

Hospital Decommissioning and Site Assessment Brownfield Development - Project Profile

Project Type

Environmental Site Assessment
and Decommissioning

Project Value

Withheld at client request

Start and Completion Date

February 2009 to June 2009

July 2009 to October 2009

Client

Government

Market Sector

Real Estate and Development

Challenge

- Short client timeline
- Site operation started in the 1950s
- Building demolition was in progress and could not be delayed
- Complex stratigraphy

Solution and Highlights

- Used a drilling and testpitting approach to characterize the site
- Conducted soil sampling during building decommissioning within a short timeframe
- Conducted on budget
- Followed-up with site specific guideline development to increase redevelopment options and reduce remediation requirements and costs

The client requested Trace Associates Inc. (Trace) conduct facility decommissioning (underground storage tank and concrete removal) during building demolition activities. Trace personnel identified soil and groundwater contaminants associated with facilities beneath the former building footprint and conducted soil sampling to assist the client with soil management while allowing the decommissioning activities to continue and be completed on time.

The site was initially developed into a hospital during the 1950s and operated in a densely populated urban area until 2008. Following building demolition and facility decommissioning, the client retained Trace to conduct a Phase I and II environmental site assessment (ESA) to determine potential and actual contaminants of concern prior to potential site redevelopment or sale. The Phase I ESA included a detailed review of historical information at the local museum and client archives (e.g., newspaper articles, historical photographs, books regarding the site, interviews, and as-built drawings). Based on the soil and groundwater results, Trace recommended development of site specific guidelines; which significantly reduced the requirement for remediation.

For more information on this project contact Darrell Haight, P.Ag., President at 780.458.7787. This photograph shows the site during initial construction in 1956.

