

Geo-Seal 60's Strength and Quality Ideal Protection for Transforming Contaminated Site



THE PROJECT

The 200 Dickens site represents a full-scale transformation—from a former textile manufacturing facility into a modern industrial redevelopment.

Operational from the 1970s through 2008, the property was later designated a Brownfield site following the demolition of remaining structures in 2013. Today, the site is being redeveloped into three industrial buildings totaling 487,200 square feet, primarily consisting of warehouse space.

Environmental investigations identified groundwater contamination at the northwest corner of the site, attributed to residual solvents from historic operations. Following active remediation in 2020, soil gas testing in 2022 confirmed the presence of VOCs including TCE, within proposed building footprints, though concentrations remained below regulatory risk thresholds.





EPRO'S SOLUTION

Despite acceptable regulatory levels, the project team prioritized a proactive approach to long-term occupant safety and liability mitigation.

EPRO partnered with Contractors Waterproofing & Brownfields to evaluate system performance requirements and site conditions, ultimately selecting Geo-Seal 60 as the vapor intrusion mitigation solution.

The system's thickness, chemical resistance, and superior puncture and tensile strength were critical for maintaining integrity across a large-scale, high-traffic industrial slab.

"This was a fairly straightforward install, but we were working through the unpredictable weather that comes with late winter and early spring in North Carolina—rain, snow, then sudden heat, and everything in between.

We're very familiar with these systems and were able to get the job done efficiently. It really shows how easy the material is to handle and install across a wide range of conditions."

"As a long-time applicator of their systems, we have found that EPRO provides so much more than just basic customer interactions. There is real trust there. They have the ability to give bespoke services that go above and beyond for us and our clients."



KEVIN DOWNEY
CONTRACTORS WATERPROOFING &
BROWNFIELDS.



The Contractors Waterproofing & Brownfields team has an established track record working with EPRO's vapor intrusion mitigation and waterproofing systems, building a strong, collaborative partnership over time. This familiarity drives efficiency, streamlines communication, and ultimately enables both teams to deliver more effective solutions for their clients.

The result is a proven vapor mitigation solution that meets performance demands while supporting safe occupancy and long-term risk management for the site.

