



Caird Site Cleanup in Layman's Language

After 90 years as an intensively-used foundry and steel fabrication site, not surprising, the 2.7 acre Caird site contains a variety of materials that need to be cleaned up before it can be reused. In December 2009, Tetra Tech, a Helena engineering firm, completed the Phase II investigation of the Caird site for Lewis & Clark County's Brownfields Program. A U.S. Environmental Protection Agency (EPA) Brownfields Hazardous Substance Assessment Grant funded the study.

Here's a non-technical summary:

1. **Groundwater.** No groundwater contaminants above water quality standards were identified in the three groundwater monitoring wells onsite. Some additional wells may be warranted since the groundwater wells used so far may have provided limited data.
2. **Soils.** Site soil sampling was designed to identify metals, petroleum hydrocarbons, volatile organic compounds (VOCs), and polycyclic aromatic hydrocarbons (PAHs). Tetra Tech identified metals within the soil, especially arsenic and lead, as well as petroleum hydrocarbons beneath the lower machine shop and in the northeast corner of the site and PAHs along the railroad right-of-way. 120 tons of soil was identified as hazardous waste and another 6,600 tons as contaminated for residential and industrial use. These soils will be removed prior to redevelopment of the site.
3. **Soil beneath buildings.** Full assessment of soil underneath buildings can't occur until buildings themselves are demolished.
4. **Buildings.** Buildings on the site were evaluated for asbestos and lead-based paint and found to contain minor amounts of both.
5. **Plan.** Based on the information currently available, L & C County and RMDC anticipate excavating all soil impacted by contaminants of concern. Hazardous waste will be disposed of at a licensed hazardous waste landfill. Non-hazardous materials will be disposed of in a municipal landfill. Asbestos and lead-based paint abatement will be completed prior to building demolition or remodeling.
6. **Other trash.** Site cleanup will also include removal of the extensive collection of old equipment, scrap metal, junk vehicles, empty tanks, crushed drums, other containers—and similar discarded materials.
7. **Cost.** The current estimate for site clean up based on existing knowledge runs around \$200,000.
8. **Who oversees?** L & C County and RMDC will jointly oversee site clean up work.

Based on the January 14, 2010 Memorandum to Laura Erikson, Grants Coordinator, Lewis & Clark County, From Daphne Digirindakis, Tetra Tech, Project Manager.