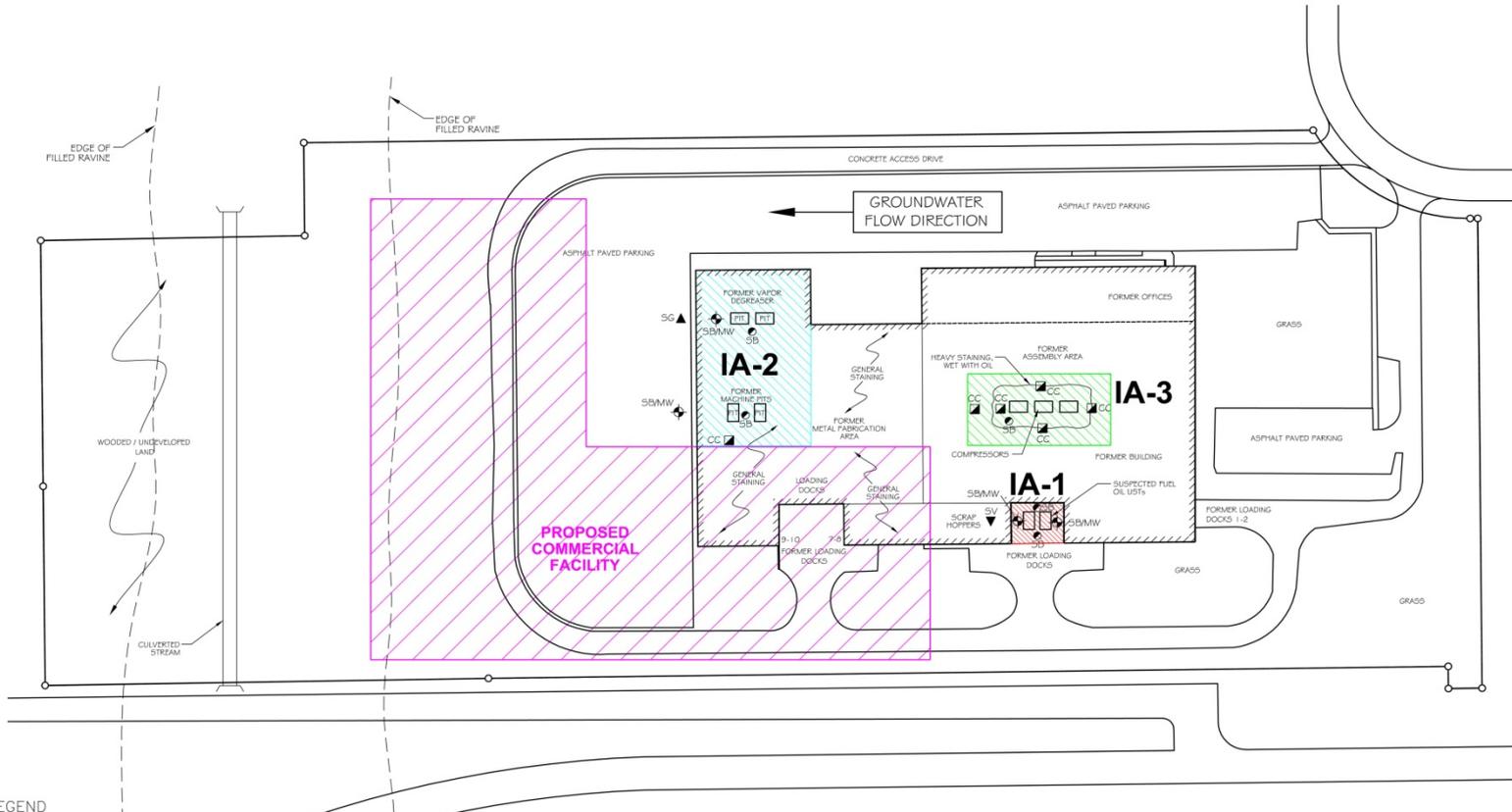
Phase I Findings

Site Characteristics

- End Use – Commercial/Industrial
- Property located within an Urban Setting Designation (USD)
- Existing Building is 60,000 square feet, Condemned
- New Construction Planned
- Culverted Stream Running Through Property
- Surrounding properties are Commercial/Industrial

Proposed Phase II Scope

- Soil Borings
- Groundwater Monitoring Wells
- Soil Gas / Vapor Points
- Concrete Chip Samples
- Geophysical Survey

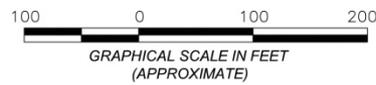


LEGEND

- ○ — PROPERTY LINE
- SB/MW — SOIL BORING COMPLETED AS MONITORING WELL
- SB — SOIL BORING
- CC — CONCRETE CHIP SAMPLE
- SG — SOIL GAS TEST POINT
- SV — SUB-SLAB SOIL VAPOR TEST POINT
- PROPOSED COMMERCIAL FACILITY

IDENTIFIED AREAS

- IA-1 — SUSPECTED USTs
- IA-2 — METAL FABRICATION
- IA-3 — ASSEMBLY AREA



	Date	PROPOSED SAMPLE LOCATION MAP FORMER INDUSTRIAL FACILITY	Figure 2
	5/3/12		

Proposed Testing Locations

Findings of the VAP Phase II Property Assessment

- Groundwater (GW) Classification – Class A in a USD 20 feet of unconsolidated silty sand over shale, depth to groundwater is 10 feet below ground surface
- Petroleum Compounds in soil around suspected USTs; free product encountered
- Polychlorinated Biphenyls (PCBs) in Building Materials (Concrete)

Findings of the VAP Phase II Property Assessment (*Continued*)

- Arsenic in Soil
- Volatile Organic Compounds (VOCs) in Soil, and Groundwater and Soil Gas
- PCBs in Stream Sediment

USTs (Details)

- ⋮ Bureau of Underground Storage Tank Regulation (BUSTR) USTs
 - Benzene and Xylene above applicable BUSTR action levels in soil (soil to indoor air, non-residential) and area is defined
 - Free Product present in defined area
 - No GW exceedence
- ⋮ Class C or Non-BUSTR UST = #4 Fuel Oil



Building Materials

- Oil Staining in various locations
 - Extreme in some areas (saturated) and minimal to none in others
- PCBs
 - Isolated areas >50 <500 ppm
 - Wide-spread low level PCBs <10 ppm



VOCs in Soil, GW, and Soil Gas

- ⋮ VOCs beneath existing and planned Parking Lot
 - Soil > Construction Worker Direct Contact
 - GW > Trench Worker Inhalation
- ⋮ VOCs beneath Planned Commercial Building
 - Soil > J&E Screening
 - GW < J&E Screening
 - Soil Gas < J&E Screening
- ⋮ VOCs at Property Boundary
 - GW screening fails Construction excavation and passes residential
 - Soil Gas passes commercial/industrial and fails construction/excavation and residential



Culverted Stream

- Receiving Groundwater
- Groundwater meets applicable standards upgradient of stream
- Surface water meets applicable standards at Property Boundary consistently for one (1) year
- Source of PCBs in stream sediment is unknown



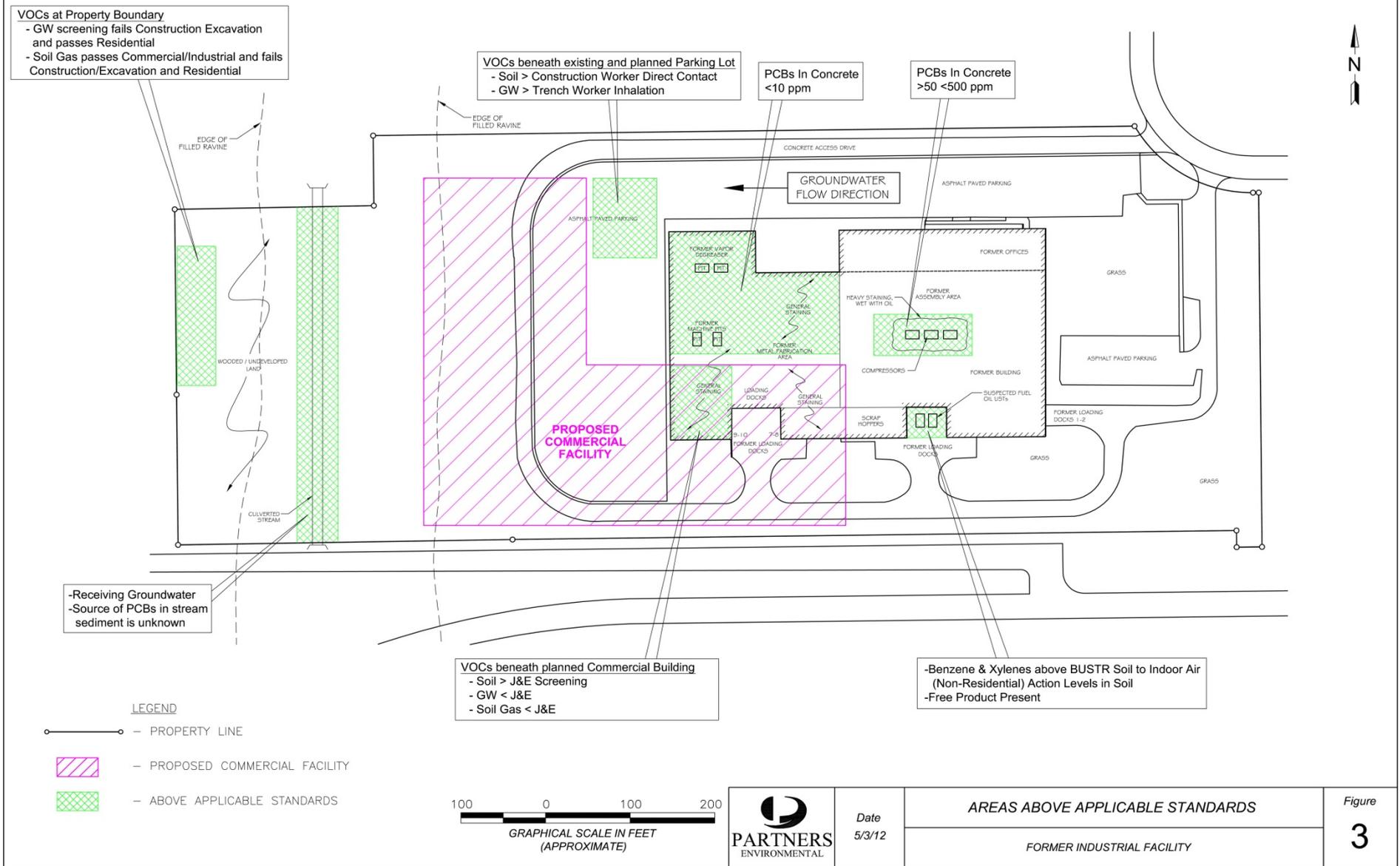


Figure Summarizing Potential Remedial Areas

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Thank You



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