

City of Albany

Manufactured Gas Plant Delineation Plan

Kenneth Stock
Assistant City Manager



Manufactured Gas Plant History

- ▶ Operated from about 1912 to 1948
- ▶ Created coal gas for public use
- ▶ By-products consisted of sludge and coal tar
- ▶ With the exception of three buildings on the western portion of the site, the facility was demolished in the 1960's.

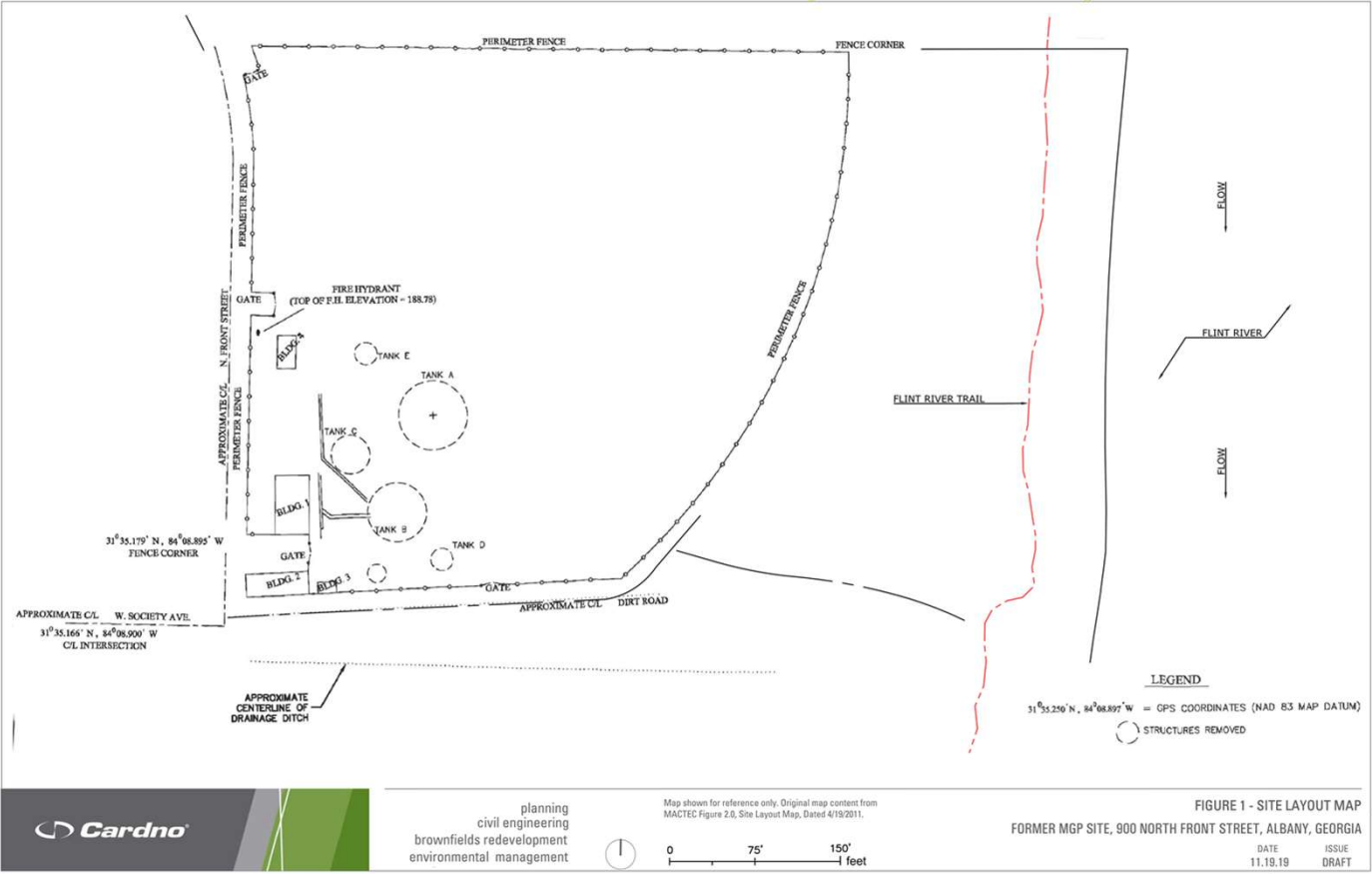


Manufactured Gas Plant Delineation History

- ▶ Facilities demolished in the 1960's
- ▶ Conducted several contaminant investigations from 1989 to 1997 identifying sources of soil and groundwater contamination
- ▶ June 2002, GA EPD listed site on state Hazardous Site Inventory as site number 10736
- ▶ April 2006, GA EPD required City to submit a Compliance Status Report
- ▶ City submitted Compliance Status Report in June 2007.
- ▶ November 2010, GA EPD issued Notice of Deficiencies
- ▶ August 2011, City submitted and GA EPD approved a Corrective Action Plan
- ▶ Remediation work occurred between February 2013 and February 2015
- ▶ Site monitoring continues to this day
- ▶ Expenses to date: \$1,395,971, insurance paid \$873,673, net paid by City \$522,298

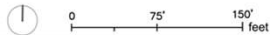


Historic Site Layout Map

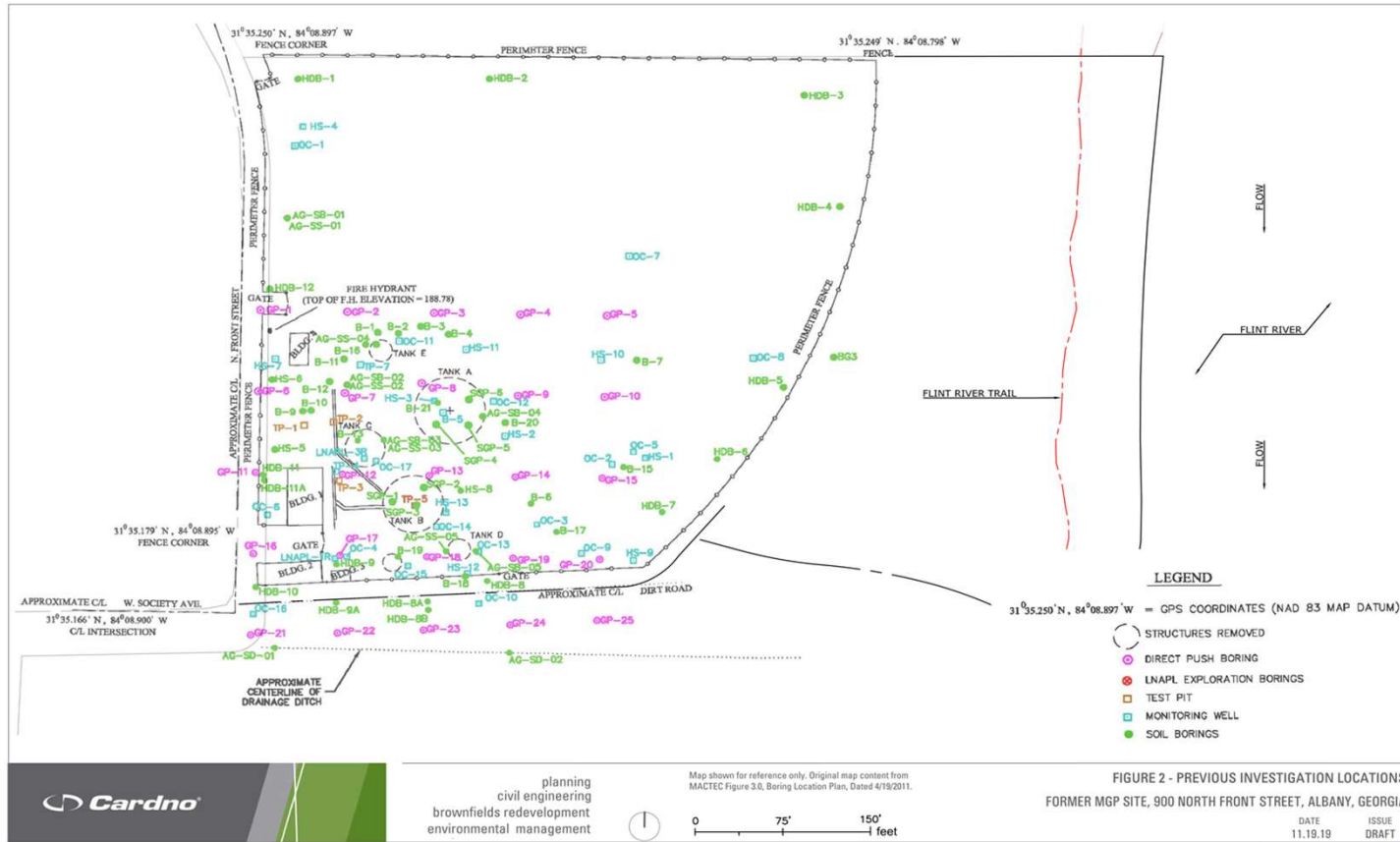


planning
civil engineering
brownfields redevelopment
environmental management

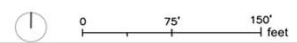
Map shown for reference only. Original map content from
MACTEG Figure 2.6, Site Layout Map, Dated 4/19/2011.



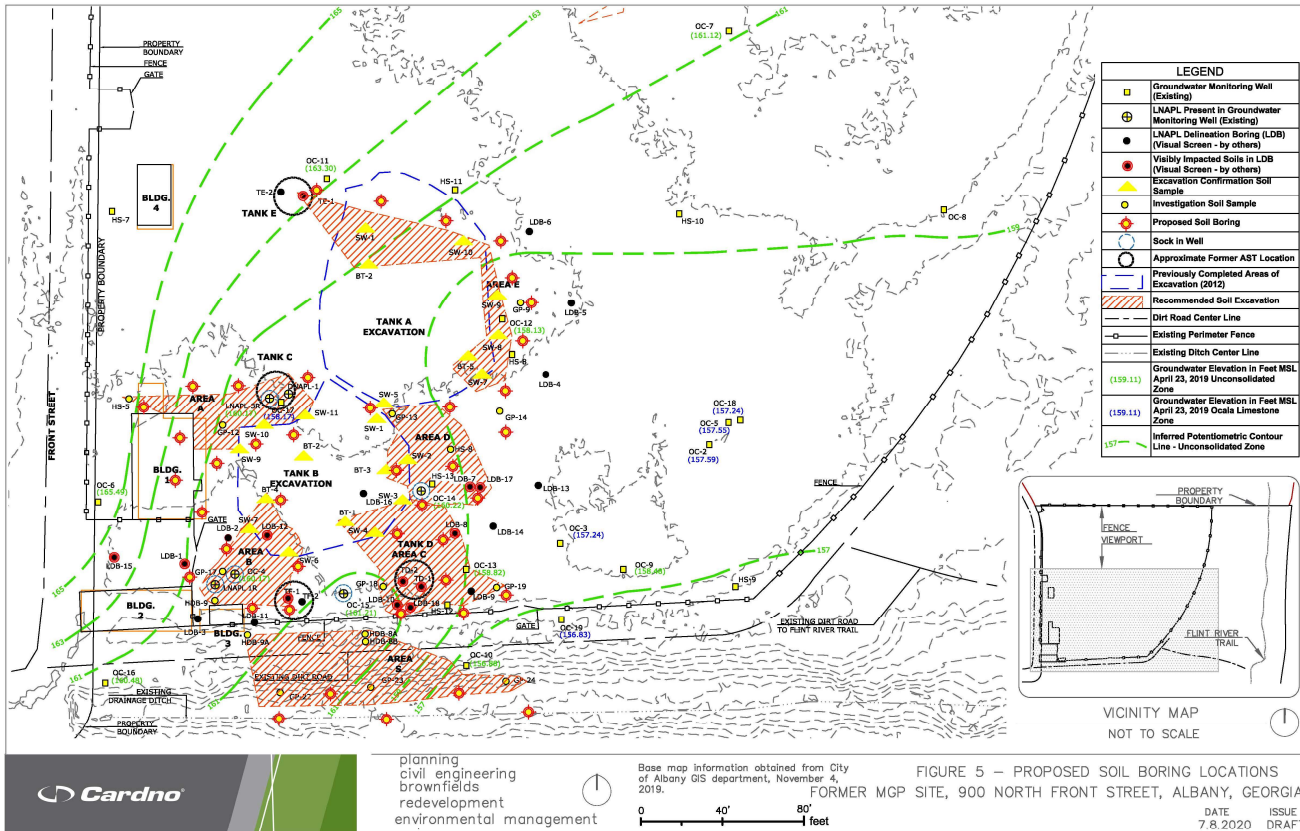
Previous Investigation Areas



planning
civil engineering
brownfields redevelopment
environmental management



Proposed Soil Boring Locations



Delineation Work Plan Tasks

- ▶ Install approximately 42 soil borings within the operational footprint of the Former MGP process area.
 - ▶ Area A: Approximately nine soil borings will be installed in the area north and east of the Tank B excavation to a maximum depth of 25 feet bgs.
 - ▶ Area B: Approximately seven soil borings will be installed in the area that was considered the former laydown area to a maximum depth of 25 feet bgs.
 - ▶ Area C: Approximately six soil borings will be installed in the area that was formerly Tank D extending to the Tank B excavation to a maximum depth of 25 feet bgs. This area is noted as having only primarily shallow soil impacts.
 - ▶ Area D: Approximately seven soil borings on the east side of the previous excavation in the area near monitoring wells OC-14 and HS-13 to a maximum depth of 25 feet bgs.
 - ▶ Area E: Approximately eight soil borings along the east and north sides of the Tank A excavation where confirmation soils had detections above the EPA-Approved Type 1-4 RRS standards. The borings will be installed to a maximum depth of 25 feet bgs.
 - ▶ Area S: Approximately five soil borings within and to the north of the existing drainage ditch. The drainage ditch will be used as the demarcation line between the Former MGP property and the abutting property to the south.

Delineation Work Plan Tasks

- ▶ Collect two soil and two groundwater samples for geochemical analysis to refine understanding of soil types and geochemical limitations in order to establish an optimized in-situ chemical oxidation (ISCO) formulation.
- ▶ Groundwater samples will be collected from the monitoring wells that have not been tested in a significant amount of time. The limited groundwater samples will be collected from wells LNAPL-1R, LNAPL-3R, OC-4, OC-14, and OC-15. These wells have not been sampled because there was historically free phase hydrocarbons present.
- ▶ Prepare an Updated Corrective Action Plan that will detail the extent of excavation and represent a final remedial action at the former property in order to develop the property into a parking lot for access to the Flint River Trail.

Project Schedule

Task	Approximate Start Date	Approximate End Date
GAEPD Meeting	November 19, 2019	November 19, 2019
Site Characterization Work Plan Submission & Agency Review	January 15, 2020	June 5, 2020
Site Characteristic Field Work & Laboratory Analysis	September 2020	October 2020
Updated Corrective Action Plan Based on Characterization Results and Agency Approval	October 2020	November 2020
Bidding for Corrective Action Soil Remediation	November 2020	January 2021
Source Area Soil Removal and Appropriate Disposal	January 2021	April 2021
Groundwater Monitoring Event	June 2021	August 2021
Compliance Status Report/Request for Closure	August 2021	December 2021



Project Budget

Task	Cost
Delineation Field Work	\$85,000
IDW Drum Removal	\$15,000
Updated Corrective Action Plan	\$23,000
Total Cost	\$123,000

The anticipated cost of the overall corrective action program is estimated to be \$1.2 to \$1.4 million. The remediation to the south of the fence line is not included in this cost, because there is insufficient data to develop an accurate estimate. The delineation field work will serve to refine the total corrective action budget for the site.

Questions?

