

VIKING CLEANERS



Project Size:
\$150,000
Project Service Dates:
September 2005 – Present
Project Location:
Phoenix, Arizona



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Project Description:

- The Viking Cleaners Property has been identified as the source of tetrachloroethylene (PCE) and trichlorethene (TCE) groundwater and soil contamination contributing to the ADEQ East Central Phoenix 32nd Street and Indian School Water Quality Assurance Revolving (WQARF) site.
- The project objectives were to install mitigation wells to protect on-site personnel, to establish “innocent landowner defense” for protection of liability from State CERCLA claims, and to aid in property improvement and redevelopment for commercial use.
- Project work tasks included:
 - Production of a Phase I All Appropriate Inquiry, determining history of site use, past and present material handling procedures, review of previous investigations by ADEQ and ADHS, and identification of potentially responsible parties (PRPs).
 - Production of a Prospective Purchaser Agreement (PPA) application for ADEQ’s review and approval prior to property purchase. The PPA included information regarding PRP’s identified during the Phase I investigation, description of anticipated land use, and a work plan for sub-grade pipeline, vapor mitigation and vapor extraction wells as a substantial public benefit.
 - In accordance with ADEQ’s approval of the workplan, TDC collected soil samples at various depths to assess current contaminant distribution in subsurface soils.
 - TDC installed two 60-foot vapor extraction wells and two 15-foot vapor mitigation wells within the interior of the existing site building with a low-access drill rig.
 - Surface completions were constructed flush with the building foundation, and vapor recovery piping was positioned below grade to a remedial compound to allow for tenant occupancy and minimal disruption during remedial operations.
 - All remedial infrastructure was designed and installed to provide a complete radius of influence of the building footprint, allowing for full coverage recovery of any migrating soil vapor.
 - A final report was generated and submitted to ADEQ for approval in support of the PPA.
 - Subsequently, the Viking Cleaners Property was awarded a Brownfields Redevelopment Grant to continue property improvement.

