

Multi-Residential Project Moves Forward Using Geo-Seal as an Effective Barrier to Protect Against Methane Concerns

Project Highlights

- 186,000 ft² Geo-Seal Barrier installed to meet regulatory goals
- Site development kept on-time and on-budget
- 60-mil barrier system chosen to offer highest level of protection against methane exposure

Project Summary

During initial environmental due diligence, this property was noted to have elevated methane in the subsurface (in excess of 15% by volume). While this was a perfect location for multi-unit residential as it was next to major traffic corridors and near many Fortune 500 employers, the environmental concerns paused redevelopment planning.

Modern Geosciences (Modern) was asked to develop a remedial strategy that could incorporate a methane mitigation system within the building design. Drawing on over three decades of methane mitigation experience, Modern's lead design engineer developed a cost-effective approach that satisfied all the parties plugged into the development. This included a customized passive collection layout and use of Geo-Seal to mitigate potential vapor concerns. This was supplemented by subgrade moisture conditioning and padsite preparation. Additionally, Modern incorporated a high degree of construction inspection and verification sampling to ensure the system was installed per their specifications.

Dr. Kenneth S Tramm - a leading expert in air quality monitoring, environmental due diligence, risk-based closures and remedial design – is the founding Principal with Modern Geosciences and managed the project for the developer/client. Dr. Tramm sourced Geo-Seal as part of his overall vapor intrusion solution due to its industry-leading effectiveness and long-term performance. Shares Tramm, "I felt confident in specifying Geo-Seal on this project due to its proven effectiveness in the field and the support of the Land Science team."



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Site Details

Client: Modern Geosciences

Treatment Area: 186,000 ft²

Technology Used: 60-mil Geo-Seal System

Location: Farmers Branch, Texas

 **Geo-Seal**[®]
Vapor Intrusion Barrier



Results

Site development is underway and the apartment complex should be open by early 2018. Following installation of Geo-Seal, the client/developer was able to meet regulatory goals and move forward with construction to keep the project on-time and on-budget.

Technology

Geo-Seal is a gas vapor management technology designed to eliminate vapor intrusion on environmentally-impaired sites, including sites designated as a brownfield. Geo-Seal is a chemically-resistant material placed between the foundation of the building and the soil pad to eliminate vapor intrusion and stop contaminant vapors from permeating through the slab.

By using Geo-Seal, developers can ensure a healthy indoor environment while reducing the cost of site remediation and expediting site construction.

About Client

Modern Geosciences provides expert vapor intrusion (VI) inspection and mitigation services designed to confirm, identify and locate the source of potential contamination and to mitigate the health risks posed to associated indoor environments. Founded in 2011, Modern Geosciences is focused on delivering innovative environmental solutions for its clients. Based in Colleyville, Texas, a suburb of Ft. Worth, Modern Geosciences provides cost-effective solutions to environmental challenges for clients spanning a number of industry sectors.