



PROJECT MEMORANDUM:

10th Cavalry Complex - 33, 81, 129 Ethan Allen Avenue, Colchester

OBJECTIVE:

This memo provides a status report of the environmental investigations conducted to date as part of redevelopment planning and also proposed investigations and deliverables that are required to satisfy Vermont Department of Environmental Conservation (VTDEC) requirements associated with Investigation and Remediation of Contaminated Properties Rule (IRule) and recent updates in VTDEC building materials jurisdiction.

PRIOR WORK:

Phase I ESA conclusions:

- Potential migration of chlorinated solvents from offsite property
- Closure of No. 2 fuel oil USTs without assessment/documentation
- Potential development soils within USBA
- Potential hazardous materials in building materials (non-scope)

Phase II ESA/BM activities:

- Soil borings within and downgradient of tank graves
- Groundwater sampling (monitoring wells) within tank graves
- Surface soil sampling for development soils with representative coverage across the site
- Exterior and subslab vapor points
- Bulk sampling of paints, caulk, etc., for PCBs and lead

Phase II ESA/BM conclusions:

- No tank releases identified
- All soil vapors were below standards
- PAHs detected above urban background (UB) in one sample
- Exterior building materials contained PCBs/lead along 1,360 LF of building perimeter

PROPOSED WORK:

Site Investigation:

- Site Specific Quality Assurance Project Plan (SSQAPP), if required
- Properly abandon wells and vapor points
- Additional PAH sampling around the hot spot
- Soil sampling from PCBs/lead with 20 foot spacing along the 1,360 LF perimeter
 - Line A - drip edge - 6", 12", 18"
 - Line B - 2.5' from drip edge - 6", 12", 18"
 - Line C - 5' from drip edge - 6", 12", 18"
 - Analyze and rush Line A 6", hold the rest and extract/analyze as needed
- Indoor air sampling - TBD
- Site Investigation Report

Evaluation of Corrective Action Alternatives (ECAA), if exemption cannot be demonstrated

Corrective Action Plan (CAP)