

Former Motorola 52nd St. Facility Site Re-Development Projects

Tom Suriano – Clear Creek Associates

November 2022

Agenda

- ON Semiconductor 52nd St campus ownership overview

- Southwest Parking Lot Area
 - Southwest Mobile Storage

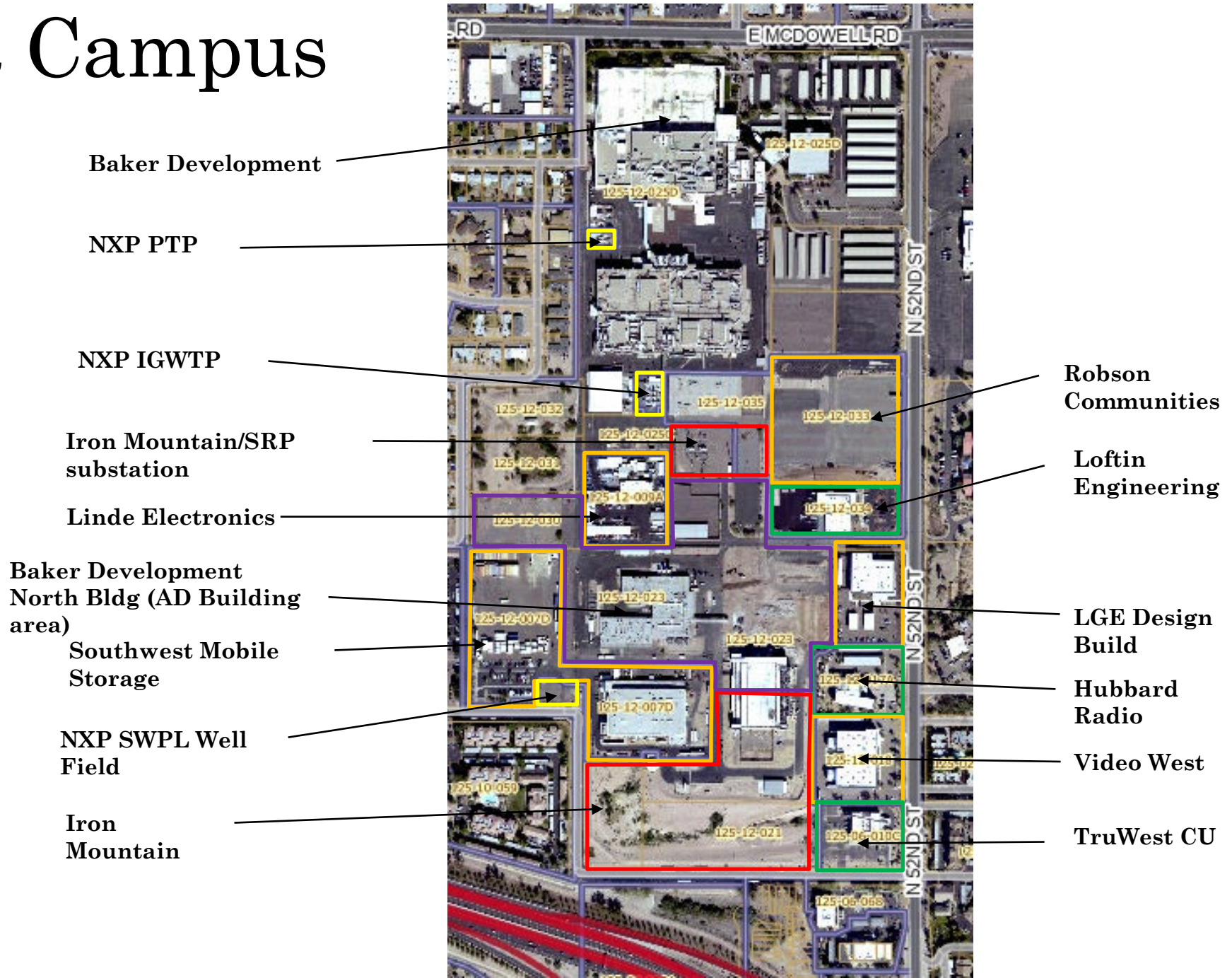
 - Baker Development – South Building (Iron Mountain)

 - Baker Development – North Building

52nd St Campus Ownership

- Motorola Semiconductor Products Section was the original owner/operator
 - Property surface/operations were transferred to ON Semiconductor when that portion of the business was spun-off as a separate entity in 1999
 - ON Semiconductor discontinued on-site manufacturing operations in 2011
 - NXP retains access to the subsurface and control of remediation infrastructure
- ON Semiconductor sub-divided the property and has been selling of parcels over recent years
 - Several long-term “in-holdings” remain on the 52nd St campus
 - ON Semiconductor conducted individual transactions and re-development has been completed for multiple parcels in the eastern portion of the campus
 - Baker Development Corp. initially acquired the available southern portion of the 52nd St campus
 - South Building lot transferred to Iron Mountain
 - Baker Development Corp. recently acquired the remaining portion of the northern campus
 - ON Semiconductor is leasing back property while its re-location is completed

52nd St Campus



Baker Development

NXP PTP

NXP IGWTP

Iron Mountain/SRP substation

Linde Electronics

Baker Development North Bldg (AD Building area)

Southwest Mobile Storage

NXP SWPL Well Field

Iron Mountain

Robson Communities

Loftin Engineering

LGE Design Build

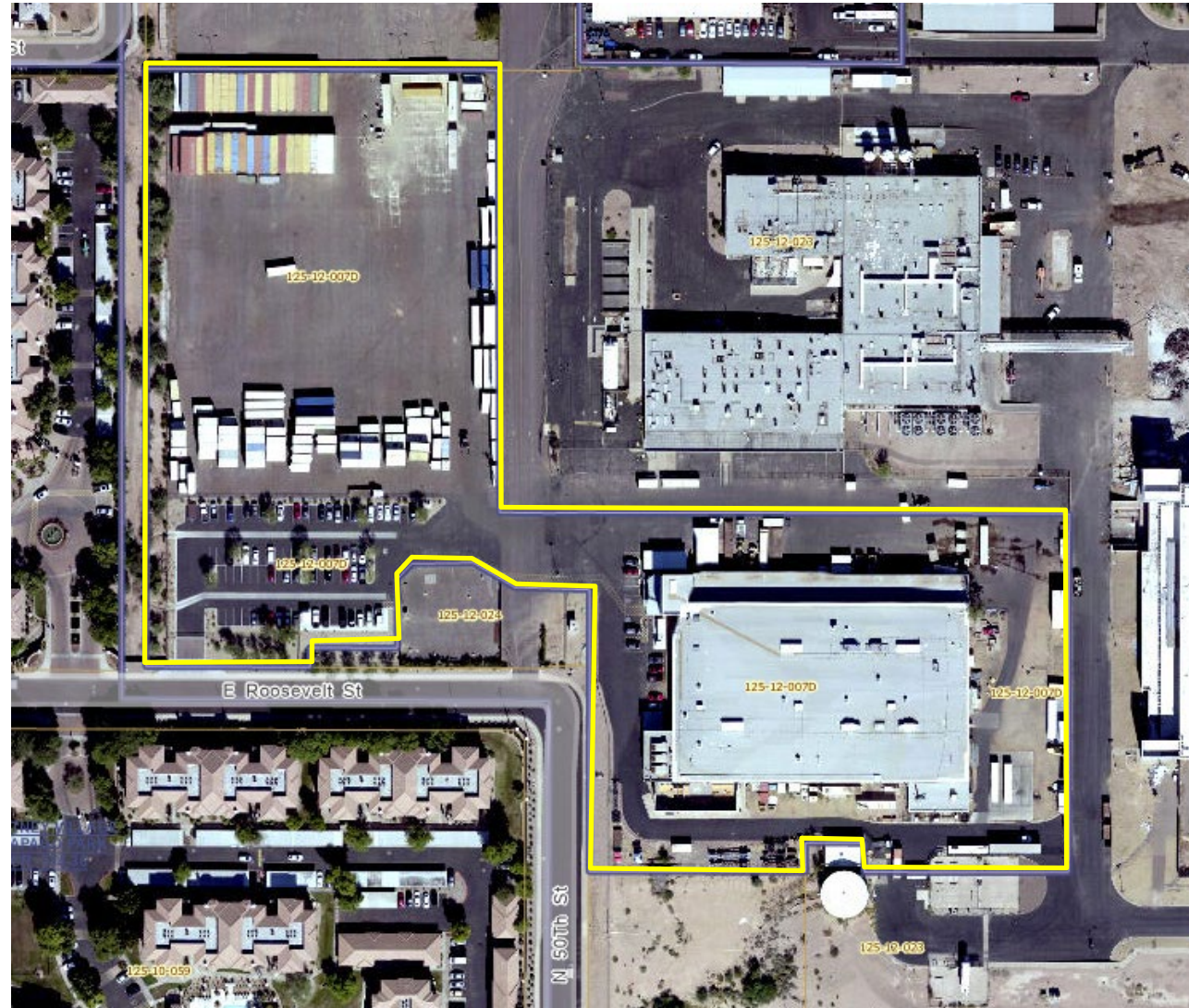
Hubbard Radio

Video West

TruWest CU

Southwest Mobile Storage

- Acquired former “AA Building” and parking lot area (2015)
 - SWPL area Roosevelt well field excluded
 - No significant re-development work conducted
 - No impacts to existing monitor wells in area
 - No conflicts with existing remediation infrastructure



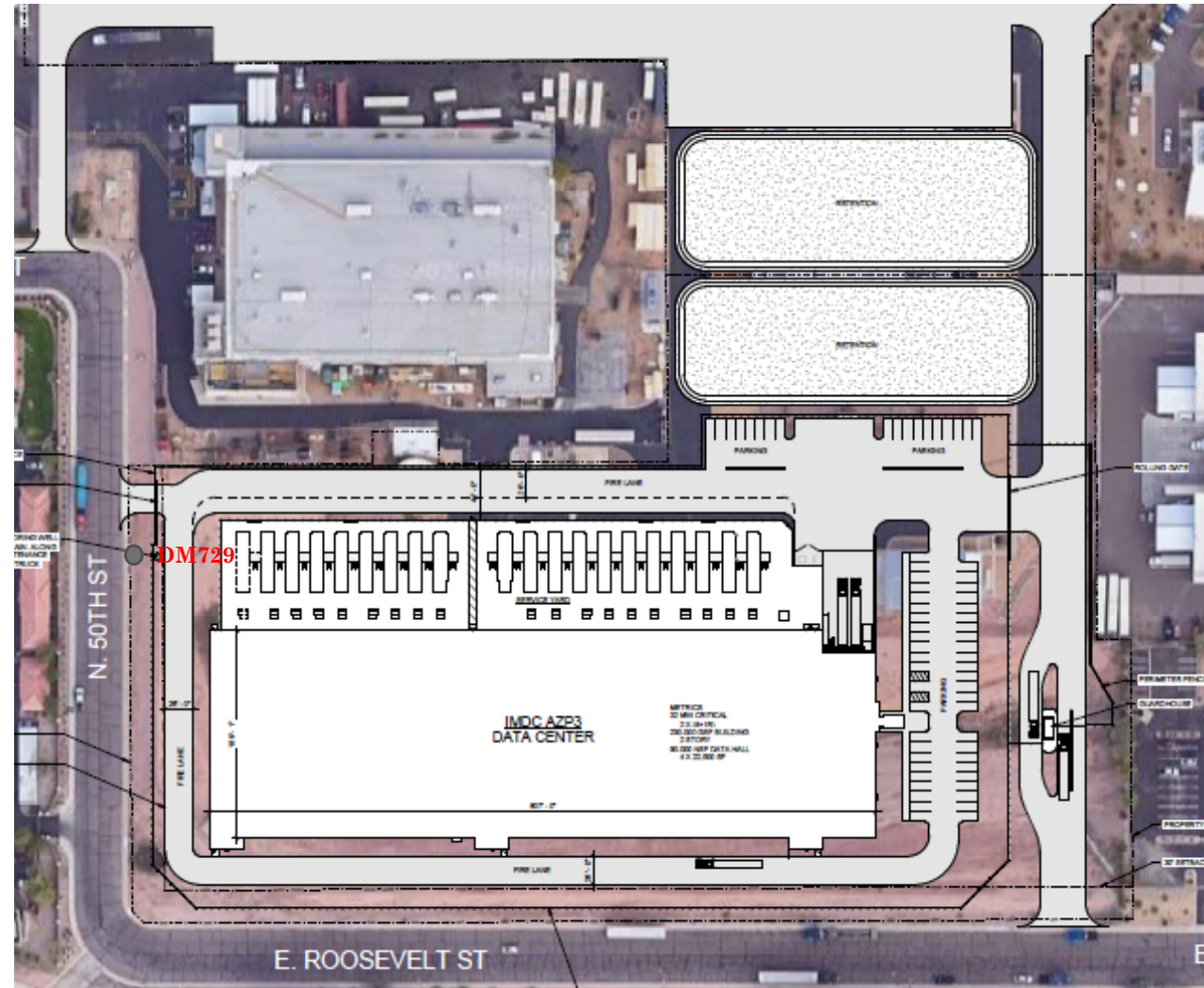
Baker Development South Building – Iron Mountain

- Open area / retention basin north of Roosevelt
- Transferred to Iron Mountain
 - SWPL area Roosevelt well field excluded
 - No impacts to existing monitor wells in area
 - No conflicts with existing remediation infrastructure



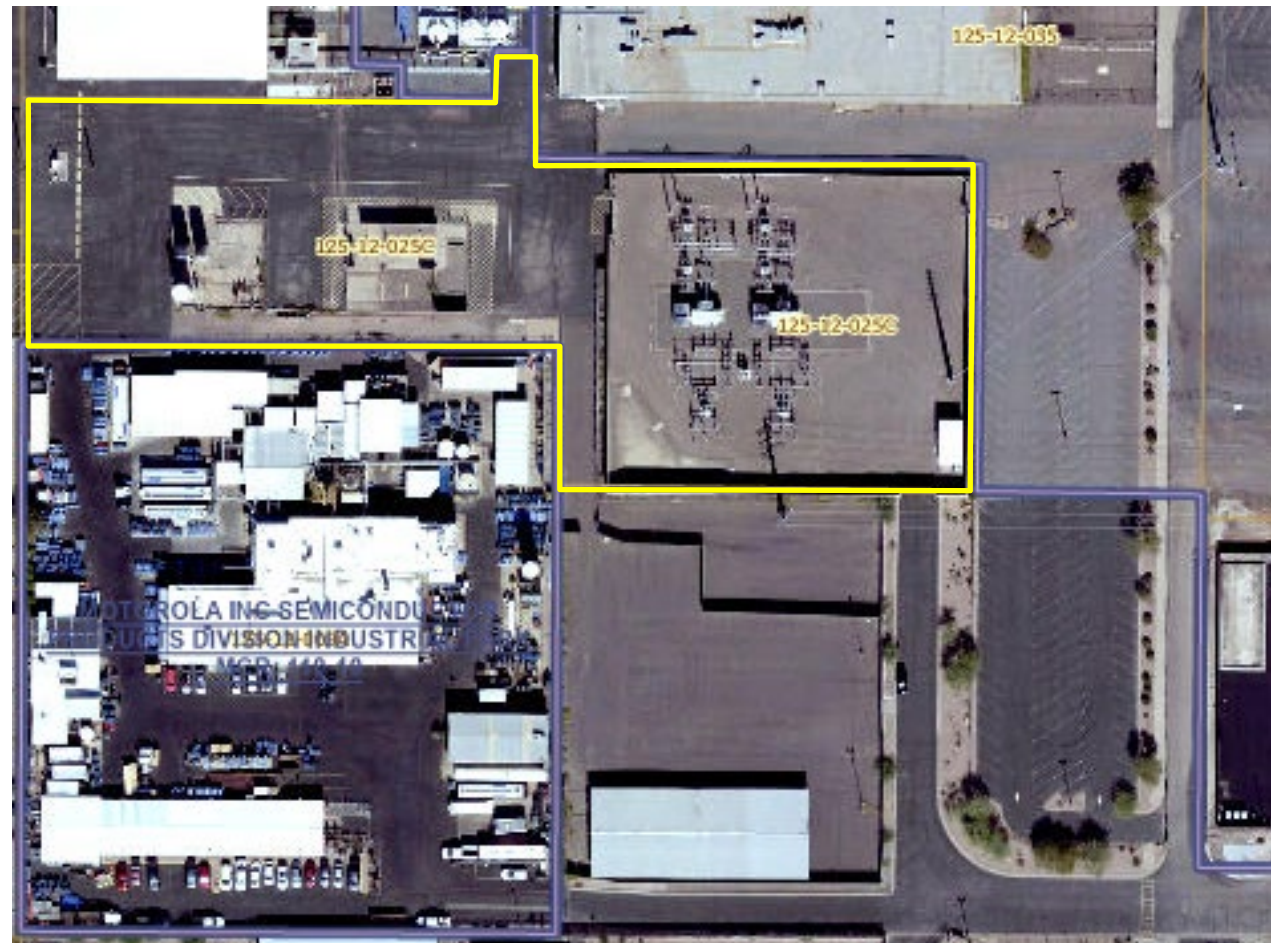
Iron Mountain (south lot)

- Design laid out to avoid conflict with existing monitor well DM729
- Although no groundwater impacts identified under proposed building footprint, design includes active indoor air mitigation measures



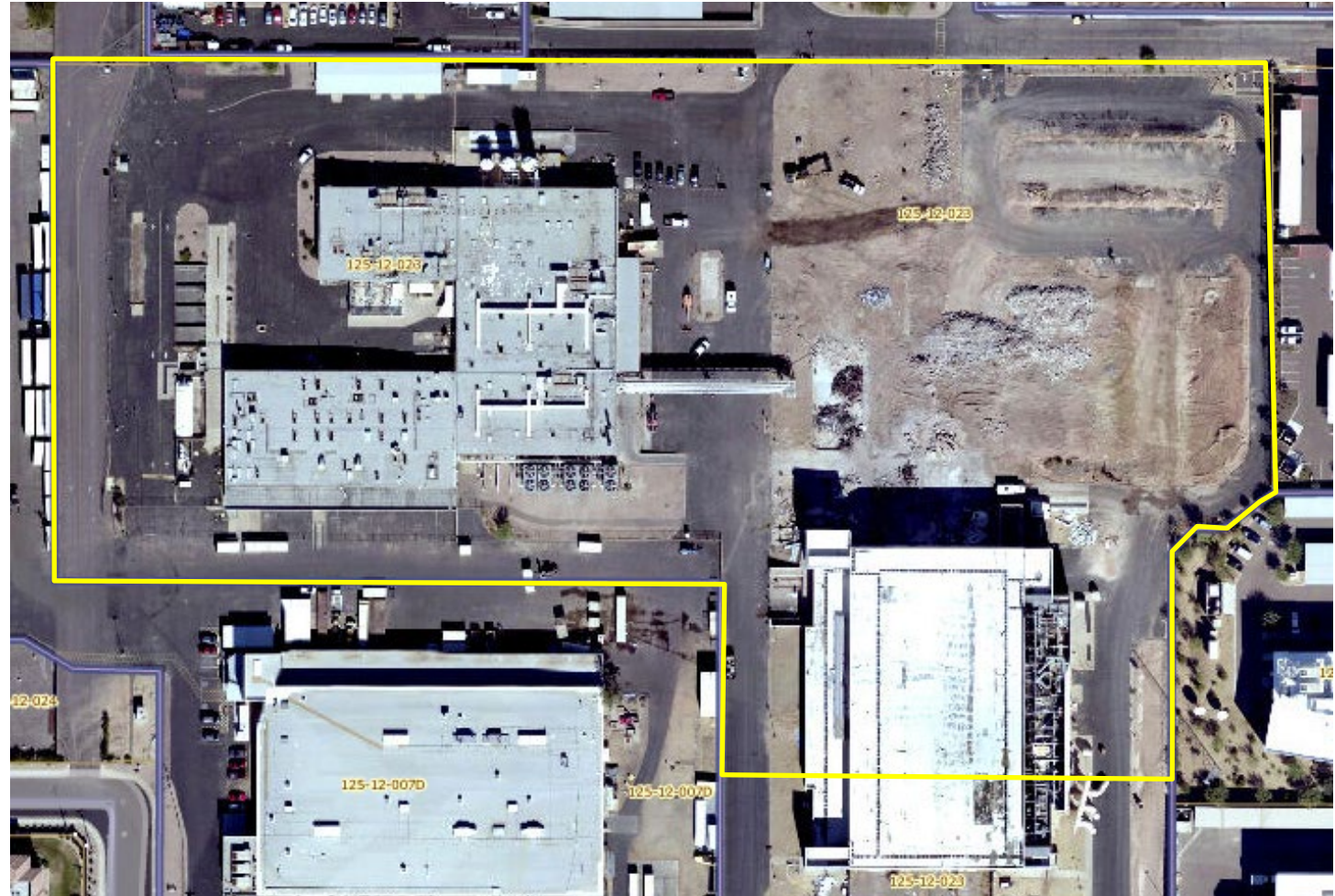
Iron Mountain (north lot)

- Existing SRP substation and potential future substation expansion area to west
 - No existing remediation infrastructure



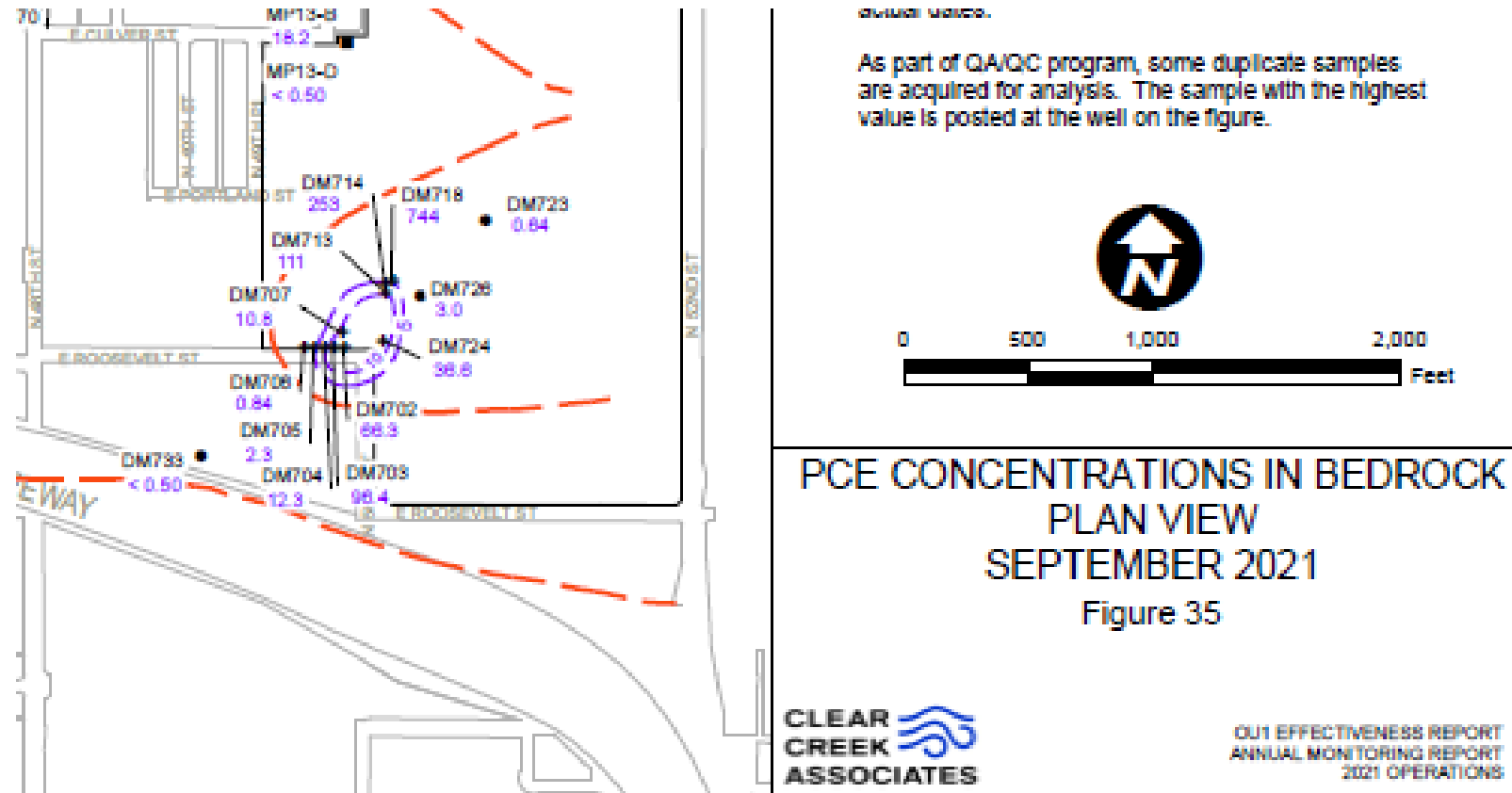
Baker Development (north building) / AD Building Area

- Includes former “AD Building” and former COM-1 facility (AF Building)
- Re-development plans call for demolition of existing buildings and construction of a new building



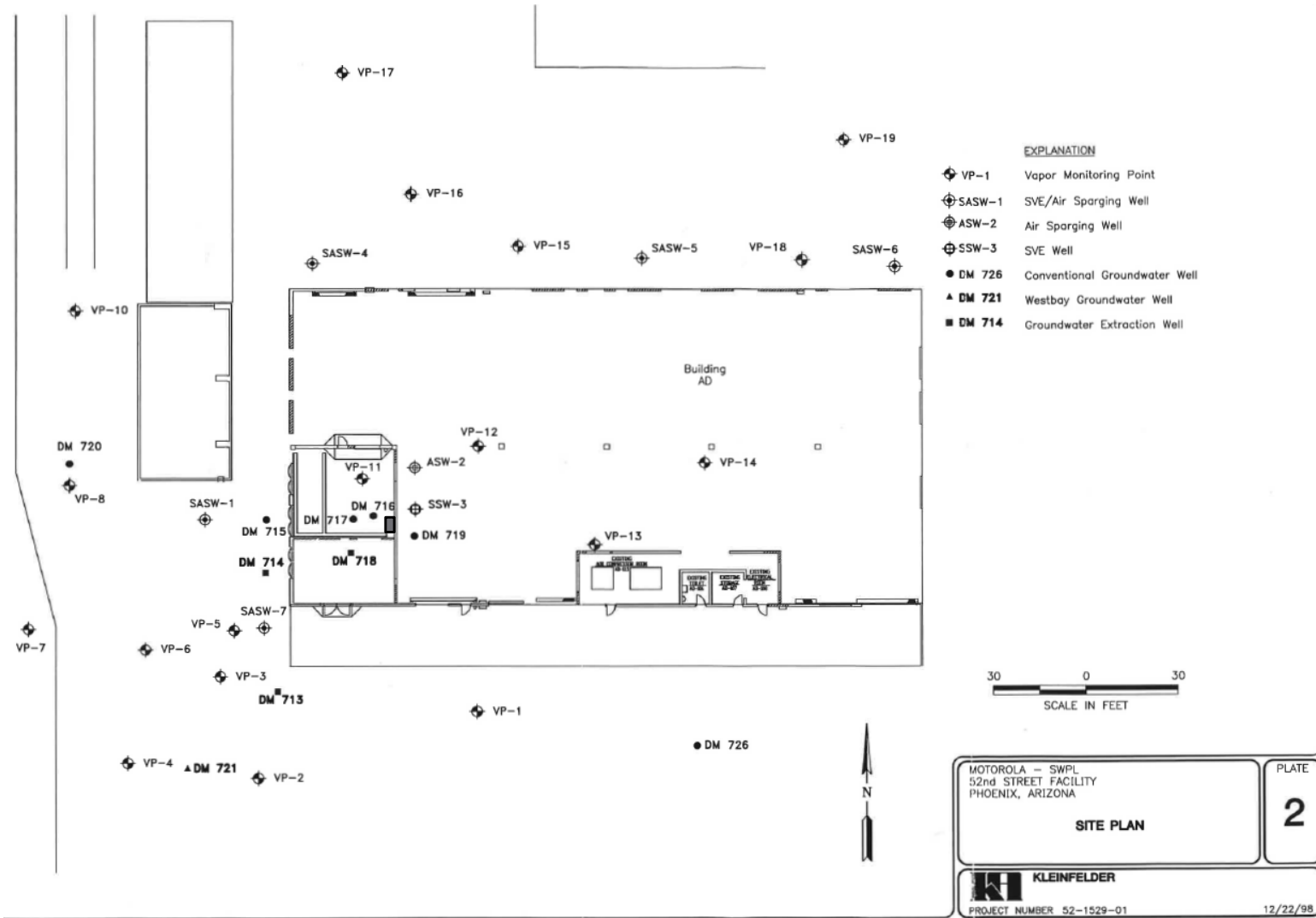
SWPL Area

- Motorola’s historical “chem-mix” operations located in southwest corner of AD Building were identified as source of the SWPL area groundwater plume
 - SWPL plume is small on-site plume separate from off-site plume
 - Active groundwater remediation has been underway since 1991
 - Includes AD Building area extraction well field and the extraction well field along Roosevelt St.
- Soil remediation (by soil vapor extraction with air sparging) conducted in two phases in 1993 and 1996-97



AD Building Area wells

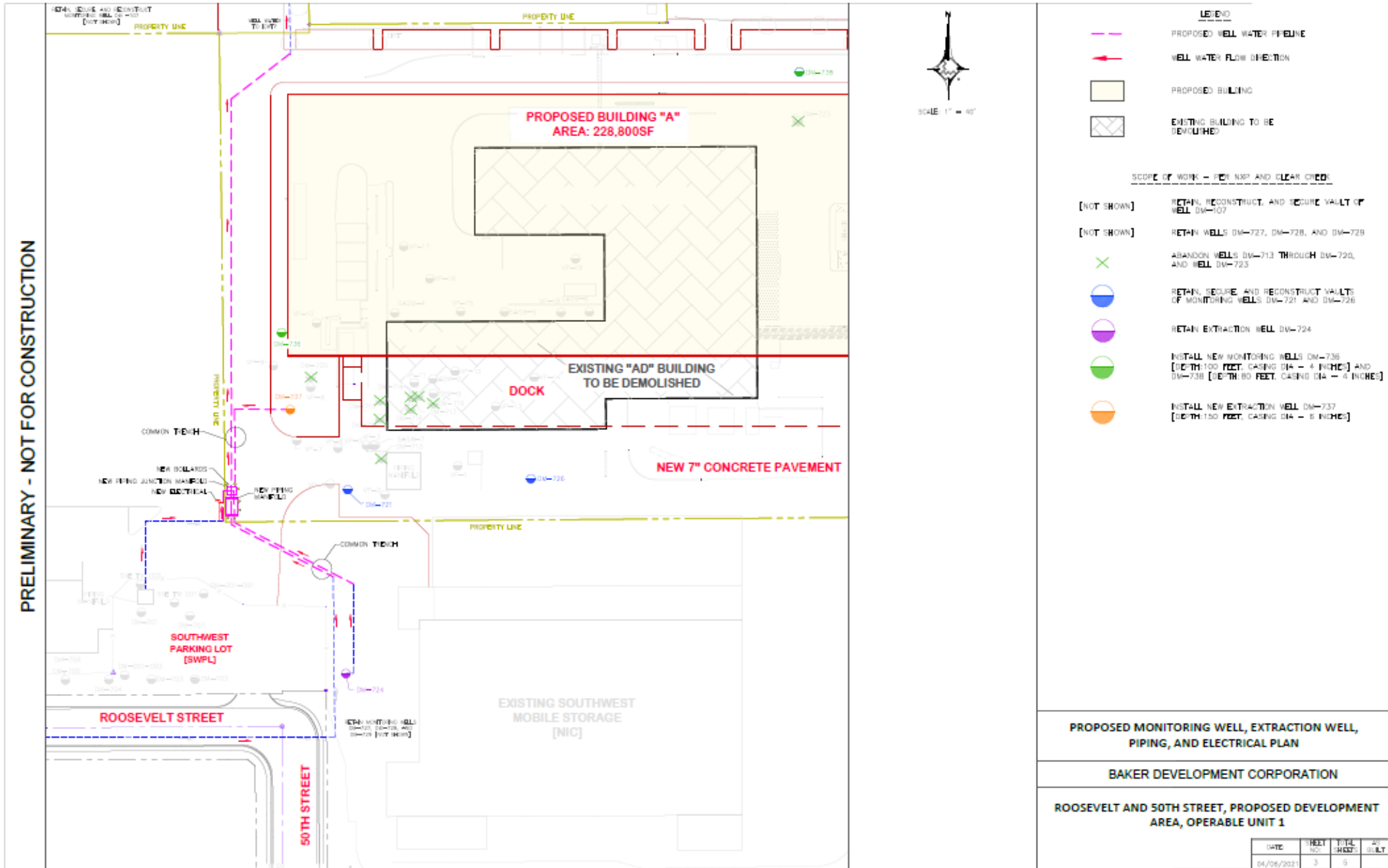
- Existing groundwater and vapor wells are located either inside or immediately adjacent to AD Building
 - Vapor wells associated with inactive SVE system to be abandoned
 - Select groundwater wells need to be abandoned or relocated in order for AD Building to be demolished prior to re-development
 - Nearby groundwater monitor wells need to be protected during demolition and construction work



AD Building Area pre-development activities

- Pre-demolition changes necessary to existing remediation infrastructure in order to support site re-development
- Influent Force Main Relocation (Baker Development)
 - Off-site OCC and SWPL well fields taken off-line Sep 7 for force main relocation work
 - On-site Courtyard wells remained on-line
 - Line replacement completed end of October
 - OCC well field back on-line Nov 2
 - SWPL well field back on on-line Nov 3
- AD Well Field Electrical Equipment Relocation (Baker Development)
 - Power for well field originally ran off equipment located in AD Building
 - SWPL well fields currently running on temporary power
 - Electrical equipment installed
 - Final completion pending minor equipment and punch list items
 - Construction complete schedule TBD

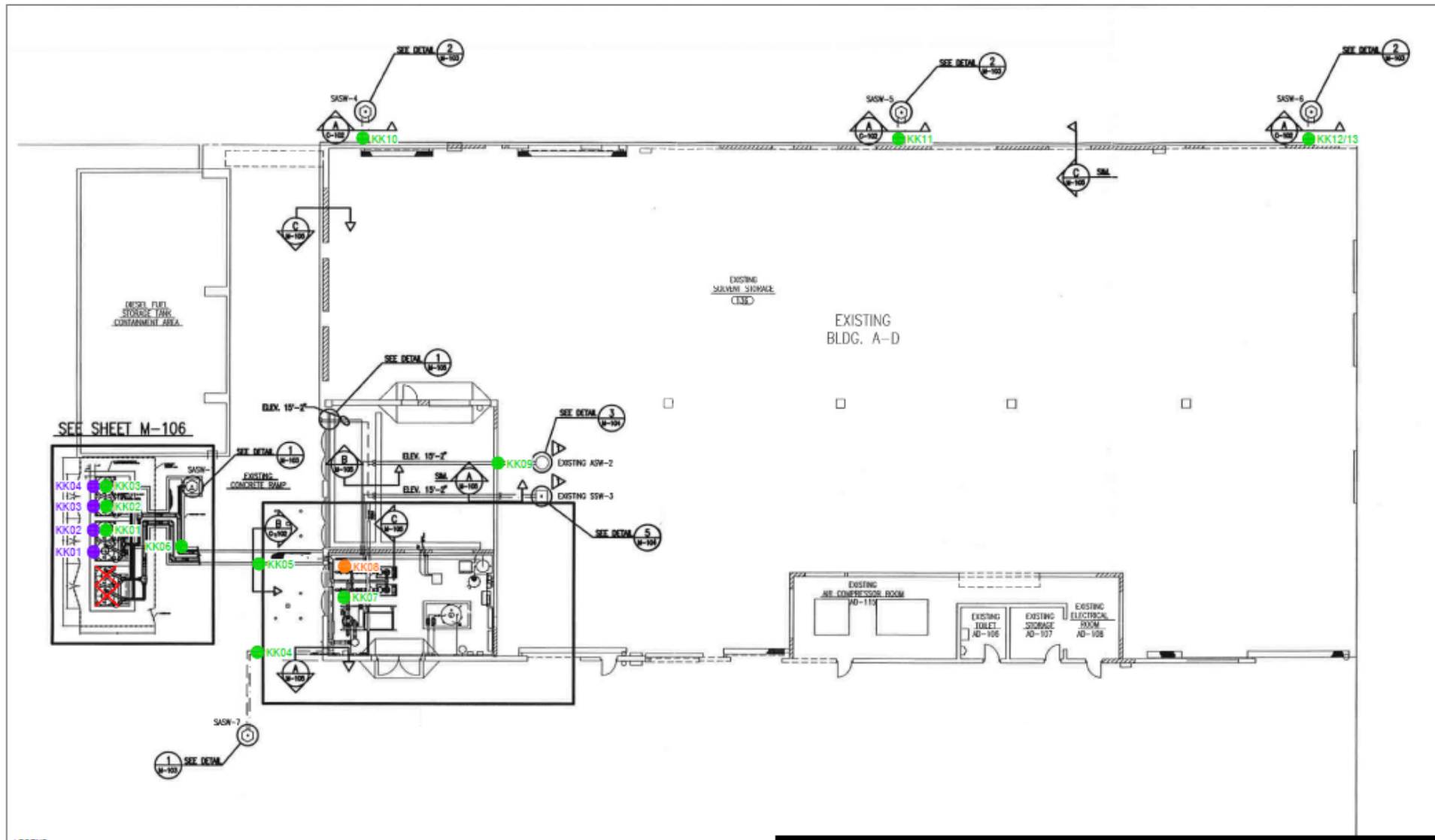
AD Building Area Force Main



AD Building Area pre-development activities

- Inactive SVE/Air Sparge System decommissioning (overseen by GHD)
 - Work Plan by GHD May 2022
 - Agency approval to implement initial subsurface activities granted June 2022
- System components (piping, tanks, Vapor phase GAC) sampled and analyzed prior to removal for waste characterization determination
 - Initial profile sampling April 2022
 - Supplemental profile sampling July 2022
- System components removed July 2022
- SVE and Air sparge wells (18 total) abandoned August 2022
 - Well abandonments conducted pursuant to ADWR well abandonment permit
- Waste characterization memo submitted to EPA October 2022
 - Waste disposal pending EPA concurrence

SVE/AS System Decommissioning



- LEGEND:**
- KK01 CARBON SAMPLE COLLECTED APRIL 6, 2022
 - KK05 FVC PIPE SAMPLE COLLECTED JUNE 22, 2022
 - KK08 METAL PIPE SAMPLE COLLECTED JUNE 22, 2022
 - ✗ CARBON VESSELS NEVER INSTALLED

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OPERABLE UNIT 1 AREA
 62ND STREET SUPERFUND SITE
 PHOENIX, ARIZONA

SOIL VAPOR EXTRACTION SYSTEM
 WASTE STREAM SAMPLING

Project No. 11224041
 Date: July 2022

FIGURE 1
 Data Source



Photo 1 Soil Vapor Extraction (SVE) System in AD building.



Photo 2 SVE system removed from AD building, only concrete slabs remain.

Photos courtesy of GHD



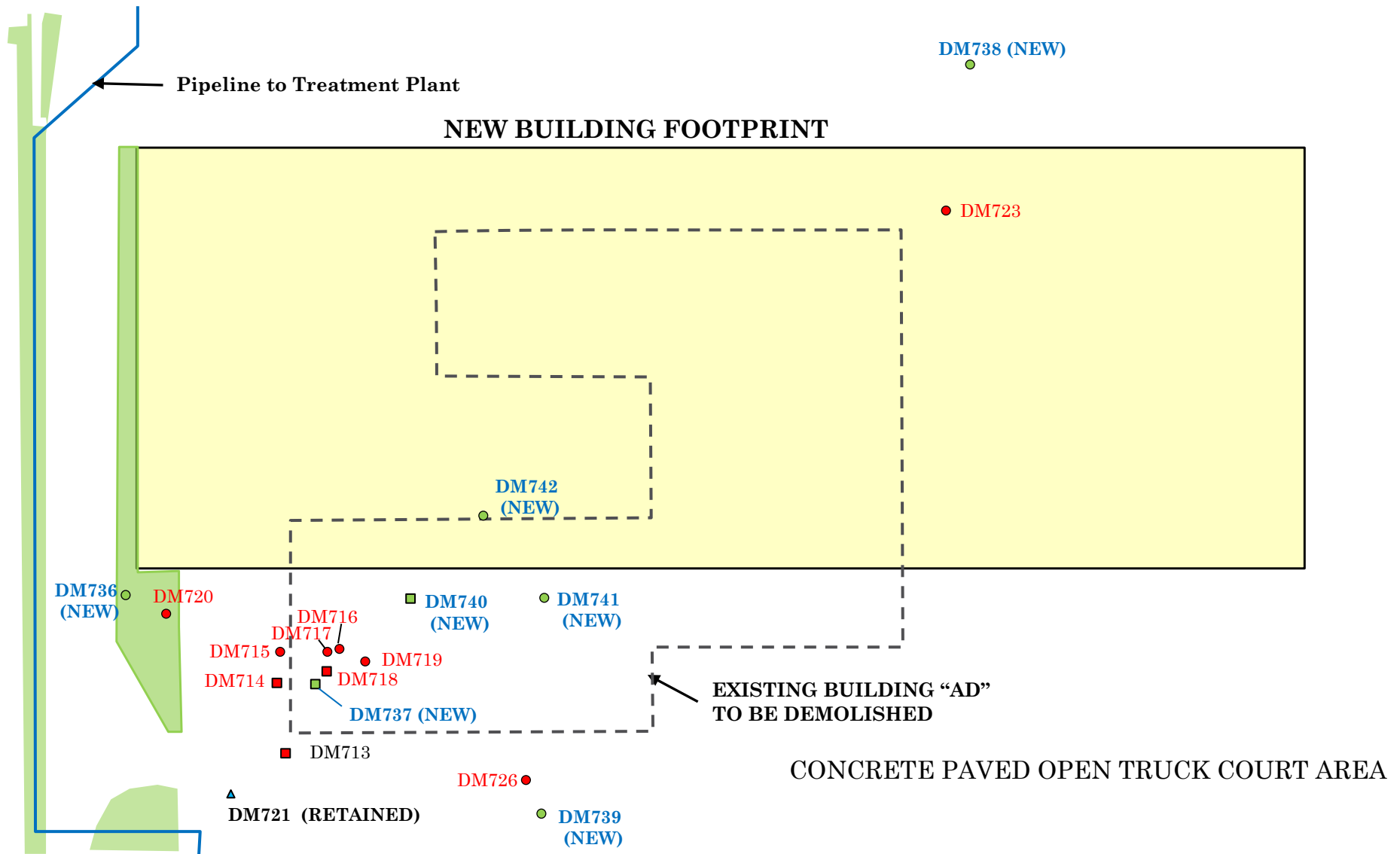
Photo 9 View of location of four carbon vessels and SVE piping before removal.



Photo 13 View of four carbon vessels removed from former location.

AD Well Abandonment/Replacement Plan

- Groundwater well abandonment /relocation (overseen by Clear Creek)
 - Work Plan by Clear Creek April 2022
 - Agency approval to implement initial subsurface activities granted June 2022
- Abandon existing monitor wells DM715, DM716, DM717, DM719
 - Have not been part of groundwater monitoring program since 1995-97
- Abandon and replace existing monitor wells DM720, DM723, and DM726 with three new monitor wells
- Abandon / replace shallow extraction wells DM713, DM714, and DM718
 - Small diameter (4-inch) wells screened from 24-49 ft bgs
 - Less than 10-feet of saturated thickness
 - New extraction well DM737 proposed to be 6-inch diameter and 150-feet deep
 - Well located approximately 10 feet from existing well DM718
 - Increased size and depth of well expected to increase extraction rate compared to combined flows from the 3 shallow wells
 - New monitor/extraction well DM740 proposed to be 6-inch diameter and 100-feet deep
 - Approximately 50 feet upgradient of DM718
- Install one new monitor well inside new building
 - Approximate location of north side of former AD Building



- Legend**
- DM719 Monitor well location and well name (to be abandoned)
 - DM713 Extraction well location and well name (to be abandoned)
 - ▲ DM721 Multiport monitor well to be retained
 - DM736 Monitor well location and well name (new/replacement)
 - DM737 Extraction well location and well name (new/replacement)

**EXISTING AND PROPOSED
REPLACEMENT WELL LOCATIONS**

Figure 6

AD Building Replacement Well Work Plan
Operable Unit Number 1
MI52 Street Superfund Site

AD Building Area Well Status

- Well abandonments completed August 2022
- New well DM742 (inside building) to be installed prior to new building construction
 - Final completion after new building construction
- Remaining new/replacement wells will be installed after new building construction



AD Building Area post-demolition activities

- Sump in former chem-mix operations room to be removed as part of AD Building demolition (overseen by Clear Creek)
 - Sampling and Analysis Plan by Clear Creek Associates July 2022, revised July 2022
 - Agency approval with conditions issued September 2022
 - Final SAP issued October 2022
- Sump removal conducted Oct. 27th



Former
Chem-
mix room

AD Building (pre-demolition)

Post-development sump removal

Remaining slab and sump prior to excavation



Sump (intact) being removed



Sump Removal

- Sump removal conducted October 2022
- Soil samples collected from several feet below sump after removal
- Over excavation extended approx. 9-10 feet below sump bottom
 - Additional soil samples collected from bottom of excavation
- Excavation remains open pending receipt of soil sampling results
- Concrete from slab/sump and excavated soils being sampled for waste characterization purposes



QUESTIONS?