

**Draft**  
**ANALYSIS OF BROWNFIELD CLEANUP**  
**ALTERNATIVES**

**Colman Village Site: Soil Excavations, Groundwater Treatment and Engineered Barrier**

**Colman Village Building: Asbestos Removal, Lead-Based Paint Removal**

**Colman Village: Phase I**  
**1200 Rock Street**

Brownfields Cleanup: Supplementary Revolving Loan Fund Program

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## 1.0 INTRODUCTION

Colman Village Phase I is a portion of the Barber Colman Complex which has been City-owned since January of 2002. The overall Barber Colman Site is bounded by Rock Street on the west, Loomis Street on the north, the Canadian National Rail Road and the Rock River on the east and an irregular boundary on the south to Graham Street but not including the shopping center site. The City of Rockford is located in Winnebago County, Illinois with major routes of transportation including Interstates 39 and 90, along with Route 20. Rockford has a population of approximately 152,000 residents according to the most recent Census and is the largest community in Winnebago County.

This Analysis of Brownfield Cleanup Alternatives (ABCA) is provided for the Colman Village Phase I: Site project components and Colman Village Phase I: Building project components. For each of these two projects, two (2) alternatives are evaluated at this initial stage of the cleanup planning process for the Colman Village Phase I portion of the Barber Colman Complex. Please note that the City does not currently have sufficient funding for a major element of the Site project- the Engineered Barrier. The City does have adequate funding for initial components of the Engineered Barrier.

## 2.0 SITE BACKGROUND

**The Barber Colman Complex had been a manufacturing complex that produced large textile production machines as well as a wide variety of other products including heating and air conditioning control systems. This site was in full production for almost 80 years with some manufacturing continuing on this site for another 20 years before acquisition by the City in early 2002.**

**3.0 Recommended Cleanup Actions: Colman Village Phase I**

Five Cleanup actions are needed at this time for the Colman Village Phase I project that includes Building 4, Building 5, Building 9, Building 17 and Building 18 as well as the surrounding site totaling approximately 8 acres. These Cleanup actions are separated into the “Site” Project and the “Building” Project as follows:

- 3.1 SITE Component a): Soil Excavation and Disposal in conjunction with utility installation and excavations that are preliminary steps in the installation of the Engineered Barrier and Storm water Retention facilities. The exact location and extent of these soil excavation sites will be determined when the Site Plan and Engineered Barrier Design are completed. Excavated soil will be tested and either used on site or be landfilled if contaminated (Estimated cost- \$150,000)**
- 3.2 Site Component b): Groundwater Treatment at a location just south of Building 12. VOCs remain in the groundwater and are observed in samples taken adjacent to the Rock River. These VOC’s must be treated before an NFR letter can be obtained for each Phase of Colman Village. The actual location of the Groundwater Treatment site is just east of the Colman Village Phase I site, but this Groundwater Treatment will be necessary for each NFR letter. Also, any soil gas issues would also be resolved within this general heading. (Estimated cost-\$150,000) Please Note: There is still a possibility that Illinois SRP will not require extensive groundwater treatment. In that event, this funding allocation is proposed to be used for any soil gas issues or preliminary Engineered Barrier components.**
- 3.3 Site Component c): Engineered Barrier for the entire site. Preliminary Site Plans have identified the primary components of the Engineered Barrier and their general locations which include the following: 1) Driveways and parking lots; 2) sidewalks and pedestrian/bikeway facilities; 3) courtyards; 4) landscaped or lawn areas; and 5) storm water detention facilities. Estimated Cost: \$1.5-2.0 Million**
- 3.4 Building Component a): Asbestos Removal must be performed in each of these 5 structures. The remaining asbestos is limited to the window glazing in each of these structures. This is a major project because of the large number of windows. (Estimated cost- \$125,000)**

**3.5 Building Component b) Peeling Lead-Based Paint must be removed from exposed surfaces within the five buildings identified above before encapsulation of remaining lead-based paint takes place. (Estimated cost-\$150,000)**

#### **4.0 CLEANUP ALTERNATIVES**

There are two cleanup alternatives applicable to **Colman Village Phase I: Site**

##### **4.1 Alternative 1: No Soil Excavation and Disposal, no Groundwater Treatment and no Engineered Barrier**

1. Effectiveness – This alternative does not address the need to resolve the remaining site cleanup issues that are needed to bring this five-building site “online” with valuable community assets including the Rock Valley College Technical Training and Education Center as well as a Medical Clinic. Considering the fact that the City has owned this site for 15 years and has invested heavily in bringing this site closer to redevelopment, it would not be effective to ignore the remaining cleanup needs.
2. Implementability – This alternative does not address the remaining cleanup issues and leaves the site unprepared for redevelopment. This is especially important considering the fact that three previous redevelopment proposals were unsuccessful due, at least in part, to the fact that the remaining cleanup was not well defined or programmed.
3. Cost – There is no monetary cost but a considerable cost to the neighborhood and to the surrounding community to continue to let this site and the nine remaining buildings sit vacant and unusable.

##### **4.2 Alternative 2 – Soil Excavation and disposal, Ground Water Treatment and Engineered Barrier.**

1. Effectiveness – this alternative addresses all of the remaining environmental issues, except for the completion Engineered Barrier due to current funding

limitations. Please note: Significant amounts of additional funding have been requested by formal application to USEPA and additional funding will soon be requested from Illinois EPA.

2. Implementability – the only issues with implementing this alternative is available funding. Available funding will complete 2 of the three Site components at this time.
3. Cost – this set of cleanup actions is expected to cost \$300,000 for the first two items and \$1.5 to \$2 Million for the Engineered Barrier.

There are two Cleanup Alternatives for the Colman Village-Building Component

#### **4.3 Alternative 1: Buildings- No Asbestos Removal or Lead-Based Paint Removal**

1. Effectiveness – This alternative does not address the need to resolve the remaining building cleanup issues that are needed to bring these five buildings “online” with valuable community assets including the Rock Valley College Technical Training and Education Center as well as a Medical Clinic. Considering the fact that the City has owned this site for 15 years and has invested heavily in bringing this site closer to redevelopment, it would not be effective to ignore the remaining cleanup needs.
2. Implementability – This alternative does not address the remaining cleanup issues and leaves the buildings unprepared for renovation/repurposing. This is especially important considering the fact that three previous redevelopment proposals were unsuccessful due, at least in part, to the fact that the remaining cleanup was not well defined or programmed.
3. Cost – There is no monetary cost but a considerable cost to the neighborhood and to the surrounding community to continue to let the nine remaining buildings sit vacant and unusable.

#### **4.4 Alternative 2: Buildings- Asbestos Removal Completion, Peeling Lead-Based Paint Removal**

4. Effectiveness – this alternative addresses all of the remaining environmental issues for the Buildings, making them ready for renovation and repurposing.
5. Implementability – these final Building Cleanup Actions are within the available funding. Most of the asbestos was removed as a part of the Cleanup Grants approximately 8 years ago.
6. Cost – this set of cleanup actions is expected to cost \$275,000 and is well within the available funding of approximately \$800,000.

## **5.0 RECOMMENDATION**

Based on the analysis presented in the previous section, the second alternative for both the “Site” and “Building” Components addresses the contamination issues and is also compatible with the proposed re-use of the buildings and site. Considering that over \$1.5 million has been invested in performing environmental assessments, asbestos removal, and soil cleanups and building demolitions, it would be very cost-effective to resolve the remaining environmental issues so these five buildings can be repurposed as proposed. Available funding is currently sufficient to perform the first two Site cleanup items, initiate the Engineered Barrier and complete the Asbestos and Lead-Based Paint Removal. Therefore, the second alternative for both Site and Buildings is recommended.

## **6.0 DECISION DOCUMENT**

A decision document will be issued at the close of the 30-day public comment period with additional details on the selected alternative.

**7.0**