Sibley Mill is a Brownfields site – its redevelopment or reuse has been complicated by the presence of hazardous substances.

- Confederate Powder Works during the Civil War – caused primarily lead contamination
- Sibley Mill was constructed in 1880 – 1882. It began manufacturing in February 1882. For nearly 125 years, Sibley operated as a textile mill – resulting in contamination by heavy metals, polycyclic aromatic hydrocarbons, and trichloroethene
Project Overview

Assessment:

- Phase I Environmental Site Assessment (ESA)
- Phase II ESA
- Assessment Costs - $112,666
- Prospective Purchaser Corrective Action Plan (CAP) and an application for approval as a brownfield site to the GA EPD
- GA EPD approved the application and Corrective Action Plan and confirmed that the site met the Brownfields qualifying criteria.
- The ACA purchased the property on August 31, 2010.
ACA took remedial action to address some imminent threats:

- Removal and disposal of the caustic soda tanks and associated lines;
- Removal and disposal of the dye tanks and associated lines;
- Removal and disposal of the mercury in the boiler room;
- Removal and disposal of the flooring in building #15 which was contaminated with pesticides and herbicides.
Continued remedial action: ACA has removed
  • The former blacksmith shop
  • The former pipe shed
  • Several storage sheds
  • The former water tanks
Cost of remedial action: $242,695
ACA has received 2 EPA Cleanup Grants

- October 1, 2013 – $200,000 and required $40,000 match for Areas A, B, C, D, E, G
- October 1, 2014 – $200,000 and required $40,000 match for Area F
Project Overview

First Cleanup Grant
Soils removed - 3412.32 tons
Waste concrete removed – 144.03 tons
Soils tested by TCLP – no hazardous wastes
Disposed at Augusta Richmond County Landfill
Clean fill brought in - 3510.70 tons
Crusher run brought in - 467.72 tons

AECS
Augusta Canal Authority
Project Overview

Cleanup costs – additional $295,705 in non-grant funds in excess of the $40,000 match to complete cleanup activities, so total $535,705

AECS

Augusta Canal Authority

Cardno
Areas A, B, D, & E were remediated to GA EPD Type 1 or Type 2 Risk Reduction Standards (RRS) for residential properties.
Area C was remediated to GA EPD Type 3 RRS for non-residential properties.
Area G was remediated to GA EPD Type 5 RRS, because it was determined to not be practical to remove source area. Further excavation in this area would have impacted the structural integrity of a mill building on the property.
EPA Grant Requirement

• National Historic Preservation Act
  • No historic buildings have or will be disturbed, but the soil removal has occurred in six different areas and will occur in one additional area of the property.
  • Remains of Confederate Powder Works is a concern.
  • Ground-penetrating radar (GPR) surveys have been performed.
National Historic Preservation Act

- Proposed to and approved by SHPO
- Have an archeologist on site when digging is being done in the areas of anomalies;
- Plaza with interpretative signage will be installed around the chimney of the Confederate Power Works.

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Shaping the Future
National Historic Preservation Act

- Found 3 points of concern in Areas A, B, C, D, E, G
- Nothing found in the areas of the anomalies
National Historic Preservation Act

- But an old confederate cannon ball was found that is now in the Discovery Center
National Historic Preservation Act

- Found 2 points of concern in Area F
- What will we find?
Project Overview

Cleanup - Phase III
Project Overview:

Scope of Work

• Health and Safety – Our top Priority!
• Excavation – ~ 2,628 cubic yards
• Confirmation Sampling
• Transportation – ~ 165 Truck Loads
• Disposal – Augusta Richmond County Landfill
• Site Restoration – Backfill with clean soil and restore to original condition
Health and Safety

- Commitment to Safety is our top priority;
- Daily Safety Meetings;
- Everyone has the authority to stop work if they see an unsafe condition;
- Dust Control;
- Access to the site will be controlled and
- Flagmen.

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Project Overview:

AECS

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Sibley Mill Project Schedule

**Area F**

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<thead>
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Transportation Route to the ARC Landfill
For information about employment opportunities please contact

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