

# Salem Baptist Church of Chicago Pullman Historic District Property Remediation



## Project Description

Salem Baptist Church of Chicago (Salem Baptist) purchased a former Pullman Railcar and Sherwin Williams property in 2008 for its administration educational facilities. The history of industrial land use in the Pullman District of Chicago has left residual contamination throughout the area, including soils contaminated with heavy metals and volatile organic compounds. In 2017, **Deigan & Associates, LLC** was retained as Salem Baptist's environmental consultant and remediation manager to move their Pullman property through the Illinois Site Remediation Program to attainment of a No Further Remediation letter.



## Project Highlights

Deigan & Associates, LLC added innovative, cost saving, and valuable consulting/contractor services to the project including:

- ✓ Revised existing remedial action plans to reduce costs to Salem Baptist by over 33%.
- ✓ Developed a soil management zone plan to avoid costly off-site disposal without increased site risk.
- ✓ Conducted soil vapor pathway testing to confirm no impact to indoor air quality.
- ✓ Served as Liaison with Salem Baptist, Contractors and the IEPA.
- ✓ Contracted earthwork, landscaping, and irrigation and managed all remediation.
- ✓ Implemented a grade and cap approach to manage contaminated soils beneath a clean soil barrier.
- ✓ Negotiated with construction contractors to obtain over 6000 tons of low-cost clean fill soil.
- ✓ Obtained IEPA approvals on Site Investigation and Remedial Action Plans.

