

# Combined Technologies Treat Chlorinated and Other Solvents at Former Manufacturing Site Redeveloped for Residential Use

## Project Highlights

- Geo-Seal<sup>®</sup> and Vapor Vent<sup>™</sup> Installation allowed for rapid development of environmentally impacted project site
- GCI provided Ohio EPA with a No Further Action (NFA) letter and Ohio EPA generated a Covenant Not to Sue eliminating any concern over future liability

## Project Summary

Ohio cities are experiencing a building boom and real estate investors are eager to build multi-family apartments on available land. A well-known real estate developer recently purchased the site of a former manufacturer where chlorinated and other solvent levels exceeded regulatory guidelines. The developer needed a quick and effective solution to mitigate the vapor intrusion present and turned to Geotechnical Consultants, Inc. (GCI), an experienced environmental consultant. The Geo-Seal and Vapor Vent systems were selected by GCI to mitigate the vapor intrusion found.

## Technology

**Geo-Seal** is a vapor management technology designed to eliminate vapor intrusion found on environmentally-impaired sites. Geo-Seal is a chemically-resistant material placed between the foundation of the building and the soil pad to eliminate vapor intrusion pathways and stop contaminant vapors from permeating through the slab. The use of Geo-Seal allows developers to mitigate vapor intrusion risks and ensures a healthy indoor environment, while reducing the cost of site remediation and expediting site construction. Installing a Geo-Seal system offers developers a lower total cost to remediate and move redevelopment projects forward.

**Vapor-Vent** is a low-profile vent system that can be used in lieu of slotted PVC pipe. The speed of installation and the proximity of the vent to the barrier provide cost savings and performance benefits compared to other technologies.

## Results

The certified contractor successfully installed Geo-Seal and Vapor-Vent on multiple new buildings. Vapor intrusion levels were addressed and the project moved forward with the development of a multi-family apartment complex. GCI provided a No Further Action Letter for the property to Ohio EPA to address the vapor intrusion and other pathways. Ohio EPA issued a Covenant Not to Sue for the project, eliminating concern over potential future liability for contamination.

## About the Consultant

GCI provides a complete range of environmental, geotechnical engineering and construction materials engineering and testing services to help clients manage risk and make timely, informed decisions. GCI serves clients on residential, commercial, industrial, energy, transportation, recreation, retail, mixed-use, and brownfield projects throughout the Midwest and Mid-Atlantic regions.



## Site Details

**Site Type:** Former Manufacturing Site

**Contaminant of Concern:** Chlorinated and other solvents

**Solution:** Vapor intrusion barrier

**Treatment Area:** 15,000 ft<sup>2</sup>

**Technology Used:** Geo-Seal & Vapor-Vent

