



PROBLEM

The owner of an industrial park within the City of Windsor was in the process of property refinancing as part of corporate operations. As a result, a turnkey property assessment for environmental closure was required within a four week time frame.

APPROACH

The property assessment was initiated with the standard documentation review, interviews, and site visit. Based on preliminary findings, areas of environmental concern were noted and located during the site visit. Most concerns related to the historic use and leakage of fuel oils and process oils, as well as coal storage.

A subsurface investigation to assess the preliminary findings was subsequently carried out. Test pits were completed along building foundations using the client's machinery. Free oil product was identified in the soil and accumulated in the test pits at several locations. Thus, a contaminant delineation phase was implemented.

To investigate areas containing an active railway spur and concrete containment walls, a manual drill rig was mobilized to the property. Fill, soil, and groundwater samples were chemically screened on-site, with representative samples submitted for laboratory analyses. Monitoring wells were installed at optimum locations with hydraulic elevations and water samples retrieved over a two week interval for analysis.

SOLUTION

Prior to the deadline, the client received our draft detailed environmental assessment report for the property. There was sufficient time for a detailed review of the report, discussions, report finalization, and report presentation to the financial institution. Environmental closure on the property was realized and accepted by the financial institution.