



C-10774
January 13, 2016

Mary Ellen Kowalewski
Director of Policy and Planning
Capitol Region Council of Governments
241 Main Street
Hartford, CT 06106

Re: **Phase II Environmental Site Assessment Work Plan
150 Windsor Street
Hartford, Connecticut**

Dear Ms. Kowalewski:

Tighe & Bond is pleased to submit the following Work Plan for the Phase II Environmental Site Assessment (ESA) of the property located at 150 Windsor Street in Hartford, CT (the site). This Phase II ESA is proposed to assess 8 areas of concern (AOCs) identified based on the 2015 Phase I ESA completed by Tetra Tech, Inc., 2003 Phase I/Phase II ESA completed by Rizzo Associates, and our review of environmental files found inside the facility including a Phase I ESA completed by Loureiro Engineering Associates in 1992.

Scope of Work

Phase II Environmental Site Assessment

Tighe & Bond identified a total of 8 AOCs, each of which are described in the table below and shown on the attached AOC map. Tighe & Bond recommends that a Phase II ESA be conducted around each AOC listed below to determine if a release has occurred. The anticipated number of soil sample locations, groundwater monitoring wells, and contaminants of concern (COCs) for each AOC are presented in the table below.

AOC	General Description	Anticipated Number of Soil Borings	Contaminants of Concern
AOC-1	Former 10,000-gallon Gasoline UST and Pump Station	2 Soil Borings (AOC Assessed in 2003, Soil and Groundwater Impacts were not Identified)	Extractable Total Petroleum Hydrocarbons (ETPH), Volatile Organic Compounds (VOCs), Polycyclic Aromatic Hydrocarbons (PAHs), and lead
AOC-2	Two 20,000-gallon Diesel/Kerosene USTs	4 Soil Borings and 1 Monitoring Well	ETPH, PAHs, VOCs, and lead
AOC-3	Loading Docks/Trench Drains	3 Soil Borings	ETPH, PAHs, VOCs, RCP metals, and polychlorinated biphenyls (PCBs)
AOC-4	Dumpster Storage Area	1 Soil Boring	ETPH, PAHs, VOCs, RCP Metals, PCBs
AOC-5	Air Compressor	1 Sub-slab Soil Sample	ETPH and PCBs
AOC-6	Generator Room	1 Sub-slab Soil Sample	ETPH and PCBs
AOC-7	Chiller Plant/Chemical Storage Areas	1 Sub-slab Soil Sample	ETPH, PCBs, Glycols



AOC	General Description	Anticipated Number of Soil Borings	Contaminants of Concern
AOC-8	Urban Fill	2 Soil Borings and 4 surface soil samples (if fill is observed at the ground surface)	ETPH, PAHs, VOCs, RCP Metals, PCBs, and pesticides

Each AOC and anticipated sample locations are shown on the enclosed site plan. Photographs of AOCs taken during the site walk conducted on December 16, 2015 are also enclosed.

Subsurface Investigation: The following activities will be conducted as part of the Phase II ESA.

- Advance up to 15 soil borings using direct push drilling equipment around the AOCs identified above. Observe soil for staining, potentially impacted fill material, lithology, color, and moisture content. Screen soil for total organic vapors (TOV) using headspace screening methods with a photo-ionization detector (PID).
- Collect up to 19 soil samples from the borings for laboratory analysis of COCs associated with the respective AOC. Samples will be submitted for laboratory analysis of VOCs based on PID readings observed during sample collection. Samples with PID readings below one part per million (ppm) may not be submitted for laboratory analysis.
- Install 1 groundwater monitoring well downgradient of the two 20,000-gallon diesel/kerosene USTs. Upon installation, the proposed monitoring well will be developed using standard well purging techniques.
- Locate and assess previously installed monitoring wells. Tighe & Bond assumes that the previously installed wells can be located and sampled without additional development.
- Collect up to 4 groundwater samples; 1 from the newly installed groundwater monitoring well and 3 from existing groundwater monitoring wells, and submit for laboratory analysis of ETPH, VOCs, PAHs, and RCP metals.
- If significant soil impacts are observed in other borings, Tighe & Bond will contact CRCOG to discuss installation and subsequent sampling of additional wells and associated additional costs, if needed.
- Locate soil borings using GIS for incorporation into mapping and complete a well casing elevation survey to aid in assessing groundwater flow direction.
- Collect field QA/QC samples including trip blank and field duplicates.

Field sampling will be performed according to CTDEEP and EPA Standards and Tighe & Bond's standard operating procedures (SOPs). All laboratory services provided will be in accordance with the CTDEEP *Laboratory Quality Assurance Quality Control Reasonable Confidence Protocols (RCPs)*, dated November 2007 (revised December 2010).

Thank you for the opportunity to provide our services and we look forward to working with you on this project. If you have any questions or comments, please contact Harley Langford at (860) 704-4781/HALangford@TigheBond.com or Jim Olsen at (860) 704-4761/JTOlsen@TigheBond.com.

Very truly yours,

TIGHE & BOND, INC.



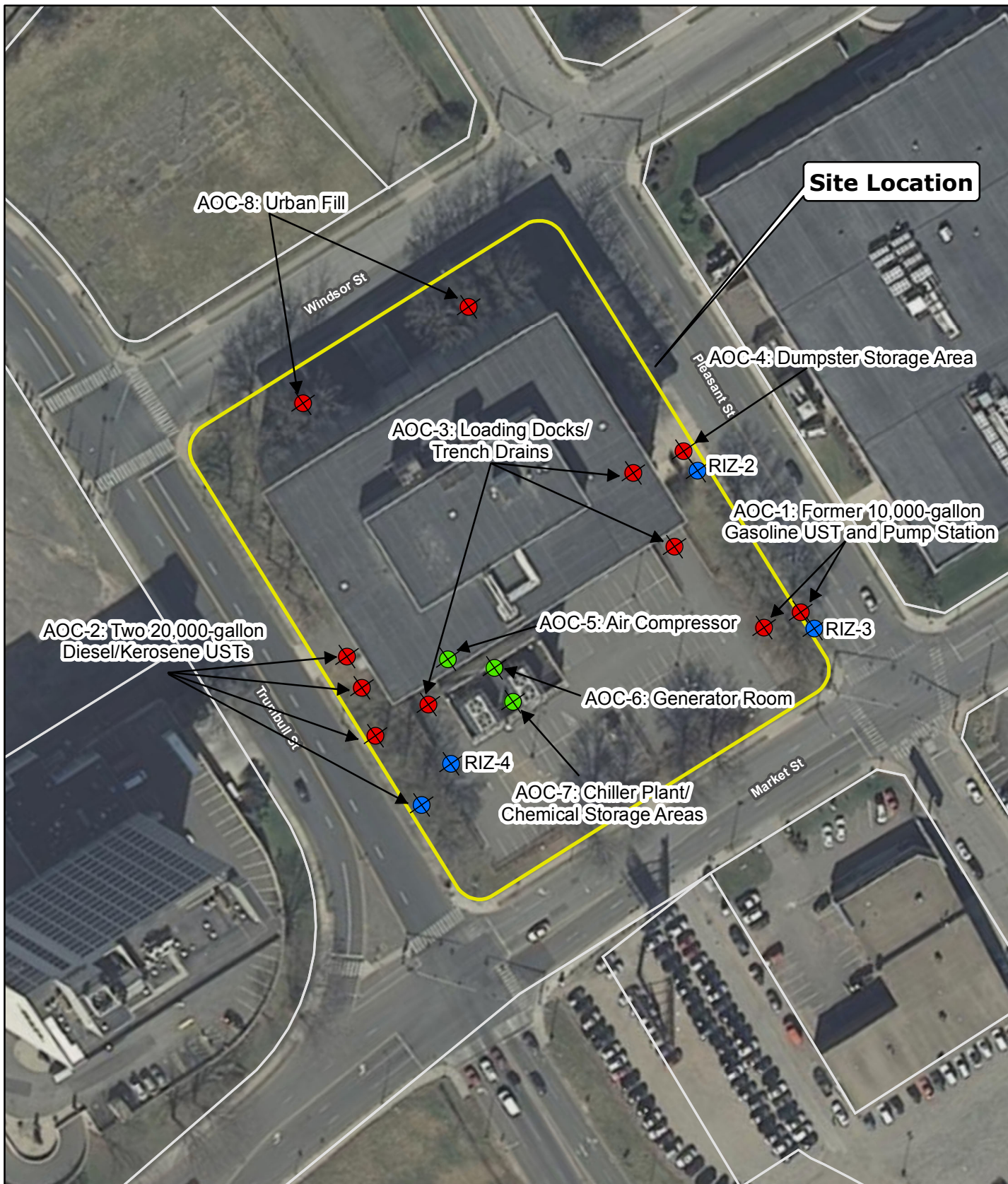
Harley Langford, LEP
Senior Environmental Scientist



James T. Olsen, LEP
Vice President

Enclosures: AOC Map, Photo Documentation Log





Site Location

AOC-8: Urban Fill

Windsor St

AOC-4: Dumpster Storage Area

Pleasant St

**AOC-3: Loading Docks/
Trench Drains**

**AOC-1: Former 10,000-gallon
Gasoline UST and Pump Station**

**AOC-2: Two 20,000-gallon
Diesel/Kerosene USTs**

AOC-5: Air Compressor

AOC-6: Generator Room

Turabull St

Market St

**AOC-7: Chiller Plant/
Chemical Storage Areas**

LEGEND

- Approximate Site Boundary
- Soil Boring
- Groundwater Monitoring Well
- Sub-Slab Soil Samples
- Approximate Parcel Boundary

* Surficial soil samples at observed "fill" areas are not shown on this map

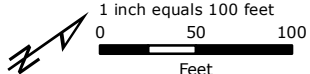
AOC MAP

150 Windsor Street
Hartford, Connecticut

January 2016



Source: Connecticut DEEP, Office of Information Management GIS Data and State of Connecticut 2012 aerial imagery with 1-foot ground resolution provided by CTECO



Client: Capitol Region Council of Governments

Job Number: C-10774

Site: 150 Windsor Street, Hartford, CT

Photograph No.: 1	Date: 12/16/15
Description: AOC-1: Former 10,000-gallon Gasoline UST and Pump Station, view north	
	

Photograph No.: 2	Date: 12/16/15
Description: AOC-1: Former 10,000-gallon Gasoline UST and Pump Station, view northeast	
	

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Site: 150 Windsor Street, Hartford, CT

Photograph No.: 3	Date: 12/16/15
Description: AOC-2: Two 20,000-gallon Diesel/Kerosene USTs, view west	
	


Photograph No.: 4	Date: 12/16/15
Description: AOC-2: Two 20,000-gallon Diesel/Kerosene USTs, view east	
	

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Site: 150 Windsor Street, Hartford, CT

Photograph No.: 5	Date: 12/16/15
Description: AOC-3: Loading Docks/Trench Drains, eastern loading dock, view west	
	

Photograph No.: 6	Date: 12/16/15
Description: AOC-3: Loading Docks/Trench Drains, northern loading dock, view southeast	
	

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Photograph No.: 7 **Date:** 12/16/15

Description: AOC-5: Air Compressors, view southeast



Photograph No.: 8 **Date:** 12/16/15

Description: AOC-5: Air Compressors, staining on concrete, view southeast



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Photograph No.: 9	Date: 12/16/15
Description: AOC-6: Generator Room	
	

Photograph No.: 10	Date: 12/16/15
Description: AOC-7: Chiller Plant/Chemical Storage Area	
