

State Archive Preservation Facility
DFD Project No. 09H2L
J. P. Cullen Site Management Plan
December 7, 2015

Description of General Site Management

To maintain the separation of project soils and the public, the following measures are being taken:

- The entire site is enclosed with a gated perimeter fence to deter contact with the soils except by the contractors and those with business on site.
- The existing impervious surfaces (existing paving and concrete slabs) will remain in place and only be removed as necessary to allow for building and utility installation.

Locations of documented contamination are identified in the Soils Management Plan (SMP) and will be further defined through additional sampling efforts if required during construction. In addition to the known areas of documented contamination in the SMP, JPC has identified additional sampling sites to assist in determining the extent of contamination prior to encountering these areas during demolition, building or utility construction activities.

Stormwater Management and Erosion Control

During construction activities, JPC establishes and maintains construction site erosion control measures to limit the transporting of soil off site. These measures are in compliance with contract provisions. JPC will monitor and adjust or repair these measures as needed throughout the construction activity.

JPC will limit excavations to only the area and depth needed to accomplish the work. Excavations will be filled as work progresses.

Dewatering, if needed, will be in accordance with the contract documents.

Dust Control

In accordance with Wisconsin DNR Conservation Practice Standard Dust Control on Construction Sites (1068), JPC will do all of the following:

- Operate equipment so as to keep dust and dirt to a minimum.
- Use water mist and other suitable methods to limit the spread of dust and dirt.
- Comply with governing environmental-protection regulations.
- Refrain from using water when it may damage adjacent construction or create hazardous or objectionable conditions, such as ice, flooding, and pollution.

Demolition Management

Demolition of structures at and below grade includes abandoned utilities, building foundations, pavements, and building slab on grade. These do not contain contaminated materials. As demolition proceeds, JPC will notify DFD if stained or odorous items are encountered.

In general, the vast majority of the demolished materials will either be concrete, asphalt, or steel reinforcing. The concrete and asphalt will be crushed on site and utilized as subgrade materials primarily under new pavements or under new slab on grades. The rebar will be sent to a steel recycling center.

At Grade Demolition

Concrete/debris in contact with soil in areas of documented contamination should be pulverized and remain on site if not stained or odorous from a previously reported or newly discovered release.

Concrete/debris in contact with soil in areas without documented contamination should be pulverized and remain on site. Material that is not stained or odorous can be recycled.

Concrete/debris if stained, odorous, from a previously reported or newly discovered release is to be removed from site and properly disposed in accordance with all applicable rules and regulations.

Concrete with lead bearing paint (LBP) must have the LBP removed and properly disposed if it is to be recycled. If LBP is not removed, then the concrete is to be removed from site and properly disposed.

None of the soil or materials on site following completion of the above grade structure demolition has been shown to contain constituents at levels which indicate any existing material is characteristically hazardous. If material is sampled, analyzed, and is found to contain material which is characteristically hazardous, then that material will be disposed of as hazardous waste.

As work progresses, if discolored or odorous ground water is observed, dewatering operations will terminate, and it will be reported to DFD.

During subsequent construction activities, if there are indications of a previously unknown release (stained soils, odor, etc.) additional sampling will be conducted to determine the nature of contamination. If a previously unknown release is identified, the DFD, and subsequently the WDNR, will be notified in accordance with all applicable rules and regulations. At this time there is no additional data to indicate a new release.

It is intended that all concrete/debris that was in contact with soil in known areas of contamination as a result of legacy pollutants remain on site.

If it is determined that contaminated soils are to be removed from the site, a manifest and waste profile based on sampling and analysis will be prepared. No contaminated soils are removed from site without analysis and approval by DFD.

Hazardous materials, if discovered during the course of site activities, will be removed by a DFD certified contractor prior to or during demolition.

Completion of construction will result in an engineered cap providing a barrier layer to prevent direct contact with contaminated soils, as a result of legacy pollutants, remaining onsite. This consists of the building slab, paving imported soils, and seeding for landscaping to prevent direct contact with soils.

In general, the vast majority of the demolished materials will either be concrete, asphalt, or steel reinforcing. The concrete and asphalt will be crushed on site and utilized as subgrade materials primarily under new pavements or under new slab on grades. The rebar will be sent to a steel recycling center.

Below Grade Demolition and Soil Excavation and Evaluation

When excavating in the areas of documented contamination, JPC will stockpile the material to await determination by the DFD for use or disposal of material.

When excavating in areas where no sampling or analysis data exists, JPC will excavate being cognizant of any soil contamination markers including staining, unusual odors, buried drums, or free liquids:

- If markers are observed, it will be processed the same as if from an area of documented contamination.
- If no markers are observed, it will be processed the same as if it was contaminated but will not mix with known contaminated material.
- Upon geotechnical engineer's approval, backfill the excavation with excavated materials. If determined by geotechnical engineer as unsuitable for backfill, DFD will make determination to stockpile or remove from site.

Contaminated soils will be placed on impervious surface and covered to prevent material from being carried off site by storm water.

Stockpile

Contaminated soils will be placed on impervious surface and covered to prevent material from being carried off site by storm water.

Removal and Disposal

Contaminated soils designated by DFD for disposal off site to a receiving facility will have a waste profile. If the material is hazardous waste, a manifest is required.

If the material is not hazardous waste, then no manifest is needed. For nonhazardous waste, use a bill of lading.