

## Project Summary

### Expedited Clean Closure: Contaminated Retail Space

**Client:**

Bluemound Plaza, LLC

**Contact:**

Tim Timmerman  
Phone: (262) 821-5750

**Project Manager:**

Ms. Amy Haak, P.G.

**Regulatory Status:**

Clean Closure

**Project Features**

- Soil and Groundwater Investigation entirely indoors
- Sub-slab Vapor Monitoring
- Indoor Soil Excavation
- Remediated to non-detectable contaminant concentrations



**Remediation Division Staff**

AmyHaak@alphaterra.net  
KenEbbott@alphaterra.net  
KyleKutcher@alphaterra.net  
alphaterra@tznet.com

**Introduction and Value to Client:**

Unleased retail space is lost revenue! A drycleaner was located in the Plaza for over 16 years and when they left the presence of tetrachloroethylene (PCE) was detected in the soil under two of the tenant spaces. Fast-track completion of this project was vital as two new tenants were lined up for future occupancy.

**Synopsis**

Cramped quarters made this project unique as entry into the former drycleaners was through a standard 3' wide by 7' high door. Use of a handcart-mounted hydraulic push rig was necessary for installation of soil borings and small-diameter monitoring wells. Through the investigation it was determined that the PCE plume in the soil encompassed almost the entire area under the drycleaner and extended under the adjacent tenant space. The extent of PCE-impacted groundwater was localized to the area under the tenant suite. The responsible party had two cleanup goals: 1) to receive closure without any restrictions on the property, and 2) complete remediation in a very short timeframe.

To access contamination walls between two of the tenant suites were removed. A hole was then cut in the back wall of the building and a ramp built so a mini-excavator and bobcat could be used for excavation. The concrete floor was cut, removed and excavation of contaminated soils was initiated. Excavation extended to depths of 5.5 to 13.75 feet as necessary to remove contaminants. Laboratory analysis was conducted on a quick turn around basis so excavation limits could be defined. Excavation of ALL contaminated soils totalling approximately 1250 tons was completed (to non-detectable levels).

Excavation was completed just 73 days after the soil and groundwater investigation was initiated. The case was officially closed by the DNR a couple of months later as a clean closure.