ENVIRONMENTAL INVESTIGATION PUBLIC MEETING PILGRIM HIGH SCHOOL

Location: Pilgrim High School Auditorium, 111 Pilgrim Parkway, Warwick, RI

Date/Time: August 8, 2025, at 6:00 PM

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PRESENT TODAY

- **Warwick Schools**
  - Steven Gothberg, Director of Capital and Construction Projects
  - Kevin Oliver, Assistant Director of Capital and Construction Projects
- **LeftField**
  - John Bates, Senior Project Manager
  - Chris Spiegel, Project Executive
- **Tighe & Bond (Environmental)**
  - Suzanne Courtemanche, Vice President
  - John Harvey, Project Manager
  - Shelby Marokhovsky, Project Manager
- **RI Department of Environmental Management (RIDEM)**
  - Kelly Owens, Deputy Administrator
  - Reilly Cusick, Environmental Scientist I, Site Remediation & Brownfields
- https://www.warwickschools.org/

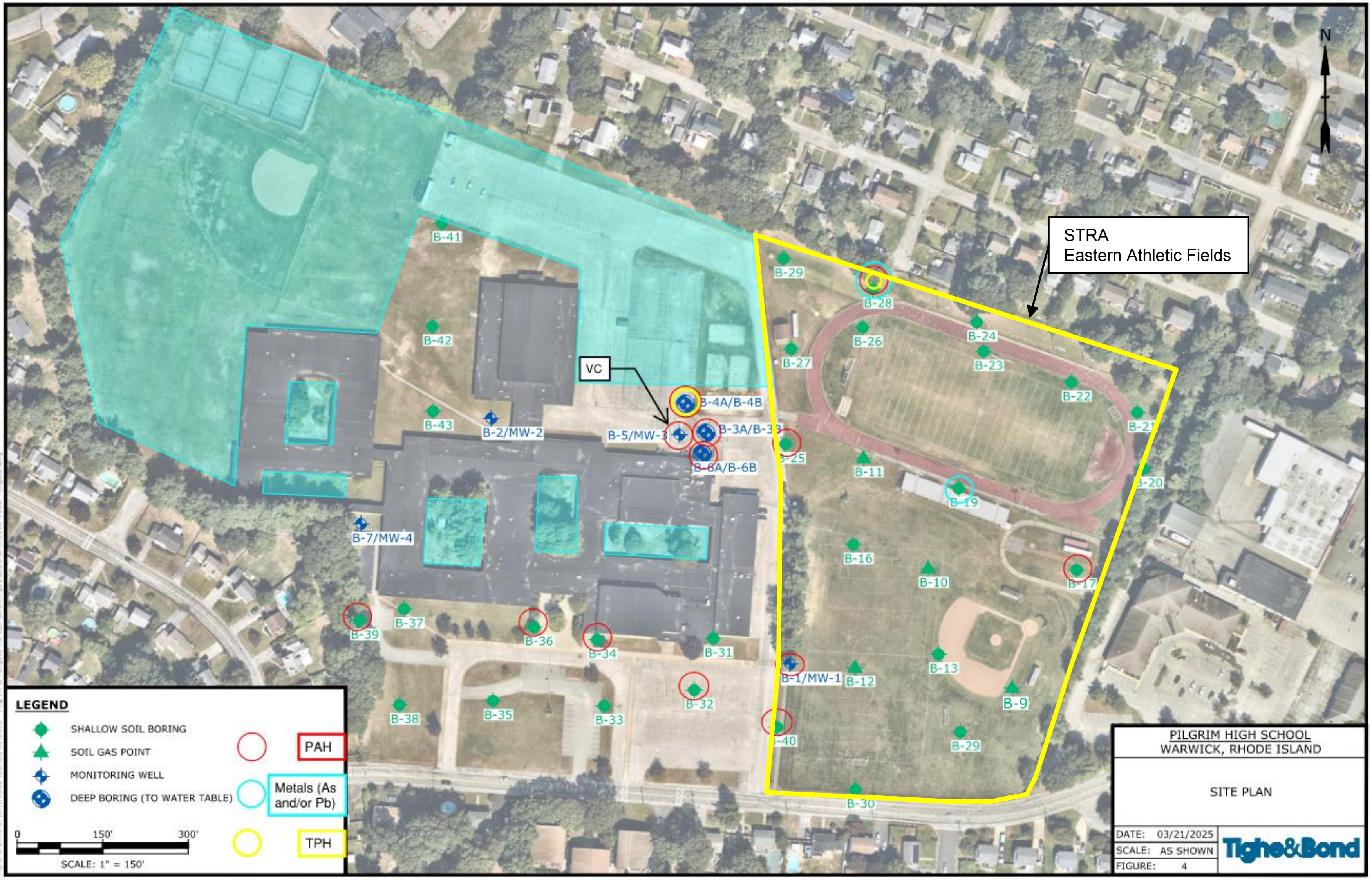
ACTIVITIES SINCE MAY 8, 2025 PUBLIC MEETING

- **Site Investigation Work Plan (SIWP)**
  - Submitted to RIDEM and approved by RIDEM May 30, 2025
- **Site Investigation (SI) Completed**
  - SI Report (SIR) Submitted to RIDEM July 21, 2025
- **Proposed Short Term Response Action (STRA)**
  - Proposed STRA Area Plan submitted to RIDEM July 25, 2025
  - Phase I in New School Construction Activity Area
  - "Eastern Athletic Field Area" (EAF Area)
- **Post SI Public Notice**
  - Mailed/Emailed July 25, 2025
- **RIDEM Program Letter July 25, 2025**
  - Site Investigation Phase I Area Completed
  - SIR meets requirements of Section 1.8.8 of Remediation Regulations "Site Investigation Report"

PURPOSE OF THIS MEETING

- **Review Site Investigation Activities & Findings**
  - Establishment of Phase I Construction Area
- **Review STRA Plan (STRAP)**
  - RIDEM Approved Remedial Action
- **Review Remaining Investigation Areas**

PHASE II ESA INVESTIGATION AREAS



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PHASE II ESA FINDINGS (FEB 2025)

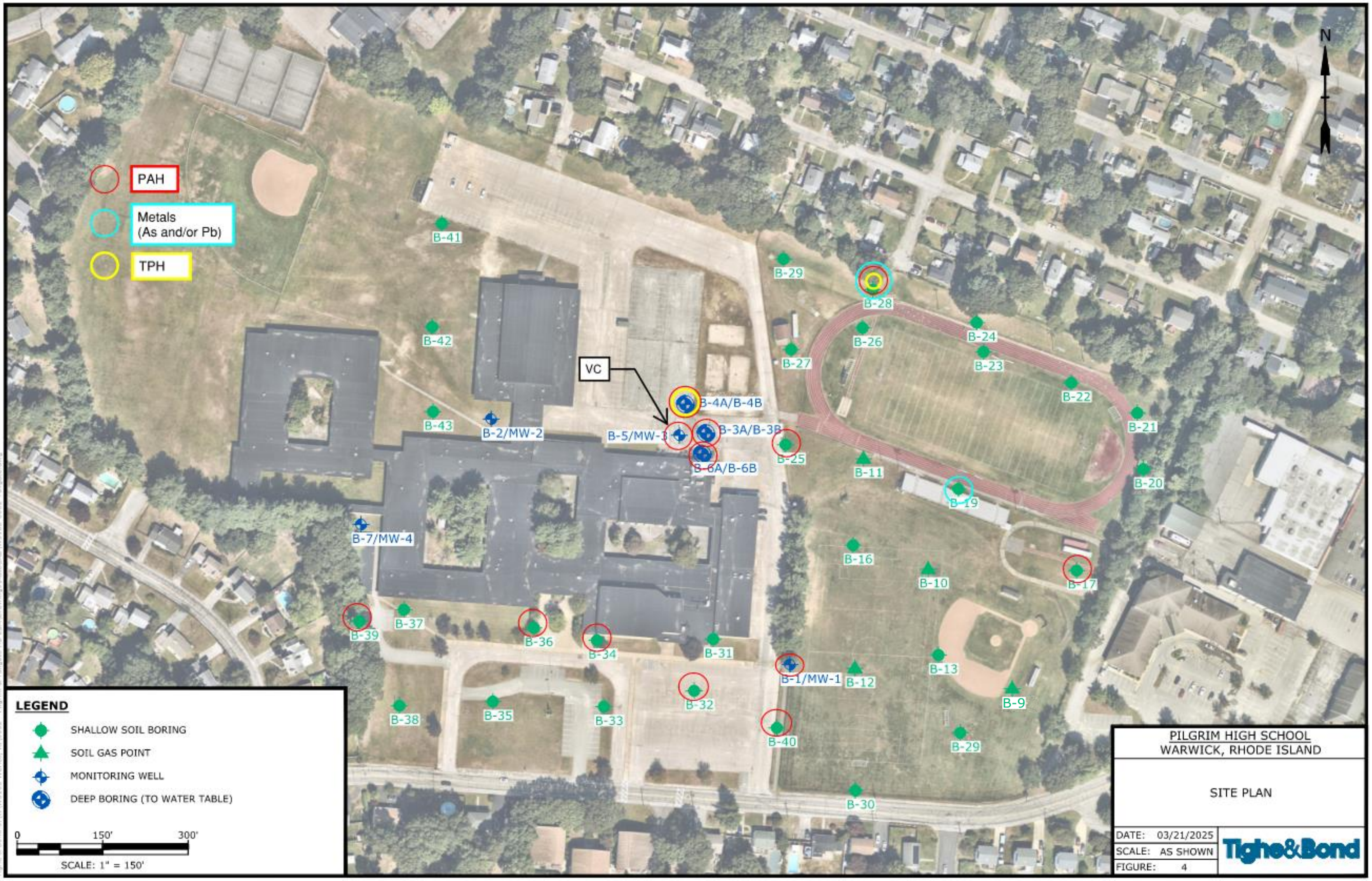
- **Soil Borings, Soil Sampling and Analysis**
  - Proposed broad boring grid network to evaluate surface soil
  - Soil analyzed for:
    - Volatile Organic Compounds (VOCs)
    - Semi-Volatile Organic Compounds (SVOCs)
    - Total RCRA 8 Heavy Metals
    - Total Petroleum Hydrocarbons (TPH)
    - Polychlorinated Biphenyls (PCBs)- Near transformer and UST
  - Exceedances in 15 of 51 Soil Samples
    - Residential and/or Industrial/Commercial Direct Exposure (RDEC & I/C DEC)
    - PAHs (14 samples, 6 > I/C DEC)
    - TPH (2 samples > RDEC)
    - Arsenic (2 samples > standard) and
    - Lead (1 sample > RDEC)
  - Sporadic distribution in 0- to 2-foot depth range

PHASE II ESA FINDINGS (FEB 2025)

- **Groundwater Sampling and Analysis**
  - Sampled MW-2, MW-3 and MW-4 (VOC analysis)
  - RIDEM Groundwater Designation is GB
    - GB Groundwater is defined as “groundwater not suitable for public/private drinking water use without treatment due to known or presumed degradation.” [1]
- **Results of Analysis**
  - MW-3 (Northwest Corner of Building Near UST)
    - Vinyl Chloride (VC) = 3.8 micrograms/liter (ug/l)
    - GB VC = 2 ug/l

1 Groundwater Quality Rules 250-150-05-3.9(A)(3)

PHASE II ESA EXCEEDANCE AREAS



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SI ADDITIONAL RESEARCH FINDINGS

Source of PAH, Pb and As

Cinder Track c1963

- Present from school opening January 1963 through at least 1987.
- Regraded and replenished regularly.
- Periodically stripped, stockpiled and returned to Eastern Athletic Field (EAF).
- Coal ash/cinder tracks contain:
  - PAHs, arsenic and lead.
- Contaminants exceeding RIDEM Criteria:
  - PAHs, arsenic and lead.
- Contaminants believed to be from:
  - Cinder track(s)
  - Stripping, Stockpiling and Regrading Areas
  - Entrainment (wind, runoff, people)

RIDEM ERM Aerial 1972

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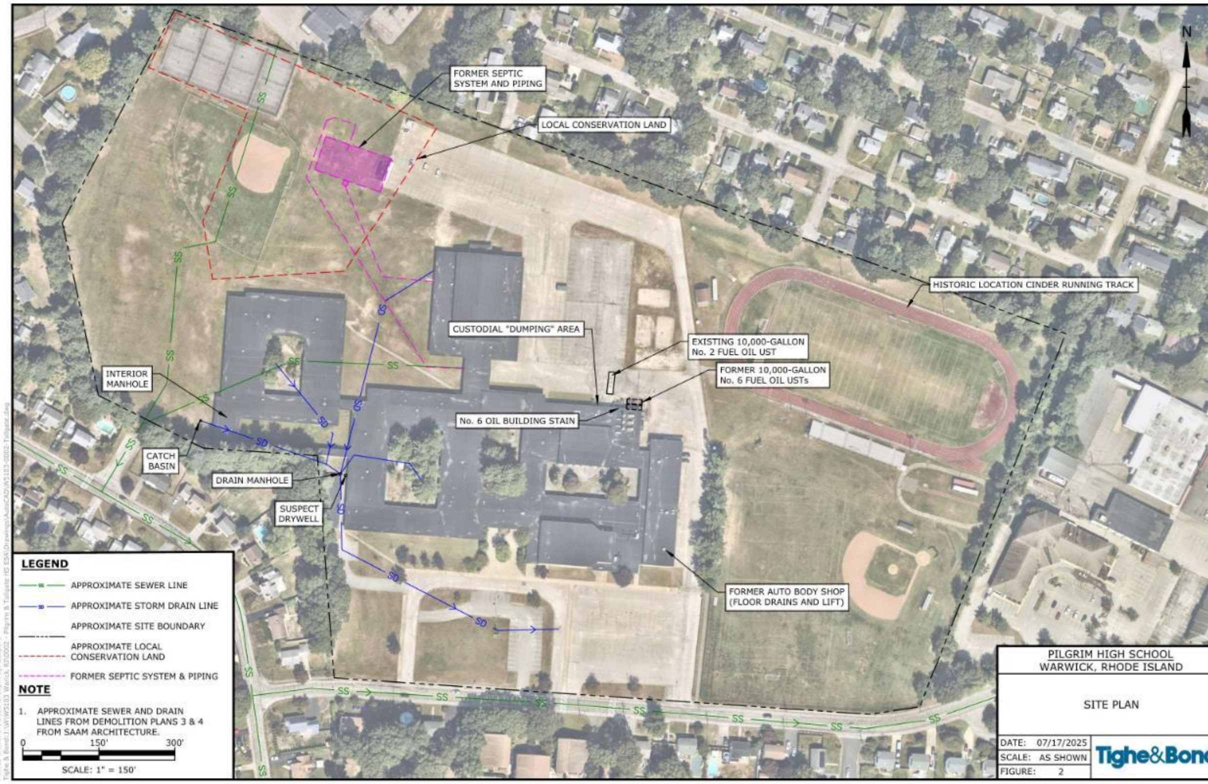
SI ADDITIONAL RESEARCH FINDINGS

Assess during Phase 2 SI

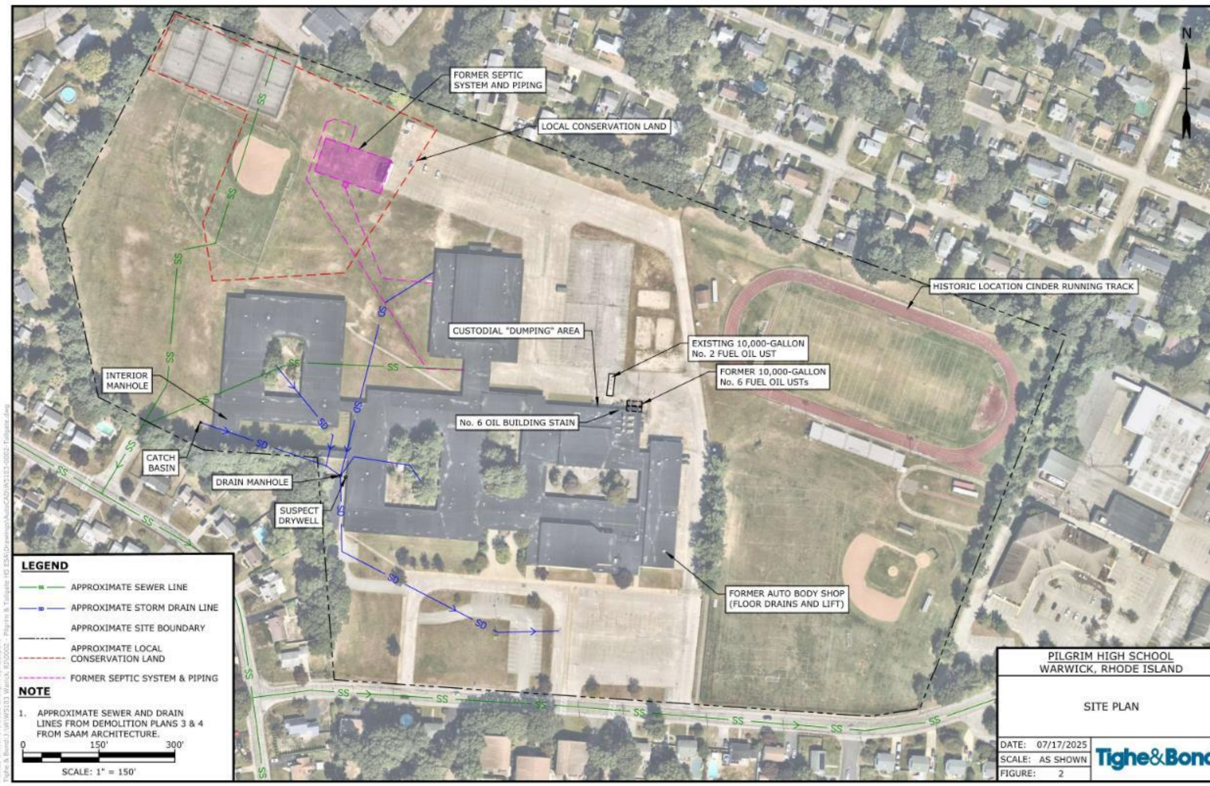
- **Catch basin/manhole connections**
  - *Most accounted for via contractor utility maps.*
  - *Historic building plans identified two manholes proximate to MW-4 location (1) “leaching cesspool” connected to former chemistry sinks; and (2) storm water manhole.*
  - *Interior classroom manhole Side B / 600 Wing*
- **Building Sewer connection dates**
  - *School opened January 29, 1963 and connected to municipal sewer December 28, 1965.*
  - *Historic Site plans c1964 show sewer leachfield in northwest corner of Site connected to current ejector pump location.*



SI ADDITIONAL RESEARCH FINDINGS

Assess during Phase 2 SI

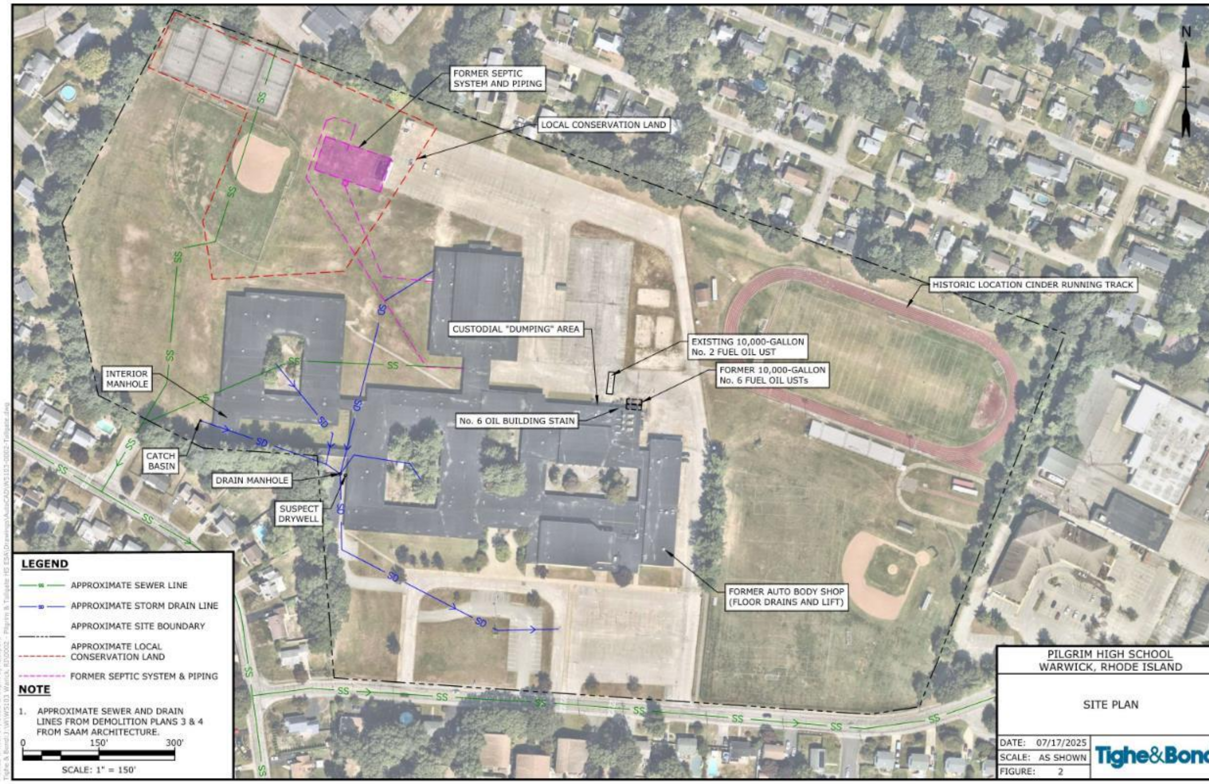
- **Soil conditions proximate to previous UST closures**
  - *Appears limited to northwest corner outside building, proximate to boiler room where previous #6 oil UST overfill occurred.*
- **Exterior management and condition of containers**
  - *Janitorial staff historic disposition of cleaning wastewaters to ground surface proximate to loading dock.*



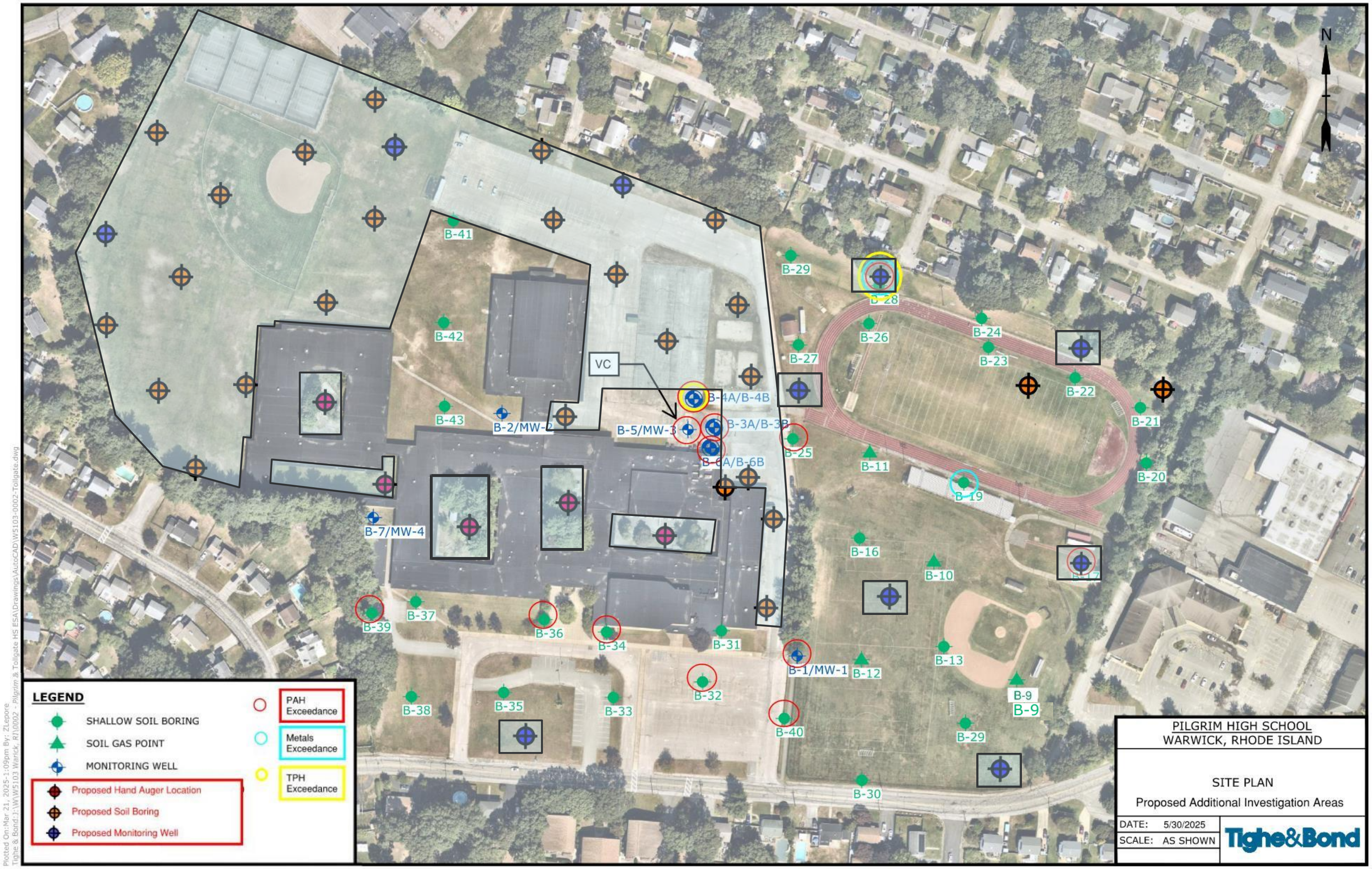
SI ADDITIONAL RESEARCH FINDINGS

Assess during Phase 2 SI

- **Former Auto Shop**
  - *Floor drain and lift used in auto shop. Discharge point suspected to be to leachfield prior to connection to sewer.*
- **Wood Shop**
  - *Floor drain observed in wood shop. Not sealed. Discharge point suspected to be to leachfield prior to connection to sewer.*



SIWP INVESTIGATION AREAS



SI FINDINGS

- **Soil Borings, Soil Sampling and Analysis (June 2025)**
  - Proposed broad boring grid network to evaluate:
    - Surface and subsurface soil in Northwestern Athletic Field Areas;
    - Courtyards and additional locations beneath pavement; and
    - Subsurface soil at exceedance locations in EAF Areas.
  - Soil analyzed for:
    - PAHs
    - Total RCRA 8 Heavy Metals
    - TPH
    - No VOCs (field headspace readings were < 10 ppm)
  - 33 surface and 28 subsurface soil samples collected in the Northwestern Athletic Field Area, and 4 of subsurface soil samples were collected below surficial sample exceedances in the EAF area.
  - No additional exceedances of the RDEC and I/C DEC were reported by the laboratory.

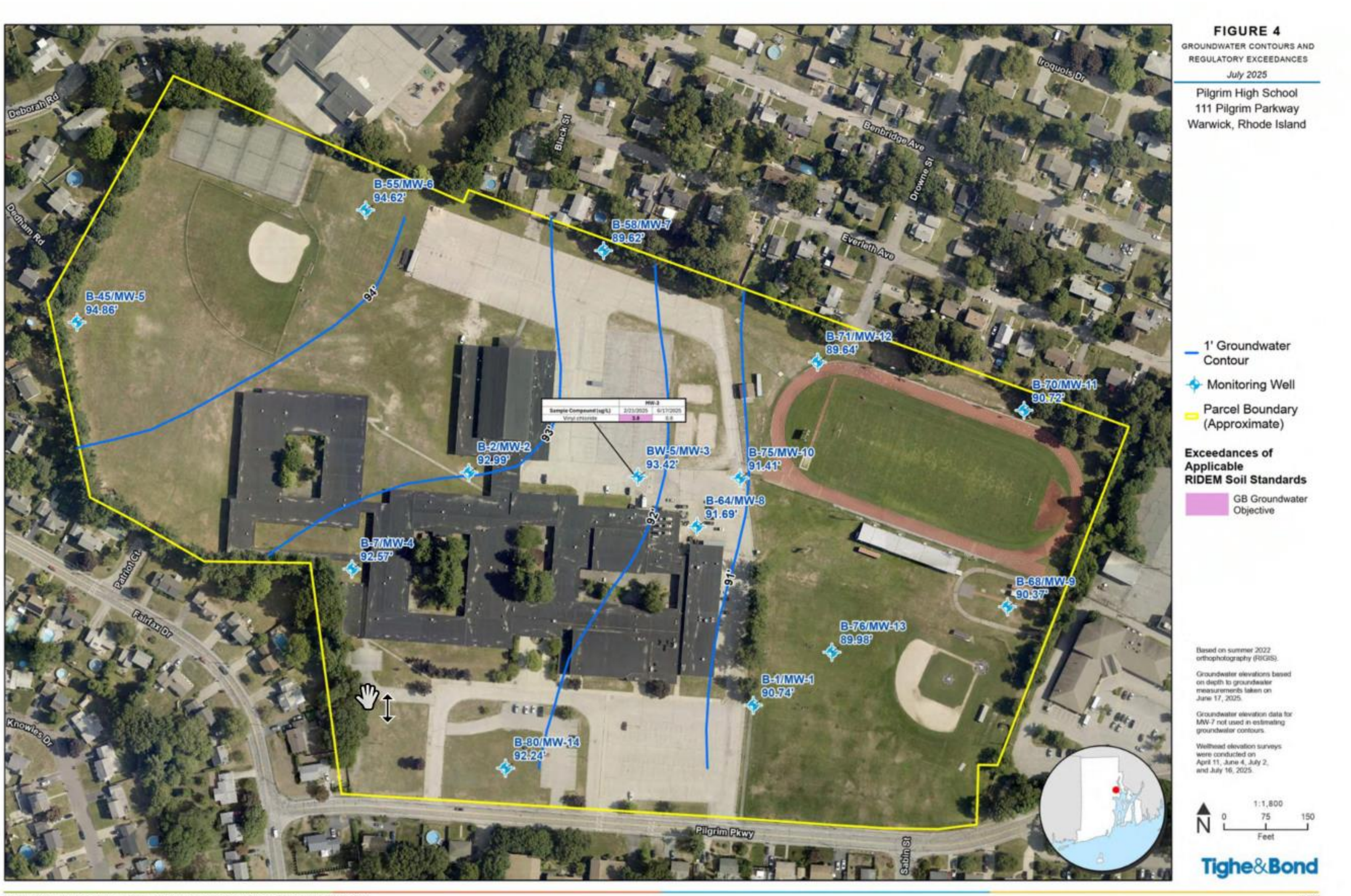
SI FINDINGS

- **Groundwater Sampling and Analysis (June 2025)**
  - 10 Additional Monitoring Wells Installed
    - Perimeter locations along the property line
    - Presumed downgradient locations of MW-3 and other potential contamination areas identified during the SI

- **Results of Analysis**
  - No exceedances of GB Groundwater Objectives
  - MW-3 (Northeast Corner of Building Near UST)
    - February 2025: Vinyl Chloride (VC) = 3.8 micrograms/liter (ug/l)
    - June 2025: VC = 0.8 ug/l
    - GB VC = 2 ug/l

1 Groundwater Quality Rules 250-150-05-3.9(A)(3)

INFERRED GROUNDWATER FLOW DIRECTION



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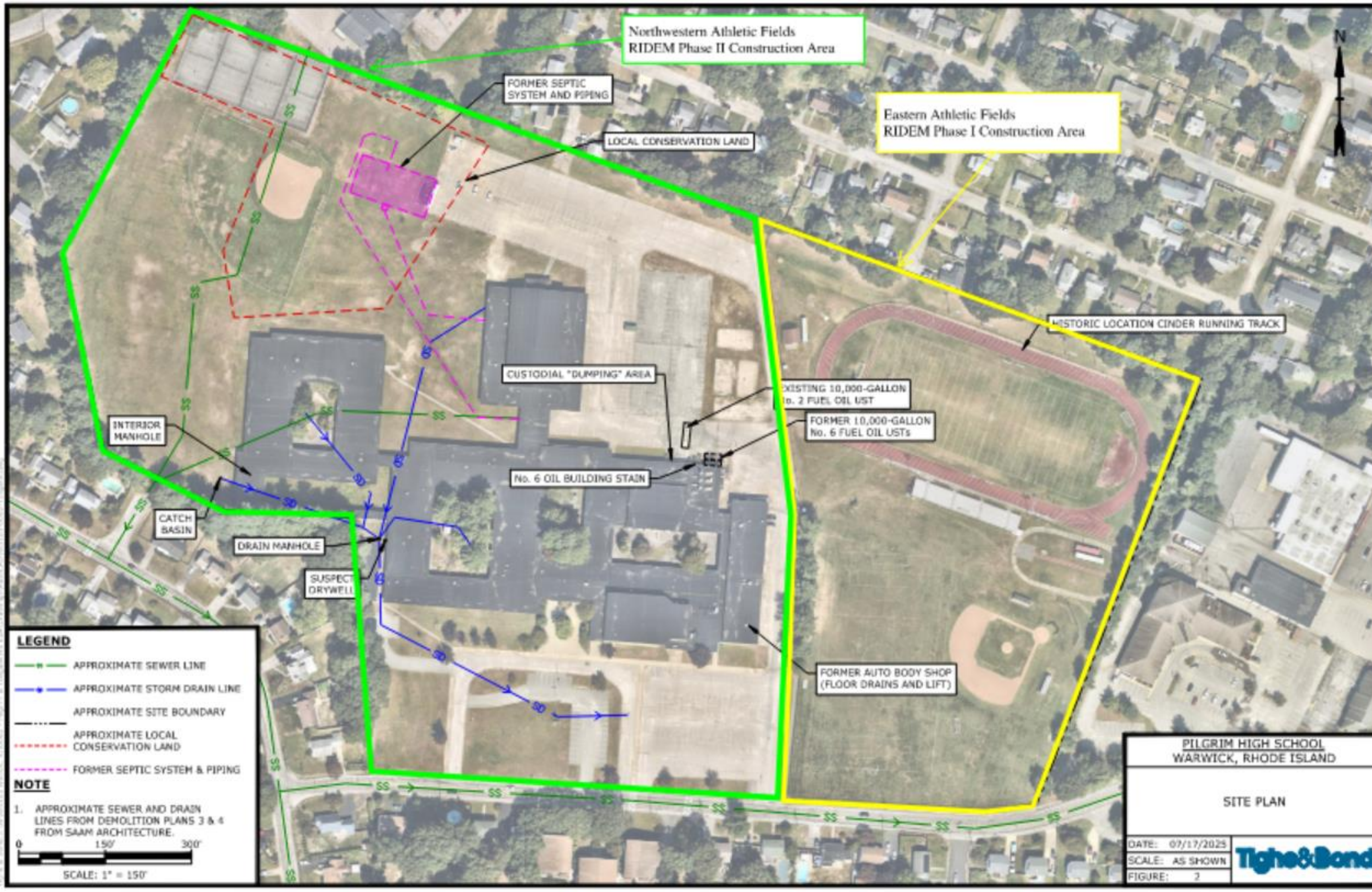
PROPOSED REMEDY: PHASE I CONSTRUCTION AREA

- **Eastern Athletic Fields (STRAP)**
  - Excavation and offsite disposal of surficial soils (0-2’) within the Phase I SI Construction Zone (the EAF Area)
  - Post excavation sampling of sidewalls and base to verify RDEC compliance
- **Additional Non-SI Measure**
  - Installation of Radon Mitigation System with Blower
    - No VOCs in groundwater or soil identified in the EAF Area
    - Radon Mitigation part of original building design

PHASE I AND II CONSTRUCTION AREAS



ADDITIONAL SI – PHASE II CONSTRUCTION AREA

- **Phase 2 SI Activities**
  - Additional investigation outside the Phase I Construction Area:
    - When existing school is closed or vacated; and/or during demolition
  - Areas to be evaluated:
    - Leaching Cesspool/Drywell
    - Former Septic System/Leachfield Area and Discharge Piping
    - Interior classroom manhole
    - Auto Shop and Wood Shop Floor Drain Discharge Points
    - Former UST Area
    - Custodial Discharge Area

NEXT STEPS

- **Required Actions**
  - Post-SI Public Notice (mailed July 25, 2025)
  - Public Meeting and comment period
    - ❑ Public Meeting August 8, 2025
    - ❑ 10-day Comment Period Closes August 22, 2025 (up to 20-day extension if requested)
  - Remediation of Phase I Construction Area (EAF)
    - ❑ Prepare Short Term Response Action Plan (STRAP) for Eastern Athletic Field
      - ✓ Submit to RIDEM for review and approval
    - ❑ Implement STRAP and Submit STRA Closure Report (RACR) to RIDEM
  - Conduct further investigation of Phase 2 Construction Area
    - ❑ Prepare Phase 2 Site Investigation Work Plan (Phase 2 SIWP)
      - ✓ Submit to RIDEM for approval
    - ❑ Implement investigation activities in association with building demolition activities.
    - ❑ Prepare Phase 2 SIR with recommended remedial actions (if any)
      - ✓ Submit to RIDEM for approval
    - ❑ Prepare Phase 2 RAWP
      - ✓ Submit to RIDEM for approval
    - ❑ Implement RAWP and submit Closure Report to RIDEM.

PROJECT CONTACT INFORMATION

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QUESTIONS?