



west virginia department of environmental remediation
Office of Environmental Remediation

VRP Project #: **15017**
Brownfield Site: Yes No
Report Date: **4-15-15**
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OFFICE OF ENVIRONMENTAL REMEDIATION
VOLUNTARY REMEDIATION PROJECT
SITE VISIT/INSPECTION REPORT

APPLICANT

LRS

NAME: Freedom Industries			NAME: Ira Buchanan			LRS# 223					
ADDRESS: 1015 Barlow Drive			ADDRESS: 111-D Saunders Lane								
CITY: Charleston		STATE: WV		ZIP: 25311		CITY: Bluefield		STATE: VA		ZIP: 24605	
PHONE: (412)498-8258						PHONE: (800) 897-1063					
CONTACT: Mark Welch, Chief Restructuring Officer											

LOCATION

FACILITY: Freedom Industries			STREET ADDRESS: 1015 Barlow Drive					
CITY: Charleston			COUNTY: Kanawha			PHONE: ()		
DATE OF VISIT: April 6, 2015			TIME IN: 1:05 pm			TIME OUT: 3:15 pm		

SITE STATUS: Abandoned <input checked="" type="checkbox"/> Active <input type="checkbox"/>			UST's: Existing <input type="checkbox"/> Former <input checked="" type="checkbox"/>			SURFACE SOIL STAINING: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
SURFACE WATER ON OR ADJACENT TO PROPERTY: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			EXISTING MONITORING WELLS: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>					
Existing Structures Including Dimensions and Use: 1. Former/current office building (offices, small coal testing lab and storage) - ~125'L x ~85'W x ~30'H; 2. Garage/maintenance and vehicle storage building - ~225'L x ~55'W x ~20'H								
Chemicals of Potential Concern: 4-methylcyclohexanemethanol (MCHM), propylene glycol phenyl ether (PPH), calcium chloride, ethylene glycol, glycerin, polychlorinated biphenyls (PCB's), lead, petroleum hydrocarbons, volatile organic compounds (VOC's) and semi-volatile organic compounds (SVOC's)								
DRINKING WATER SOURCE: GW <input type="checkbox"/> Public <input checked="" type="checkbox"/> Other			SURROUNDING LAND USE: Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input type="checkbox"/>					
OTHER AREAS OF CONCERN: See below								

COMMENTS

Representatives of the West Virginia Department of Environmental Protection (WVDEP) met on-site at the Freedom Industries facility, 1015 Barlow Drive, Charleston, with representatives of Freedom Industries (Freedom), ARCADIS (Freedom's environmental consultant) and Babst Calland (Freedom's legal representative) on April 6, 2015 to conduct the initial site visit for the Voluntary Remediation Program (VRP). On-site were Mark Welch, Principal, Morris Anderson/Chief Restructuring Officer - Freedom Industries; Ira Buchanan, LRS, Brian Magee, Toxicologist and Jason Artrip, Field Activities Leader of ARCADIS US, Inc.; Anne Blankenship, Attorney at Law, Babst Calland; Brad Wright and Kevin Saunders, Inspectors, Ryan Harbison, Inspector Supervisor and Cindy Musser, former Inspector Supervisor/contract worker, all of the WVDEP, Division of Water and Waste Management - Environmental Enforcement Office; and Patty Perrine, Interim Program Manager, Larry Sirinek, Toxicologist, Casey Korbini, Environmental Resources Specialist, Kenan Cetin, Project Manager and Dave Long, Project Manager for the Freedom Industries site, all of the WVDEP, Division of land Restoration, Office of Environmental Remediation. Ken Ward of Charleston Newspapers was also present. Several employees of Specialized Professional Services, Inc. (SPSI) were also on-site coordinating the stormwater collection, however they did not participate in the initial site visit. The purpose of the VRP initial site visit is to review all areas of known or potential environmental contamination at the site.

The site visit initiated in the Freedom Industries office building. Mark Welch produced a large map of the property and the MCHM/PPH spill area. After introductions, Dave Long suggested the site walkover begin in the former AST area, continue to the MCHM/PPH spill area, move to the lower terrace and the collection trench area and then proceed back to the office/warehouse and garage areas. All seemed to be in agreement and the site walkover proceeded in this fashion.

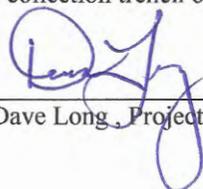
Other than Mark Welch, the Office of Environmental Enforcement (OEE) inspectors were the most familiar with the site, most having been involved since the MCHM/PPH spill. OEE inspectors noted areas of concern walking through the former aboveground storage tanks (AST's) area, including the oil/water separator and the former loading rack areas. Several large Baker tanks were on-site, used for the collection of stormwater pumped from the lower collection trench and former fire house area. Footprints of several large AST's were still visible (tanks #399 and 400). As we approached the area of the leaking MCHM/PPH tank a slight to moderate MCHM odor was noted. Brick rubble from the former fire house was stockpiled just to the south of this area (tanks #395, 396 and 397; tank #396 was the leaking MCHM/PPH tank). Mark Welch indicated that a good bit of soil had been removed from the former tank area, as well as a former culvert and the area of the former fire house. A large excavation was present in the area of the former fire house; stormwater collected in this area and was being pumped to the Baker tanks. Freedom/Arcadis believe the MCHM/PPH product that leaked from tank #396 traveled along the secondary containment wall and into a former culvert north of the tank, then past the culvert and into the former fire house area, then to a large cobble fill area which extends down the slope all the way to the river. OEE inspectors stated the product also followed the secondary containment wall past the cobble fill area; this was the reason for extending the original collection trench to its northernmost point. Remnants of black plastic sheeting were noted on the slope below the former fire house, placed in an attempt to prevent further erosion in this area. Brick and other debris that make up the cobble fill was also noted on the slope. Mark Welch then noted the stormwater diversion trench located on the northeastern end of the property which wraps around the north end of the property and discharges on the slope at the north end. A sump used to access the trench is located in the northeast corner of the property. The diversion trench has greatly reduced the amount of water collected on the site for disposal. All then walked back to the southern end of the site to access the gravel road leading down to the lower terrace. Several monitoring wells with standpipes from the previous VRP Project (VRP #04506) were noted along the terrace - Freedom/Arcadis have also used these wells to sample groundwater for this project. Two sumps with active pumps were noted in the collection trench area on the lower terrace, both pumping collected stormwater up to the Baker tanks. ARCADIS mentioned Freedom's desire to stop having to collect and dispose of stormwater from the site. They believe the trench itself has residual MCHM/PPH contamination, and the trench in turn is contaminating the stormwater that is collected. ARCADIS would like to install a new trench downgradient of the existing trench and abandon the existing trench. Stormwater samples would then be collected from the new trench to determine if the stormwater runoff from the site is contaminated and needs to be collected/disposed of. We discussed submitting a work plan to do the trench substitution work. A slight MCHM odor was present in the sump areas. The river bank drops off steeply to the river below the lower terrace. OEE inspectors made note of the approximate northernmost extent of the trench. Walking back to the dock area, comments were made concerning the level the Elk River rose to back in March of this year. Continuing south on the lower terrace (past the gravel road leading back up to the main site level), OEE inspectors made note of several surface water outfalls and potential contamination associated with these areas. The site visit then continued back up to the main level of the site. Approximately 6-7 roll-offs with MCHM/PPH contaminated soil are currently staged at the southwestern end of the site near the garage/storage building; Freedom hopes to negotiate acceptance at a local landfill to keep from having to ship this and any future excavated soil out of state. Briefly looked inside the garage/storage building for areas of concern - only the hydraulic lift mentioned as a "recognized environmental condition" (REC) in the Phase I Site Assessment was noted

The site visit finished in the driveway between the garage/storage building and the warehouse/ office building. Dave Long reminded Freedom/ARCADIS of the additional REC's (not related to the MCHM/PPH spill) mentioned in the Phase I Site Assessment Report and WVDEP's review of the report ("Application Review and Comment", February 6, 2015) that will need to be addressed also as part of the Voluntary Remediation Program. Additional discussion ensued concerning the substitute collection trench - this will need to be included in a modification to the Voluntary Remediation Agreement. Mark Welch reiterated the need to approve a substitute trench plan quickly, as funds were being quickly consumed in stormwater disposal costs. The site visit concluded ~ 3:00 pm.

A site map used during the site walkover is attached to this report.

A numbered list of photos taken during the site visit follows, with the photos attached below:

1. Former AST area and remaining secondary containment wall on western side of site (looking towards Elk River)
2. Looking north towards the northern end of the site, past the area of the MCHM/PPH spill
3. Brick rubble from the former fire house
4. Footprint of AST's #399 and 400.
5. Looking south towards warehouse/office building.
6. Baker tanks and former loading rack area
7. Tanker truck receiving water from Baker tanks
8. Stormwater collection trench on lower terrace below spill area and northernmost sump/pump.

Signature: 

Dave Long, Project Manager

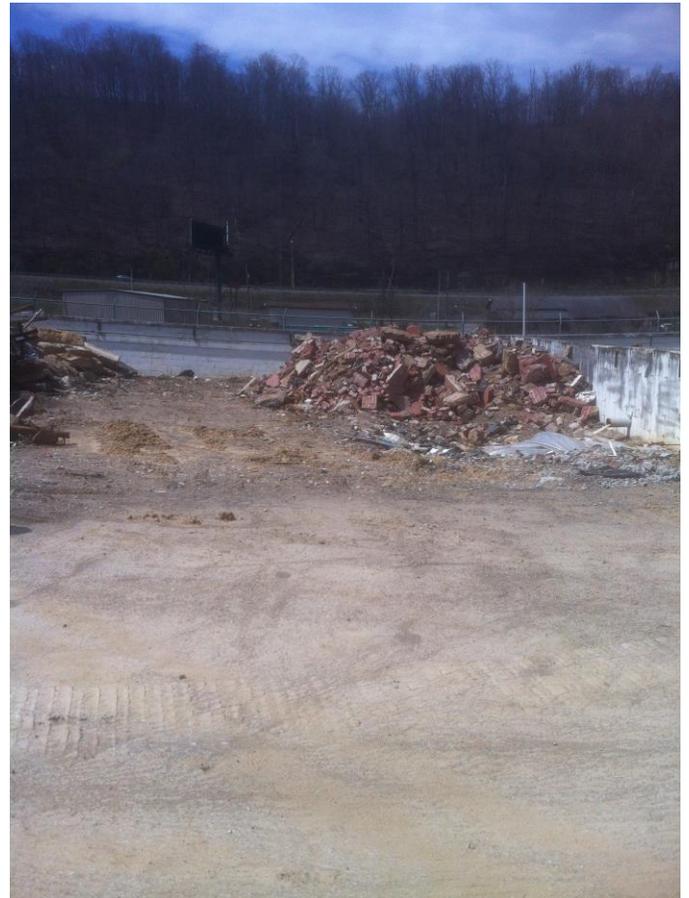
Date: April 15, 2015

email address: David.W.Long@wv.gov

1.



3.



2.



4.



5.



7.



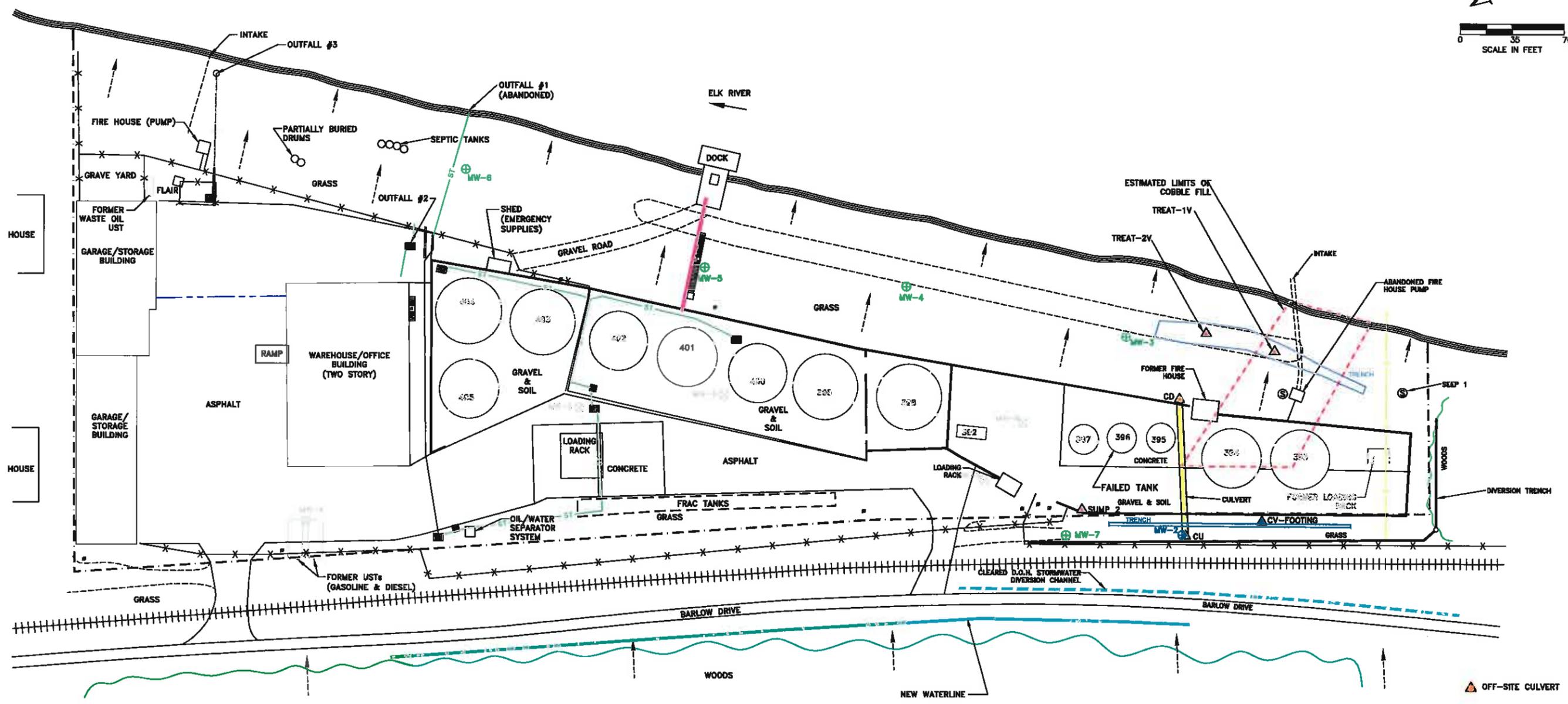
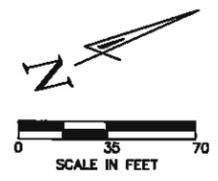
6.



8.



CITY: (Columbus, Oh) DIV: (GROUP: (MDV) DB: (R. Smith) LD: (Opt) PIC: (Opt) PM: (J. Manzo) TM: (Opt) LVR: (Opt) ON: ("OFF" REF: G:\ENVCAD\Columbus-Oh\ACT10\H003003 - FREEDOM INDUSTRIES\H003003-1-3-2015-01.dwg) LAYOUT: FIG 2 SM. SAVED: 2/10/2015 2:31 PM. ACADVER: 18.18 (LMS TECH) PAGES: 21/192015 3:29 PM. BY: SMITH, BOB XREFS:



LEGEND			
⊕	CRA WELL (CEC)	---	PROPERTY BOUNDARY
⊖	ABANDONED VRP WELL (CEC)	-x-x-	FENCE
⊙	SEEP	+++++	RAILROAD TRACKS
△	CULVERT SAMPLE	---	PRODUCT PIPING
△	SUMP SAMPLE	---	DIKE WALL
		---	STEEP SLOPE
		---	TREE LINE
		---	STORM SEWER LINE
		---	NATURAL GAS LINE
		---	STEAM LINE
		---	DRAIN POLE

FREEDOM INDUSTRIES
 1015 BARLOW DRIVE, CHARLESTON, WEST VIRGINIA
 OH003003.0001

SITE MAP

FIGURE
2

REFERENCE: DRAWING CREATED FROM SHAW ENVIRONMENTAL, INC. BASE MAP DATED 10/31/05.