

Bay Marine of Chicago Construction Phase Environmental Consulting Waukegan Harbor, IL



Project Description

Bay Marine of Sturtevant, Wisconsin chose Waukegan Port District's harbor front property for its business expansion into Illinois. The selected location was an underutilized boat parking lot adjacent to Waukegan Harbor. A former manufactured gas plant Superfund site was immediately South and West and its coal tar plume extended under the proposed Bay Marine Parcel. The site is commonly known as NSG South MGP site and is in Pre-design/Remedial design stages under USEPA oversight. These environmental conditions threatened the timing, progress and financing for Bay Marine's 48,000 sq. ft. boat sales and storage facility in Waukegan. Construction will be complete October 2017.



Project Highlights

Deigan & Associates, LLC was retained by both Bay Marine and the Port District to develop a strategy and management plan to overcome these environmental obstacles and keep the project alive and progressing. We fully accomplished that objective via negotiating reimbursement of \$500K incremental environmental costs with NSG related to the project, including contaminated soil management, groundwater management, construction worker safety, and subfloor vapor barrier system above the MGP plume. Our role included:

- Liaison with USEPA and NSG, Owner.
- Construction-phase environmental monitoring.
- GC and QA/QC for groundwater, soil management and vapor barrier install.
- Design/build of stormwater bioswale.
- Environmental budgetary management.

