



# ENVIRONMENTAL SITE ASSESSMENT & SUBSURFACE INVESTIGATION

Institutional Building  
Holyoke, MA

**New England Environmental, Inc.** conducted an environmental site assessment (ESA) and limited subsurface investigation (LSI) for a parcel developed with an institutional building and an adjacent undeveloped parcel in Holyoke, MA to evaluate the potential for impact from the release of oil or hazardous materials (OHM). This ESA was conducted in conformance with the ASTM Standard Practice E1527-00 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

This **Level I ESA & LSI** revealed the following:

- A four-story brick hospital building built in the 1940's and slated for demolition.
- A 3,000-gallon #2 fuel oil UST was removed by the owner prior to the ESA. No soil testing was done at the time of UST removal.
- The Site building had confirmed asbestos-containing material in floor tiles and pipe insulation. NEE recommended abatement of these materials.
- Lead was reported to be present in several building materials at the Site. However, lead abatement was not required prior to demolition.
- Two former large residential buildings and a large garage building once existed at the Site. NEE conducted a limited subsurface investigation to determine if the foundations for these former structures were still present, if contaminated media existed within the former foundations, and to determine if a historical release occurred related to the former heating oil UST.
- Laboratory results on soil from below the former UST indicated concentrations below reporting limits for all EPH and VPH analytes; it was clean.
- Former foundations and demolition debris were observed within each of the other test pits. Laboratory results on one soil sample from the demolition debris was reported to have concentrations above the MCP Reportable Concentrations for several of the EPH analytes.
- The results triggered a 120-day reportable condition; the property owner had 120 days to remediate the condition under the Limited Removal Action (LRA) provisions of the MCP [310 CMR 40.0318], or report the release to DEP.



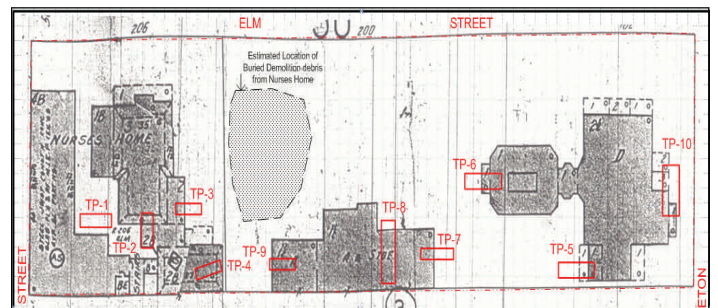
Confirmed asbestos-containing pipe insulation.



Foundations remain below grade at the Site.



Test pit at the former UST grave.



Site Plan showing former building and test pit locations.

