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**Memorandum**

To: Ken Schwartz  
Scott Schilt

Date: August 21, 2002

Project No.: 0815700

From: Frank Lilley, LSP

Re: Symmes Hospital - Preliminary  
Environmental Assessment

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**ENVIRONMENTAL ASSESSMENT**

VHB has provided a review of documents received from the Town of Arlington and from Mr. Jeffrey Nangle, the Licensed Site Professional for the Town of Arlington, concerning environmental issues at the Symmes Hospital property. All recommendations in this assessment have been based on the information provided by the client; additional information concerning environmental issues and their relationship to redevelopment on the site will be reviewed in future phases of work. VHB reserves the right to change recommendations if additional information is available.

**Asbestos / Lead Based Paint (LBP)**

According to the asbestos survey completed by Dennison Environmental Services, Inc. in October 1993 asbestos containing materials (ACM) were identified in many of the buildings on the site. VHB reviewed asbestos removal reports from 1993 through 1999. According to the removal reports asbestos removal activities have been conducted in some areas.

Based on the documented ACM and the age of the buildings VHB recommends that a preliminary Lead Based Paint/ ACM survey be completed to assess current conditions at the property and to develop cost estimates for removal of asbestos. Based on the information available it is not possible to generate this estimate, however from review of the documents it is apparent that the cost for removal or management of asbestos and LBP could be significant. This cost will be incurred regardless of whether or not the buildings are renovated or demolished. In the renovation case costs may be less if certain areas are undisturbed. However, if a new commercial use is contemplated, management of asbestos will be a significant factor for a new user. If residential use is contemplated for the buildings abatement of LBP as well as asbestos becomes a significant factor.

**Above Ground Storage Tanks/Under Ground Storage Tanks**

Based on current reports the following table summarizes identified aboveground storage tanks (ASTs) and underground storage tanks (USTs).

UST/AST	Size	Contents	Dates	Comments
UST	15,000 gallon	Diesel	Installed Feb. 1983	Tank tightness tested annually
UST	1,500 gallon	Diesel	Installed Feb 1983	Tank tightness tested annually
UST	2,500 gallon	#2 fuel	Removed Oct. 1992	In good condition when removed; partially buried
UST	1,000 gallon	Diesel	Removed Sept. 1990	Failed tank tightness test, no evidence of release when removed
UST	200 gallon	Diesel	Removed Oct. 1992	In good condition when removed
UST	10,000 gallon	Diesel	Removed in 1983	In good condition when removed
UST	10,000 gallon	Diesel	Removed early 1970s	Reportedly had a release in the early 1970's
AST	1,000 gallon	Diesel	Installed Sept. 1990	Generator
AST	250 gallon	Diesel	Installed Oct. 1992	Generator
AST	330 gallon	Diesel		Generator
AST	260 gallon	Diesel		Fire pump

Depending on which future use is selected the existing USTs may need to be removed and closed in accordance with Massachusetts Department of Environmental Protection (MADEP) and MADPS regulations. Although releases have been identified from the former tanks, the possibility exists there may be undiscovered releases for the existing tanks. A budget contingency should be developed for removal of the tanks and limited removal of soil contamination. It is not expected that any large releases would be associated with these tanks because of the assessment work associated with the identified releases (see below).

### **Air Quality Management**

According to a correspondence in 1995 from NEET to Symmes Hospital the property was required to submit Air Source Registration Forms documenting emissions. At that time the property had two boilers (Cleaver Brooks model CB600-350) that were installed in 1984. The boilers burned approximately 165,800 gallons of #4 fuel oil from September 1994 to August 1995. The property also contained two emergency diesel generators (General Motors 350 KW and Cummins 230 KW).

There are no associated air issues other than management of permits during renovation and demolition.

### **Massachusetts Contingency Plan Releases**

#### RTN 3-10969-Hydraulic Oil Elevator Release

On May 8, 1994 a release of oil seeping from bedrock on the property was discovered. An Immediate Response Action (IRA) Plan, prepared by NEET, was initiated and the MADEP assigned Release Tracking Number (RTN) 3-10969 to the incident. As part of the IRA Plan approximately 3 cubic yards of impact soil was removed from the property and a passive oil collection system was installed. Post-excavation samples revealed levels of total petroleum hydrocarbons (TPH) above reportable conditions (RCs) on the property. The release was attributed to hydraulic oil from an elevator located in a room with exposed bedrock. A Phase I Initial Site Investigation performed by NEET in May 1996 indicates

that there are levels of soil and groundwater that are above RCs for TPH. MADEP currently lists the levels as Tier II and the release is listed as in Phase II.

#### RTN 3-21196 UST Diesel Release MW 102

During monitoring activities for a Phase II ESA for the above RTN 3-10969 GEI Consultants, Inc. discovered petroleum free product that proved to be a different a different origin than the hydraulic oil release associated with the elevator shaft. This was reported and RTN#3-21196 was assigned. Immediate reponse actions were initiated to remove the oil. It was found to be in bedrock.

#### Summary

The two MCP releases at the Site have been linked for ongoing response actions. At this time VHB has a portion of the documents and/or data that pertain to these releases. We recommend getting further documents and initiating discussions with Symmes LSP who works for GEI to understand the ongoing response actions. Free product contamination in bedrock is difficult if not impossible to remediate in a cost effective, timely manner. Based on the information received to date the bedrock contamination may place constraints on future development. The type of remediation that is ongoing is complex, and will require more analysis before these issues can be more specifically addressed with respect to future development scenarios. Attached is a Figure, which illustrates the approximate extent of contamination and the area over which constraints on construction and building may occur regardless if the future use is residential or commercial.