



RHODE ISLAND  
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

235 Promenade Street, Providence, RI 02908-5767

TDD 401-222-4462

**PROGRAM LETTER**  
**File No. SR-08-1723**

March 17, 2014

Ms. Janelle Bosek  
Civic Builders  
304 Hudson Street  
New York, NY 10013

RE: Blackstone Valley Prep School  
52 Broad Street  
Cumberland, Rhode Island  
Plat Map 2 / Lot 26

Dear Ms. Bosek:

On November 9, 2011, the Rhode Island Department of Environmental Management's (the Department) Office of Waste Management (OWM) enacted the amended Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases (the Remediation Regulations). The purpose of these regulations is to create an integrated program requiring reporting, investigation and remediation of petroleum and hazardous material contaminated sites in order to eliminate and/or control threats to human health and the environment in an efficient manner. A Program Letter is a document used by the Department to signify that a Site Investigation has been completed and that a Performing Party must conduct public notice in accordance with Rules 7.07(A)(ii) and 7.09 of the Remediation Regulations concerning the findings of the investigation and the proposed remedial alternatives.

In the matter of the above-referenced property (the Site), the Department's OWM is in receipt of the following documentation submitted pursuant to the Remediation Regulations in response to the reported release at the Site:

1. ASTM Phase I Environmental Site Assessment, received by the Department on January 9, 2014, prepared by PARE Corporation (PARE), submitted by Rhode Island Department of Elementary and Secondary Education (RIDE);
2. Geotechnical Design Basis Report, received by the Department on January 16, 2014, prepared by PARE, and submitted by RIDE;
3. Notification of Release, received by the Department on January 16, 2014, prepared and submitted by PARE;
4. Geotechnical Report Review, received by the Department on January 16, 2014, prepared

by Northeast Geotechnical, Inc., and submitted by RIDE;

5. Blackstone Valley Prep School (Response to Letter of Responsibility), received by the Department on January 31, 2014, prepared by Burns & Levinson, LLP and PARE, and submitted by Burns & Levinson, LLP;
6. Draft – Supplemental Evaluation Summary, received by the Department on February 19, 2014, prepared by PARE, and submitted by Civic Builders;
7. Response to Public Comments, received by the Department on March 14, 2014, prepared and submitted by PARE; and
8. Site Investigation Report (SIR), received by the Department on March 14, 2014, prepared and submitted by PARE.

The Department regards the information provided in these reports as meeting the requirements pursuant to Rule 7.08 of the Remediation Regulations. The preferred remedial alternative proposes the following remedy:

- Complete excavation and proper offsite disposal of all soils impacted with total petroleum hydrocarbons exceeding the Residential Direct Exposure Criteria (RDEC);
- Excavation and offsite disposal of all soils known to contain polycyclic aromatic hydrocarbons (PAHs) and lead at concentrations that exceed the RDEC that are located outside of the proposed building's footprint, specifically those located in the three areas of concern known as Area-1, Area-2, and S-2;
- Encapsulation of soils containing PAHs and lead at concentrations that exceed the RDEC that are located within the footprint of the proposed building via building foundations;
- Installation of both a vapor barrier and a passive sub-slab ventilation system beneath the building; and
- Recording of an Environmental Land Usage Restriction (ELUR) on the property deed for the area in which jurisdictional soils are to remain on site. The ELUR shall require the performance of annual inspections to document the status of the ELUR and the condition of the engineered controls. The ELUR shall include a Department approved soil management plan (SMP) which will address any future activities that may disturb on-site soils. The ELUR shall be recorded for the applicable area within the property (Plat 2, Lot 26) in the Land Evidence Records for the Town of Cumberland and a recorded copy forwarded back to the Department within fifteen (15) days of recording.

The Department acknowledges that the site investigation activities are complete. The Department is not yet able to formally approve the SIR, however, due to the necessity to first allow the public to comment on the technical feasibility of the preferred remedial alternative. Rules 7.07(A)(ii) and 7.09 of the Remediation Regulations outline the requirements for public notice after the SIR is

deemed complete to all abutting property owners, tenants, easement holders, and the municipality regarding the substantive findings of the completed investigation and the opportunity for public review and comment on the technical feasibility of the preferred remedial alternative. Please submit a draft notification to the Department via E-mail for review and approval prior to distribution. A boilerplate notification to be distributed can be found online at <http://www.dem.ri.gov/programs/benviron/waste/topicrem.htm>. The Department will require a copy of the approved public notice letter and a list of all recipients upon issuance.

The Department will formally approve the SIR in the form of a Remedial Decision Letter (RDL) once Public Notice is completed and upon Department approval of all final responses to relevant public comments. At that point, the Department will require submission of the draft Remedial Action Work Plan (RAWP), ELUR, and SMP for review and approval in accordance with Sections 8.00 and 9.00 of the Remediation Regulations. Upon receipt of the RDL, be prepared to submit the Remedial Action Approval Application Fee of one thousand dollars (\$1,000.00) in check form made payable to General Treasurer -State of Rhode Island directly to the Office of Management Services.

If you have any questions regarding this letter or would like the opportunity to meet with Department personnel, please contact me by telephone at (401) 222-2797, ext. 7026, or by E-mail at [ashley.blauvelt@dem.ri.gov](mailto:ashley.blauvelt@dem.ri.gov).

Sincerely,



Ashley L. Blauvelt  
Senior Sanitary Engineer  
Office of Waste Management

cc: Terrence Gay, Assoc. Director for Environmental Protection, RIDEM/Office of the Director  
Leo Hellested, Chief, RIDEM/OWM  
Matthew DeStefano, Deputy Chief, RIDEM/OWM  
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Nichole Pollock, Legislative Liaison, RIDEM/Office of the Director  
Joseph da Silva, RI Dept. of Elementary and Secondary Education  
Timothy P. Thies, PARE Corporation