

Volatile Organics – PCE Challenges for Redevelopment

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Challenges that increase Costs

- Increased costs to determine the extent and level of contamination
- Delays to redevelopment/construction timeline (= increased costs)
- Long term monitoring of vapor systems
- Hot-spot removal (cost/disposal/interruptions)
- Loss of business due to work interruptions for installation of vapor systems



Kalamazoo County Brownfield Projects with PCE contamination

- 2700 N. Pitcher Street – Former Goodwill Industries site - \$68,000 site assessment and soil vapor extraction system installation
- 400 S. 14th Street – near former ARCO Manufacturing - \$15,000 installation of vapor barrier prior to redevelopment
- 555 E. Eliza Street – former ARCO Manufacturing - \$250,000 site assessment and sub-slab system installation
- 8212 Shaver Road – improvements made to facility and processes to reduce indoor air volatilization – developer incurred costs (unknown to KC)

555 E. Eliza Street Site Village of Schoolcraft

- **Perchloroethylene (PCE) detected above residential cleanup criteria in soils and groundwater**
- **Vapors from PCE inside 100,000 sq. foot building**
- **environmental site assessment ~ \$103,000**
- **Vapor system pilot testing and installation of sub-slab depressurization system ~ \$150,000**
- **Funding through EGLE Loan/Grant and Kalamazoo County Brownfield Redevelopment Authority**

