



Rapid City, South Dakota • Minneapolis/St. Paul, Minnesota
Pierre, South Dakota • Albuquerque, New Mexico

April 26, 1996

Laurie Kania
Minnesota Pollution Control Agency
VPIC Program
520 Lafayette Road
Saint Paul, MN 55155

RECEIVED

MAY 01 1996

MPCA, HAZARDOUS
WASTE DIVISION

RE: **Project Status**
Richfield Redevelopment Project
Richfield, MN
RE/SPEC Project #302-49.7

Dear Ms. Kania;

INTRODUCTION

The purpose of this report is to summarize project status concerning the above referenced site and to notify the Minnesota Pollution Control Agency (MPCA) of additional, minor soil impacts encountered at the site. Completed activities include: soil excavation oversight; soil sampling; sample analysis; excavation of impacted soils; and monitoring well conversion completed to date. A site map (Figure 1) is attached.

PROJECT RESULTS

Soil Excavation

Geo Piers were installed at the site to support building foundations. A Geo Pier consists of large diameter boring filled with engineered fill materials. The building foundation is poured on top of Geo Piers that have been installed in series into competent soil strata. On March 19, 1996, RE/SPEC conducted PID field screening during footing excavation on site at the request of Weis Builders, Inc.

Field screening with a PID detected elevated total organic vapors (TOV) in a small area of stained soils encountered during footing excavation. These soils were not located in the area of the former dry cleaner and stained soils were not noted during Geo Pier installation. Approximately 1.5 cubic yards of stained soil were removed and stockpiled on site. See Figure 1 for sample locations and TOV readings. Further excavation of stained soils was limited due to the presence of the Geo Piers.

RE/SPEC also conducted confirmation sampling at the soil screening locations #3, 4, 5 and 9. The soil samples were analyzed for volatile organic compounds (VOCs) using MDH Method 465D. Analytical results for soil samples collected from the excavation are summarized in Table 1. Complete laboratory results are attached.

TABLE 1 SUMMARY OF SOIL CHEMICAL ANALYSES (values in mg/kg) Richfield Redevelopment Project Richfield, Minnesota				
Analysis	Sample #3, Stockpile	Sample #4, Bottom Trench	Sample #5, South Sidewall	Sample #9, East Edge of Stained Area
n-Butylbenzene	0.11	6.6	0.1	0.44
tert-Butylbenzene	<0.025	2.2	<0.025	<0.025
Ethylbenzene	<0.025	1.3	<0.025	0.19
Isopropylbenzene	<0.01	2.4	<0.01	0.056
Methylene Chloride	<0.15	<0.15	0.2	<0.15
n-Propylbenzene	<0.01	5.7	<0.01	0.12
Naphthalene	<0.025	<0.5	0.03	0.17
Toluene	<0.025	<0.025	<0.025	0.22
1,2,4-Trimethylbenzene	0.044	4.4	0.04	1.1
1,3,5-Trimethylbenzene	<0.01	<0.20	0.05	0.4
Total Xylenes	0.069	0.34	<0.025	2.3
DRO	<10	98	<10	20

Low concentrations of petroleum related compounds were detected. The presence of Methylene Chloride is likely a laboratory contaminant. Other chlorinated compounds analyzed were not detected.

Stained soils appear limited to a depth interval of 1 to 5 feet below grade. Approximately 1.5 cubic yards of impacted soils were removed and impacts to remaining soils have been characterized. Due to the limited area of contamination and low levels of contaminants present, RE/SPEC requests MPCA approval to thinspread the stockpiled soils on-site in the area shown

on Figure 1 and MPCA closure of this leaksite. Any remaining soil impacts are covered by onsite structures such as buildings and pavement.

Groundwater Monitoring Well Conversion

In September 1995, Bergerson-Caswell, a licensed water well contractor, extended the risers of monitoring wells MW-2, MW-10, MW-11, MW-12 and TCT-3 above grade so that they could be completed at-grade when construction activities and paving were completed.

In April, 1996 Bergerson-Caswell converted on-site groundwater monitoring wells TCT-3 and MW-12 to at-grade construction in accordance with Minnesota Department of Health (MDH) guidelines. The monitoring well permit application form for these wells is attached. Monitoring well MW-11 is scheduled to be converted to at-grade construction this month.

Monitoring well MW-2 will remain as an above-grade well. MW-10 suffered some damage during redevelopment activities and will remain an above grade well if it can be repaired.

QUALIFICATIONS


Our professional services have been performed, our findings obtained and our recommendations prepared in accordance with customary principles and practices in the fields of environmental science and engineering. This warranty is in lieu of all other warranties either express or implied. This company is not responsible for the independent conclusions, opinions or recommendations made by others based on the field exploration and laboratory test data presented in this report.

If you should have any questions or comments regarding this report or our recommendations, please feel free to contact us at 649-0400.

Sincerely,

RE/SPEC, Inc.


Ward Tongen, CPG
Senior Project Manager

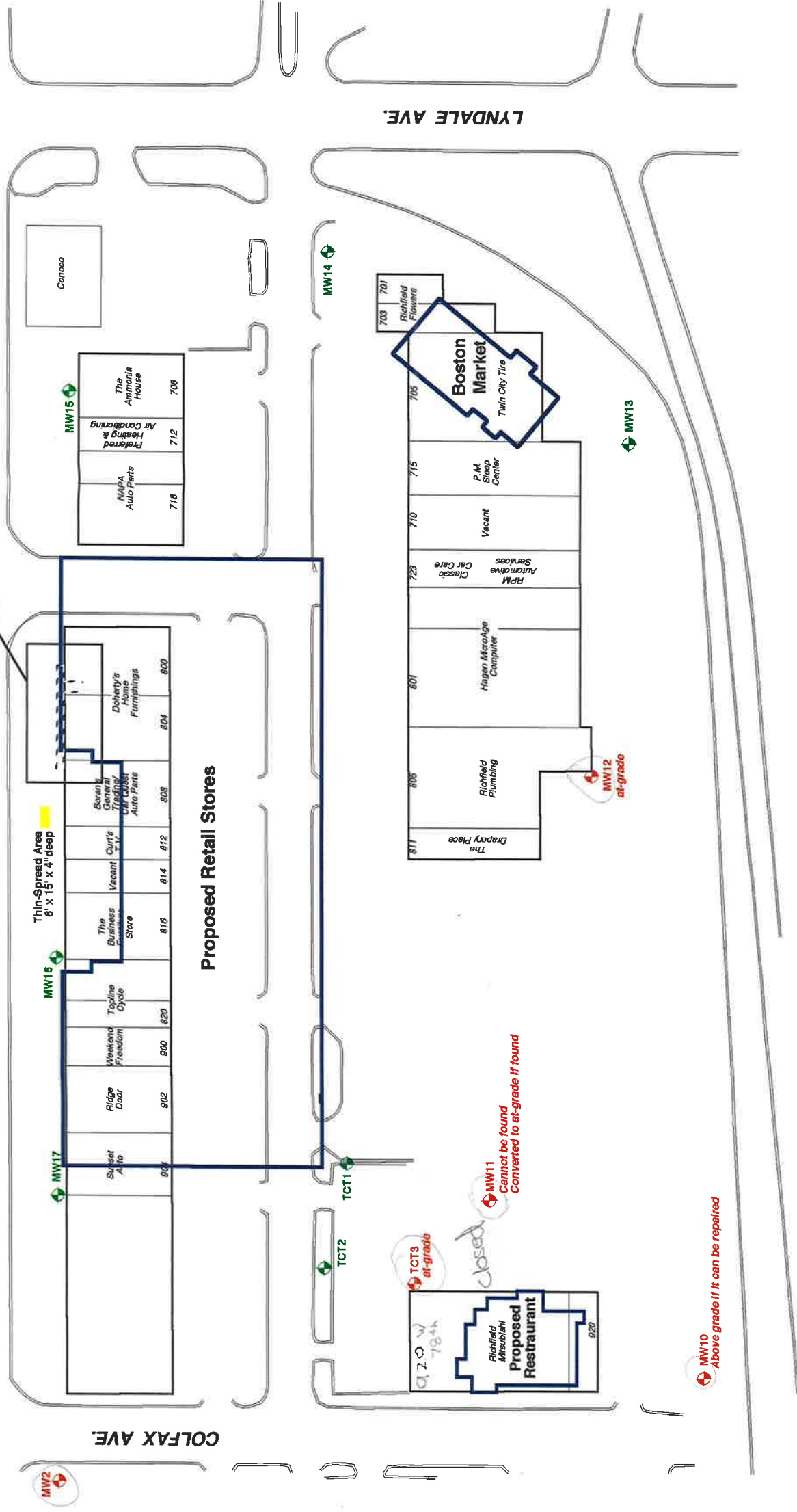

Kevin Pierson, R.E.A.
Senior Project Manager

attachments

pc: Mr. Murray Kornberg, CSM Corporation

77 TH STREET WEST

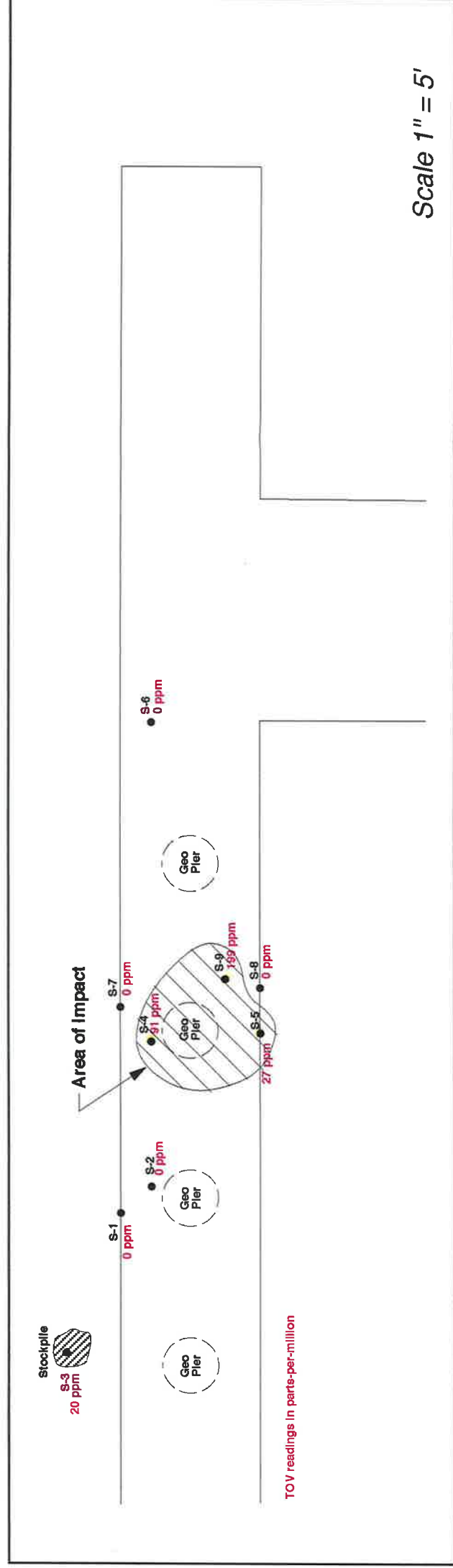
See Below



Proposed Buildings (Not to Scale)

Abandoned Monitoring Wells

HWY. NO. 494



TOV readings in parts-per-million



Date: April 19, 1986
Scale: As Indicated

Prepared By: MPR
Reviewed By:

FIGURE 1

Site Diagram
Richfield Redevelopment
Richfield, Minnesota
RE/SPEC #302-049.1

