

City of Chicago
U.S. EPA Brownfields Cleanup Grant Application
1807-1815 N. Kimball Avenue

January 22, 2019
Kimball Arts Center



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Meeting Agenda

- Welcome and Introductions
- Site Background
- Environmental Site Assessment Results
- U.S. EPA Cleanup Grant Application Information
- Next Steps



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Site Background

- The City of Chicago acquired the Site through foreclosure for future use as a public park space.
- The site was vacant at the time of acquisition.

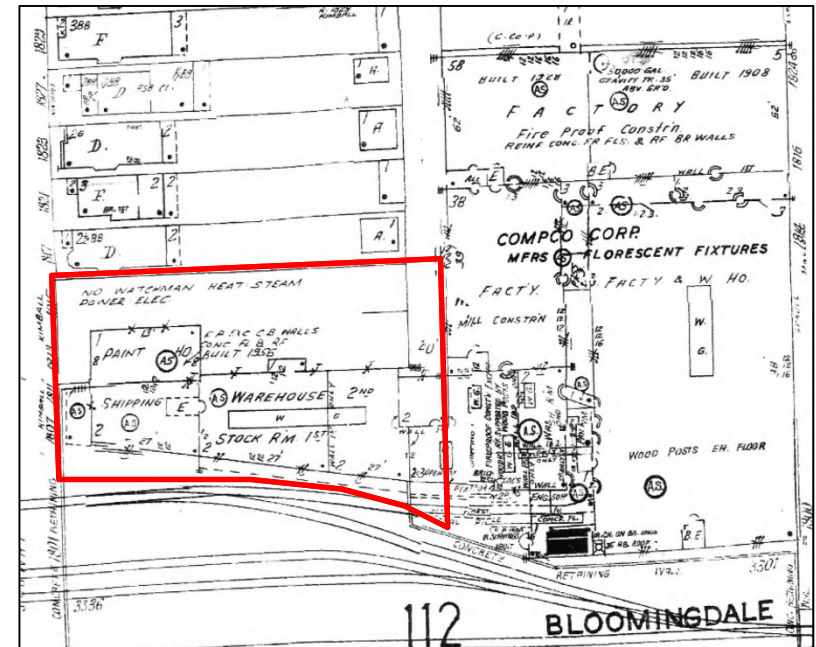


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Phase I Environment Site Assessment (ESA)

- A Phase I ESA was performed to identify historical uses and recognized environmental conditions (RECs).
- Several RECs were identified associated with previous uses as a lumberyard and manufacturers of laundry machines and fluorescent fixtures, including painting, warehousing, and machine shop operations.

1975 Sanborn Map of Site



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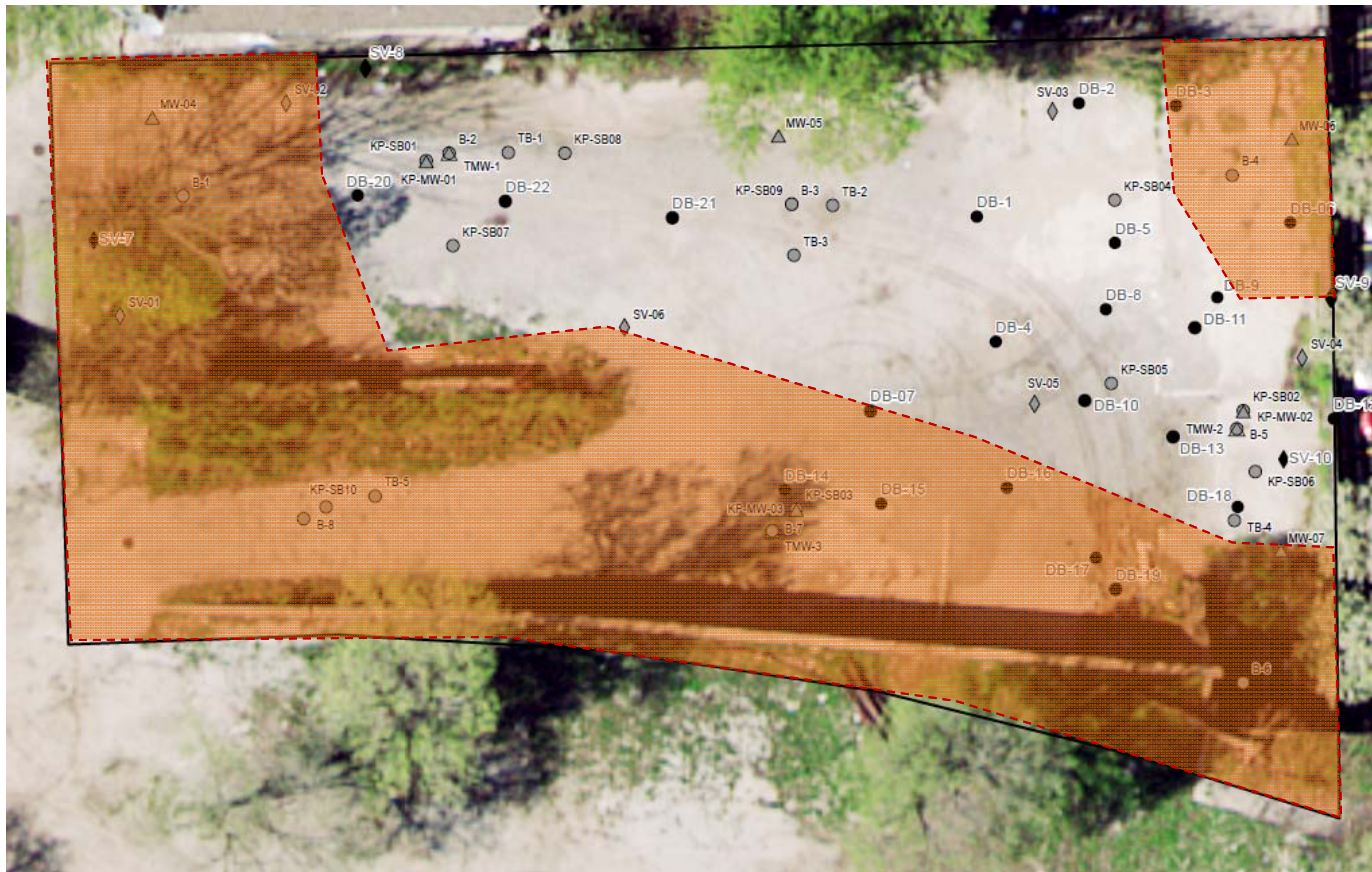
Summary of Subsurface Investigations

Year	Purpose	Scope of Work
2010	Initial Phase II Environmental Site Assessment, based on Phase I RECs	<ul style="list-style-type: none"> • Soil sampling to depths of 6 to 24 feet • Groundwater sampling at three locations
2012	U.S. EPA Comprehensive Site Investigation (CSIR)	<ul style="list-style-type: none"> • Additional soil and groundwater sampling to 20 feet • Confirmation of volatile organic compound (VOCs) impacts (trichloroethylene or TCE)
2013	Determine vertical extent of VOC contamination and evaluate inhalation impacts	<ul style="list-style-type: none"> • Additional soil sampling to 30 feet • Additional groundwater sampling • Initial soil gas sampling
2018	Define extent of TCE hot spot area exceedances and soil vapor impacts, inform soil remediation	<ul style="list-style-type: none"> • Soil sampling for hot spot delineation • Additional groundwater and soil gas sampling • Collection of sample for remediation bench test



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Site Contamination - SVOCs



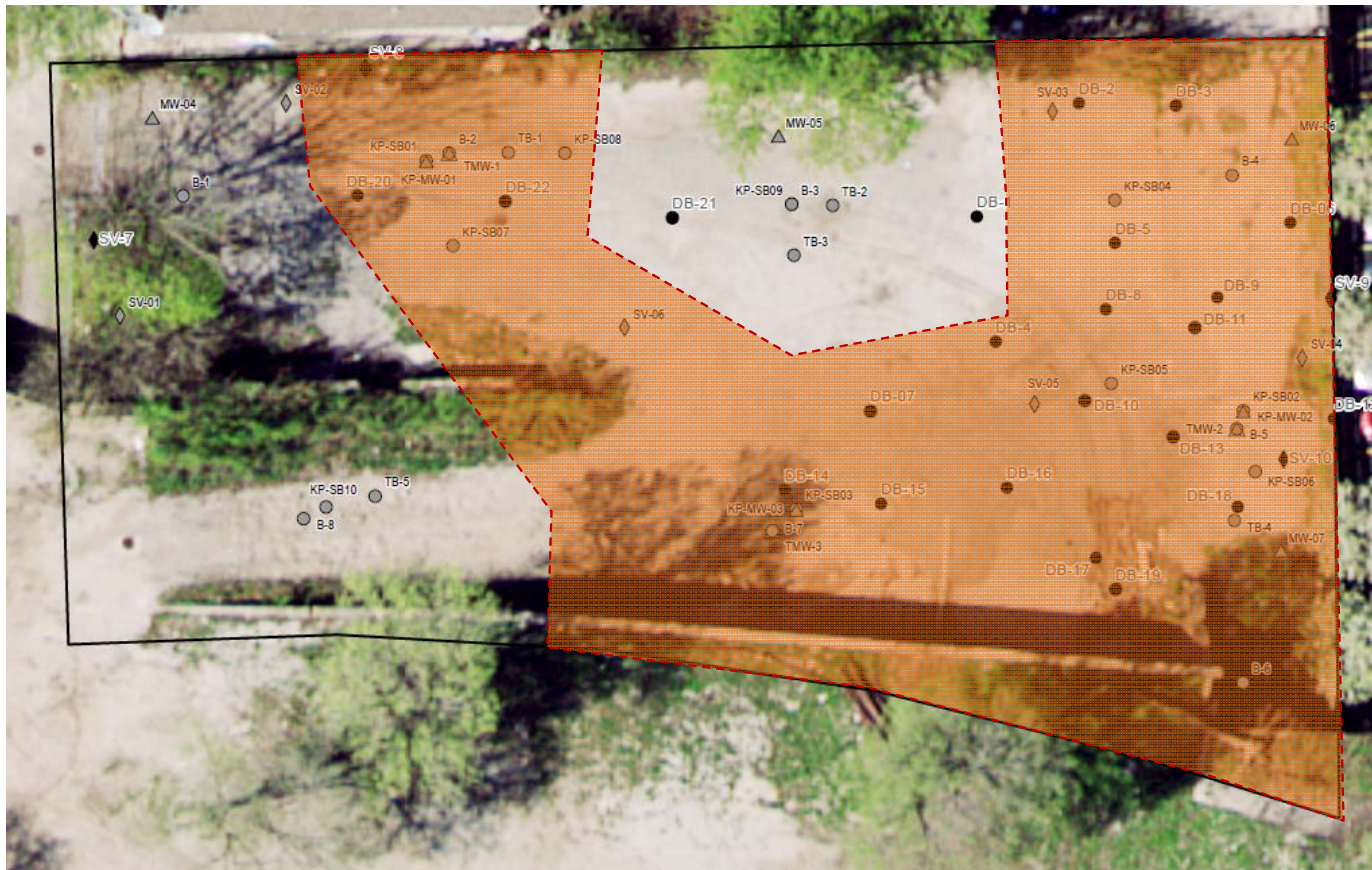
SVOCs exceeding Illinois Tier 1 site remediation objectives for soil ingestion and/or soil inhalation exposure pathways

- Lateral extent shown in **orange**
- Depths range from 0-14 feet below the ground surface

Figure 2 – Approximate Lateral Extent of Soil Impacts - Semi-Volatile Organic Compounds (SVOCs)



Site Contamination - Inorganics



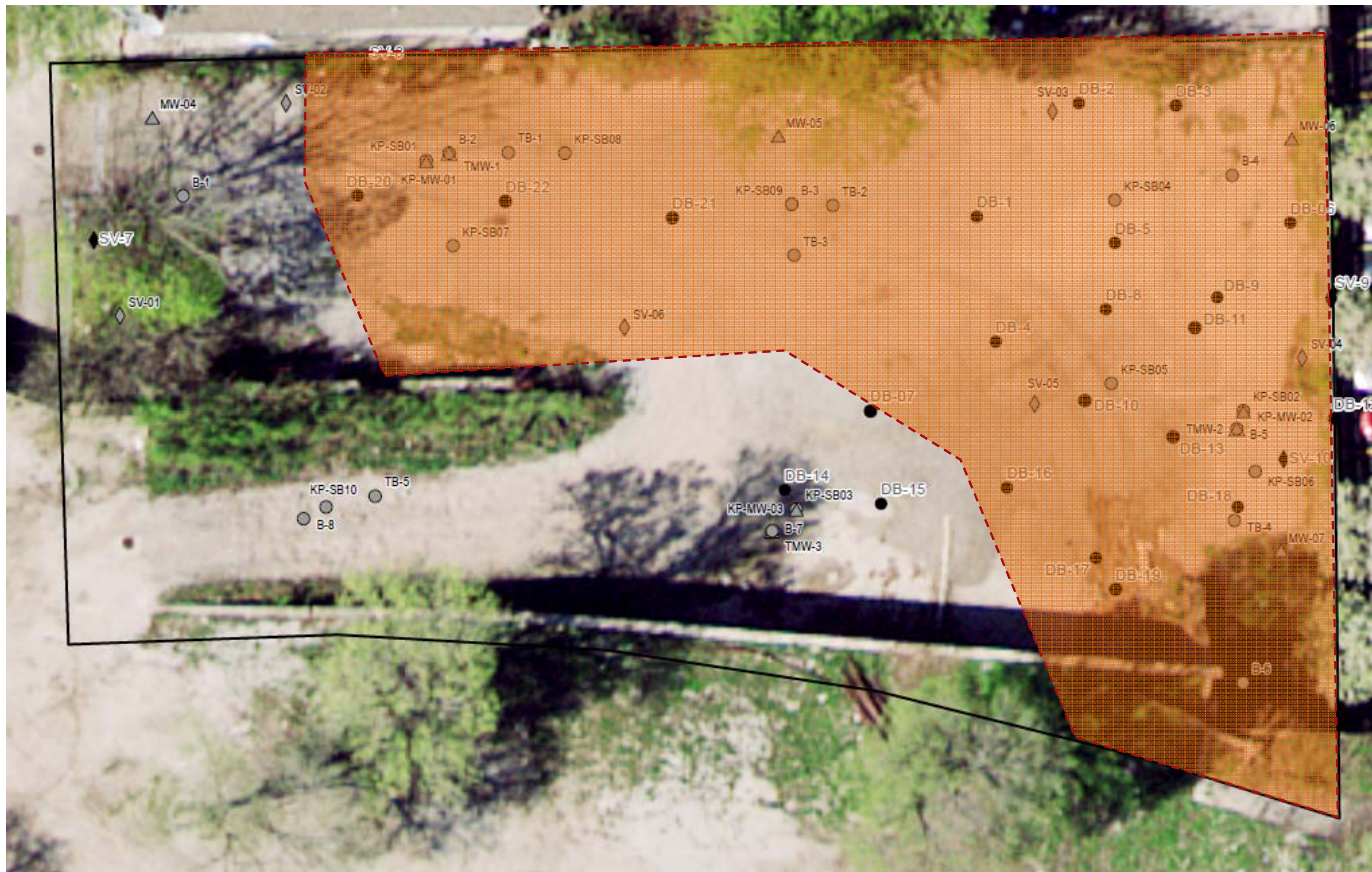
Inorganics exceeding Illinois Tier 1 site remediation objectives for soil ingestion and/or soil inhalation exposure pathways

- Lateral extent shown in **orange**
- Depths range from 0 to 6 feet below the ground surface

Figure 3 – Approximate Extent of Lateral Soil Impacts - Inorganics



Site Contamination - VOCs



VOCs exceeding Illinois Tier 1 site remediation objectives for soil ingestion and/or soil inhalation exposure pathways

- Lateral extent shown in **orange**
- Depths range from 3 to 20 feet below the ground surface

Figure 1 – Approximate Lateral Extent of Soil Impacts - VOCs



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Site Contamination – TCE Source Area (or “hot spot”)



High concentrations of TCE in deep soils along eastern portion require active treatment or removal and are the focus of the grant

- 8-16 ft bgs (red)
- 8-20 ft bgs (blue)



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Site Contamination – Groundwater and Soil Vapor



Groundwater

- Exceedences of Class II groundwater objectives shown in **red**

Soil Vapor

- Exceedences of Soil Vapor Tier 1 indoor and outdoor ROs shown in **red**

- Soil Vapor Point highlighted in Blue indicate results are below applicable ROs
- Soil Vapor Points highlighted in Red indicate results are above applicable ROs
- Monitoring Wells highlighted in Blue indicate results are below applicable ROs
- Monitoring Wells highlighted in Red indicate results are above applicable ROs



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U.S. EPA Cleanup Grant Application

- Grant Amount: \$500,000
- City's Cost Share: \$100,000
- Awards Announcement: Spring 2019 (could be delayed)
- Project Period: 3 Years
- Application Due: January 31, 2019
- USEPA anticipates awarding 40 cleanup grants nationally



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Brownfield Grant Project

Scope of Work and Goal

- **Proposed Cleanup under Brownfield Cleanup Grant:**
Reduction of TCE concentrations in hot spot area

The cleanup activities to be performed under this grant are critical steps in preparing the Site for redevelopment.

- **Future Cleanup Actions:** Installation of engineered barriers and institutional controls to address contaminated soil and groundwater exposure pathways
- **Project's Goal:** Advance the future redevelopment of the site as a public access park to the Bloomingdale Trail



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Analysis of Brownfield Cleanup Alternatives

Alternative	Effectiveness	Implementability	Cost
#1 No Action	Not Effective Would not address TCE hot spot	Simple/effortless No actions are required.	~\$0
#2 Excavation & Disposal	Very Effective TCE hot spot area would be removed	Moderate Deep excavation may require dewatering and use of excavation support system	~\$1,157,000
#3 In Situ Chemical Oxidation Treatment (ISCO) via Soil Mixing	Very Effective ISCO is a proven technology to reduce TCE concentrations. Soil mixing is the preferable delivery method for the Site's low-permeability soil.	Moderate Soil mixing may require dewatering and use of an excavation support system	~\$720,000

The recommended cleanup alternative of Soil exceeding TCE C_{sat} Limit is Alternative #3 ISCO via Soil Mixing



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Brownfield Grant: Project Tasks

- **Grant Management (City staff):** Administering the brownfield grant, procurement and management of the environmental consultant and cleanup contractor, and coordination of environmental aspects of the future site redevelopment design.
- **TCE Environmental Cleanup (professional services):** Completion of applicable regulatory reporting, remediation design, and oversight.
- **TCE Environmental Cleanup (construction contractor):** Completion of the recommended remedial actions which are expected to include In-Situ Chemical Oxidation applied by soil mixing to reduce TCE to below the saturation limit in the eastern portion of the Site.
- **Community Engagement (City staff and professional services):** Develop and inform public stakeholder groups about the cleanup and how it will impact redevelopment options, and evolve perceptions about brownfields and vacant space opportunities in the Logan Square and Humboldt Park neighborhoods and the City of Chicago at large.



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Brownfield Grant: Project Budget

Budget Categories		Project Tasks (\$)				Total
		Task 1: Grant Management (City Staff)	Task 2: TCE Cleanup (Professional Services)	Task 3: TCE Cleanup (Construction Contractor)	Task 4: Community Engagement (Professional Services)	
Direct Costs	Personnel					
	Fringe Benefit					
	Travel					
	Equipment					
	Supplies					
	Contractual		\$87,000	\$506,000	\$7,000	
	Other (include subawards) (specify type) _____					
Total Direct Costs			\$87,000	\$506,000	\$7,000	\$600,000
Total Indirect Costs		\$0				\$0
Total Federal Funding		\$0	\$87,000	\$406,000	\$7,000	\$500,000
Cost share (20% of requested federal funds)*				\$100,000		\$100,000
Total Budget (Total Direct Costs + Indirect Costs + Cost Share)		\$0	\$87,000	\$506,000	\$7,000	\$600,000

*The City is providing an additional \$120,000 outside of the required match for a total budget of \$720,000 to treat the TCE hot spot.



How to Comment

- The grant application documents are available at the following locations:
 - Chicago Public Library’s Humboldt Park (1605 N. Troy Street, Chicago, IL 60647) & Logan Square (3030 W. Fullerton Ave, Chicago, IL 60647) Branches
 - City of Chicago Department of Fleet and Facility Management (2FM), 30 N. LaSalle Street, Suite 300, Chicago, IL 60602
 - 2FM’s website, within the Supporting Information section, located at the following address: https://www.chicago.gov/city/en/depts/dgs/supp_info.html
- Written comments accepted through January 25, 2019 to 2FM:
 - Attention of the Deputy Commissioner, Bureau of Environmental, Health & Safety Management at 30 N. LaSalle Street, Suite 300, Chicago, IL, 60602 or to [2FM EHS Notifications@cityofchicago.org](mailto:2FM_EHS_Notifications@cityofchicago.org).



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Next Steps

Review and Address Comments on Draft Application

- Draft Application available at Logan Square and Humboldt Park Libraries, 2FM's office and 2FM's website
- Written comments are due by **January 25, 2019**

Submit Application to U.S. EPA

- Due to U.S. EPA by **January 31, 2019**

Wait for Notification of Awards

- U.S. EPA typically awards grants 40 grants
- The public will be notified if the City is awarded the grant
- If awarded, the work would likely start in 4Q2019



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Questions



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