

Closure of Foundry and Pump Manufacturing Facilities and Property Transfers

Southern California



EKI provided consulting services to assist the owner of two industrial facilities, a foundry and a pump manufacturing plant located in Southern California, with the closure of these facilities. EKI also provided technical consulting assistance with removal of underground storage tanks (USTs), remediation of certain areas, oversight of hazardous materials and contaminated soil removal, and assistance with property transaction issues related to environmental matters in preparation for sale of the properties. All EKI's services were conducted in accordance with local and state regulatory requirements.

At the foundry property, EKI assisted with the closure of brass, iron, aluminum and magnesium foundry areas that comprised the four-acre site and were used to fabricate components for pump manufacturing. Hazardous materials, consisting of molding sands containing lead and other metals, and asbestos were found on the site. The property was sold and redeveloped as a commercial, multi-tenant property. For this site, EKI performed the following:

- Performance of a site assessment;
- Preparation of plans and specifications for demolition of structures and remediation of contaminated soils;
- Oversight and documentation of hazardous materials removal, structure demolition, and remedial soil excavation with off-site disposal of demolition wastes and contaminated soil; and
- Performance of expedited closure activities for a petroleum UST discovered during demolition.

Operations at the pump manufacturing site included machining, assembly and testing of large turbine pumps. Following facility closure by EKI's client, the property was sold and returned to industrial use. For this site, EKI's services included the following:

- Performance of Phase I and Phase II environmental site assessments;
- Planning and oversight related to removal and closure of two petroleum USTs and excavation and off-site disposal of contaminated soil; and
- Coordination and assistance related to performance of asbestos abatement and other restoration activities.