



**Augusta Canal Authority
EPA Funded Brownfields Cleanup
Sibley Mill
April 11, 2016**

History



Sibley Mill is a Brownfields site – its redevelopment or reuse has been complicated by the presence of hazardous substances.

- Confederate Powder Works during the Civil War – caused primarily lead contamination
- Sibley Mill was constructed in 1880 – 1882. It began manufacturing in February 1882. For nearly 125 years, Sibley operated as a textile mill – resulting in contamination by heavy metals, polycyclic aromatic hydrocarbons, and trichloroethene

AECS



AUGUSTA CANAL
AUTHORITY



Project Overview



Assessment:

- Phase I Environmental Site Assessment (ESA)
- Phase II ESA
- Assessment Costs - \$112,666
- Prospective Purchaser Corrective Action Plan (CAP) and an application for approval as a brownfield site to the GA EPD
- GA EPD approved the application and Corrective Action Plan and confirmed that the site met the Brownfields qualifying criteria.
- The ACA purchased the property on August 31, 2010.

AECS



Project Overview

ACA took remedial action
to address some imminent threats:

Removal and disposal of the caustic soda tanks and
associated lines;

Removal and disposal of the dye tanks
and associated lines;

Removal and disposal of the mercury in the
boiler room;

Removal and disposal of the flooring in
building #15 which was contaminated with
pesticides and herbicides.



AECS



AUGUSTA CANAL
AUTHORITY



Project Overview

Continued remedial action: ACA has removed

- The former blacksmith shop
- The former pipe shed
- Several storage sheds
- The former water tanks

Cost of remedial action:
\$242, 695



Project Overview

ACA has received
2 EPA Cleanup Grants

- October 1, 2013 –
\$200,000 and required
\$40,000 match for Areas
A,B, C, D, E, G

- October 1, 2014 –
\$200,000 and required
\$40,000 match for Area F



AECS



AUGUSTA CANAL
AUTHORITY



Project Overview

First Cleanup Grant

Soils removed - 3412.32 tons

Waste concrete removed –
144.03 tons

Soils tested by TCLP –
no hazardous wastes

Disposed at Augusta Richmond County
Landfill

Clean fill brought in - 3510.70 tons

Crusher run brought in - 467.72 tons



AECS



AUGUSTA CANAL
AUTHORITY

 **Cardno**
Shaping the Future

Project Overview

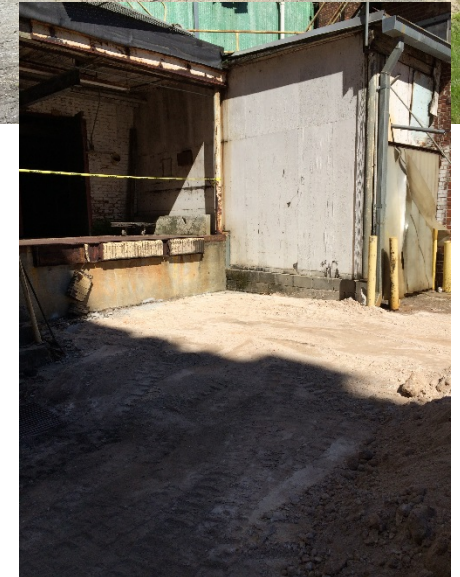
Cleanup costs –
additional \$295,705
in non-grant funds
in excess of the
\$40,000 match to complete
cleanup activities, so total
\$535,705



Project Overview

Areas A, B, D, & E were remediated to GA EPD Type 1 or Type 2 Risk Reduction Standards (RRS) for residential properties.

Area C was remediated to GA EPD Type 3 RRS for non-residential properties.



AECS



AUGUSTA CANAL
AUTHORITY



Project Overview

Area G was remediated to GA EPD Type 5 RRS, because it was determined to not be practical to remove source area. Further excavation in this area would have impacted the structural integrity of a mill building on the property.



AECS



AUGUSTA CANAL
AUTHORITY



Project Overview

EPA Grant Requirement

- National Historic Preservation Act
 - No historic buildings have or will be disturbed, but the soil removal has occurred in six different areas and will occur in one additional area of the property.
 - Remains of Confederate Powder Works is a concern.
 - Ground-penetrating radar (GPR) surveys have been performed.



National Historic Preservation Act

- Proposed to and approved by SHPO
 - Have an archeologist on site when digging is being done in the areas of anomalies;
 - Plaza with interpretative signage will be installed around the chimney of the Confederate Power Works.



National Historic Preservation Act

- Found 3 points of concern in Areas A, B, C, D, E, G
- Nothing found in the areas of the anomalies

Project Overview

National Historic Preservation Act

- But an old confederate cannon ball was found that is now in the Discovery Center



AECS



AUGUSTA CANAL
AUTHORITY



National Historic Preservation Act

- Found 2 points of concern in Area F
- What will we find?



Project Overview



Cleanup - Phase III



Project Overview:

Scope of Work

- Health and Safety – Our top Priority!
- Excavation – ~ 2,628 cubic yards
- Confirmation Sampling
- Transportation – ~ 165 Truck Loads
- Disposal – Augusta Richmond County Landfill
- Site Restoration – Backfill with clean soil and restore to original condition

AECS



AUGUSTA CANAL
AUTHORITY



Project Overview

Health and Safety

- Commitment to Safety is our top priority;
- Daily Safety Meetings;
- Everyone has the authority to stop work if they see an unsafe condition;
- Dust Control;
- Access to the site will be controlled and
- Flagmen.

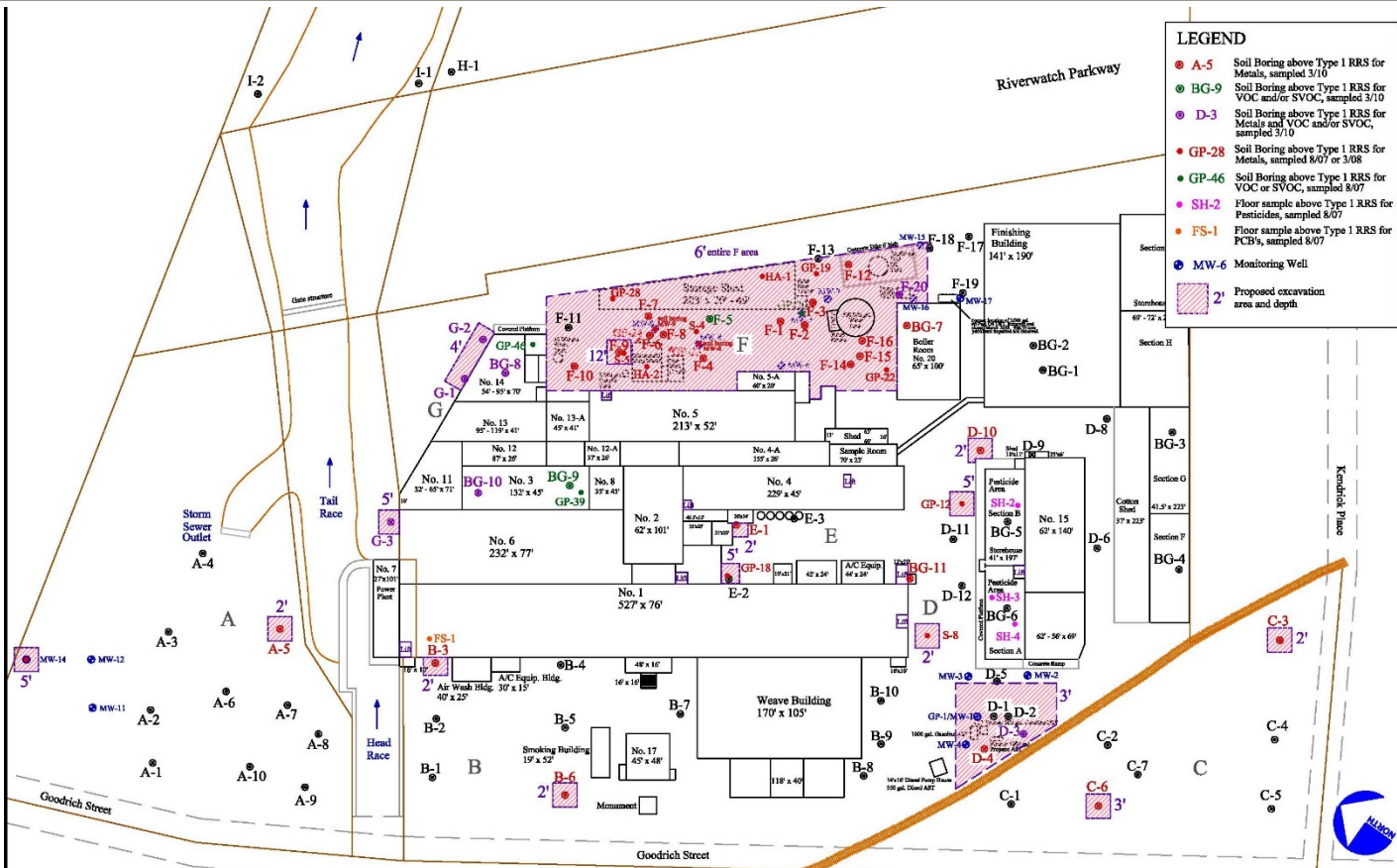
AECS



AUGUSTA CANAL
AUTHORITY



Project Overview:

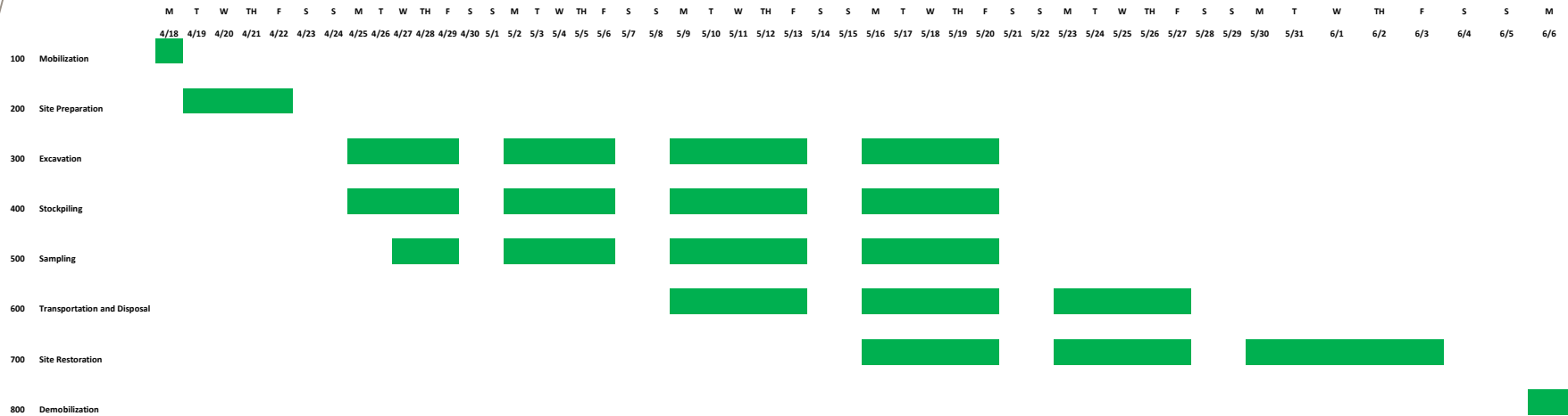


LEGEND	
● A-5	Soil Boring above Type 1 RRS for Metals, sampled 3/10
● BG-9	Soil Boring above Type 1 RRS for VOC and/or SVOC, sampled 3/10
● D-3	Soil Boring above Type 1 RRS for Metals and VOC and/or SVOC, sampled 3/10
● GP-28	Soil Boring above Type 1 RRS for Metals, sampled 8/07 or 3/08
● GP-46	Soil Boring above Type 1 RRS for VOC or SVOC, sampled 8/07
● SH-2	Floor sample above Type 1 RRS for Pesticides, sampled 8/07
● FS-1	Floor sample above Type 1 RRS for PCB's, sampled 8/07
● MW-6	Monitoring Well
■ 2'	Proposed excavation area and depth



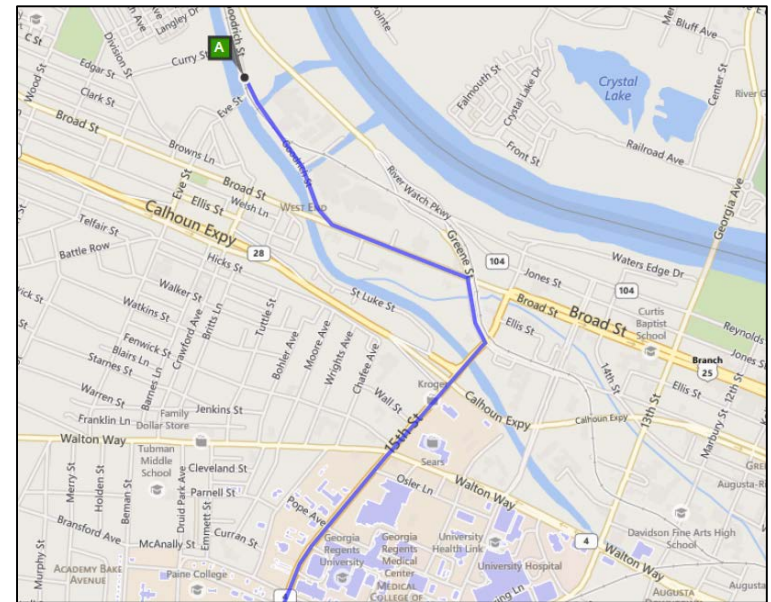
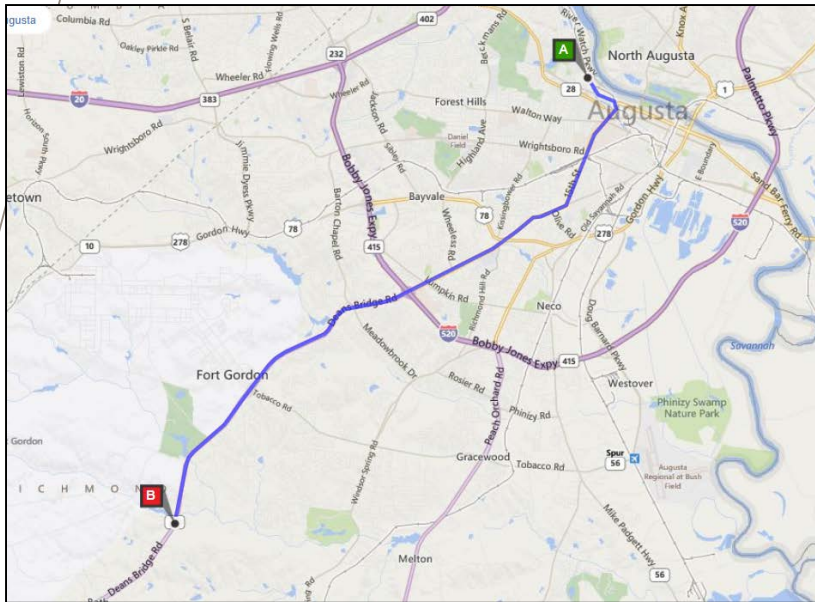
Project Overview

**Sibley Mill Project Schedule
Area F**



Project Overview

Transportation Route to the ARC Landfill



Project Overview

For information about employment opportunities
please contact

Rodger Daniel:
770-754-6440
rcd@amenv.com



Contacts

Dayton Sherrouse – ACA - (706) 823-0440 ext 1
sherrouse@augustacanal.com

Olga Perry – USEPA – (404) 562-8534
perry.olga@epa.gov

Nikki Haborak– GA EPD – 912 323-2956
Nikki.Haborak@dnr.state.ga.us

Stephanie Horwitz – GA EPD- (404) 657-8663
Stephanie.Horwitz@dnr.state.ga.us



Contacts

Rodger Daniel - American Environmental and
Construction Services, Inc. (770) 754-6440

rcd@amenv.com

Gail Rawls Jeter – Cardno, Inc. –(803) 929 -6059

Gail.Jeter@Cardno.com

