



# 2<sup>nd</sup> Annual Northwest Florida Brownfields Workshop

Case Study:  
Closed Dry Cleaning Facility

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**Presented by:**  
**Tom Lewis, P.G.**  
**Branch Manager – Tallahassee**

**Todd Romero**  
**Director of Operations**  
**KB Labs, Inc.**



# Aerial Photograph of Site Location



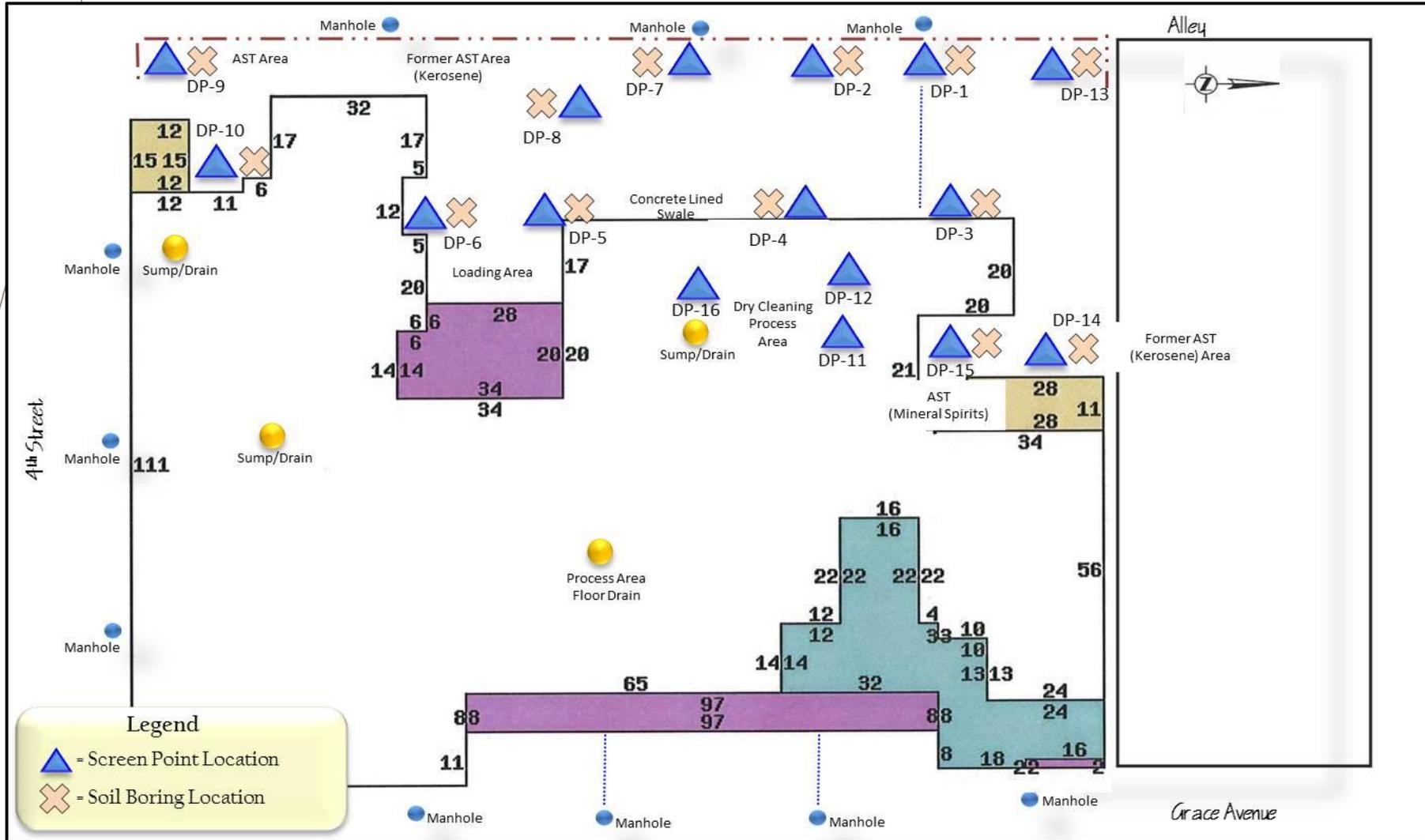
# Surrounding Land Use



# Rear of Facility



# Soil and Groundwater Sampling Locations



# Phase II Field Activities



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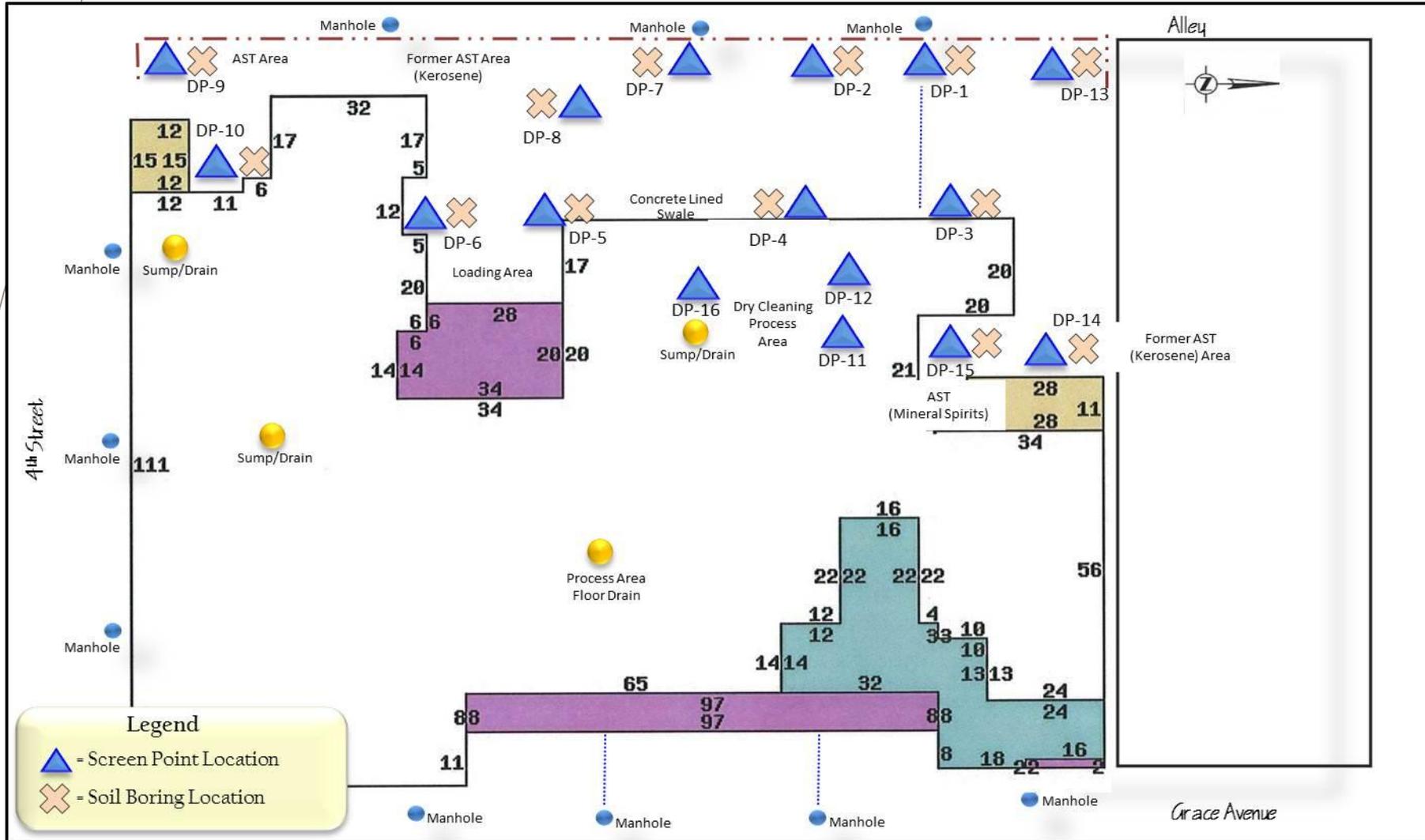
# Phase II Field Activities



# KB-Labs, Inc. – Onsite Mobile Laboratory



# Soil and Groundwater Sampling Locations



# Findings



# Findings

- **Groundwater Cleanup Target Level (GCTLs) Exceedances in every single boring, primarily dry cleaning related.**
- **Most significant impacts discovered in the drycleaning machine area where Tetrachloroethene (PCE) detected at 5,500,000 ppb at 40 feet below land surface (bls) and 2,300,000 ppb at 55 feet bls (indicates Dense non-Aqueous Phase Liquid (DNAPL)).**
- **Also significant impacts along side trench running along west side of building.**
- **Tetrachloroethene and vinyl chloride detected above their respective GCTLs in stormwater drains west of subject property.**
- **Impacted soils under building.**

# Resolutions/Options/Corrective Action

- **Demolish north portion of building to free up space for deeper drilling by sonic rig and initial site cleanup activities at source area.**
- **Further extensive direct push groundwater assessment – there is no vertical or horizontal delineation of the site.**
- **Characterization and delineation of DNAPL.**
- **Installation of permanent wells onsite and establishment of groundwater flow.**
- **Further evaluation of the offsite storm drain impacts that drain to St Andrews Bay and eventually to the Gulf of Mexico.**
- **Vapor Intrusion studies of nearby properties.**

# Potential Funding Opportunities

- **Additional assessment/cleanup grants from EPA?**
- **Additional EPA grants due to potential impacts to watershed?**
- **State of Florida Dry Cleaning Program funding acceleration?**



*Contact Information:*

*Tom Lewis*  
*Branch Manager – Tallahassee*  
*850.629.2707*  
[Tom.Lewis@Cardno.com](mailto:Tom.Lewis@Cardno.com)

*Todd Romero*  
*Director of Operations*  
*KB Labs, Inc.*  
*352.367.0073*  
[toddr@kbmobilelabs.com](mailto:toddr@kbmobilelabs.com)

