

Former Springfield Foundry/Edgar May Health & Recreation Center Brownfield Redevelopment, Springfield, Vermont

STONE
ENVIRONMENTAL
100% EMPLOYEE-OWNED

Services / Expertise

EPA-Funded Brownfield Redevelopment
Phase I ESA ASTM E1527-13
Phase II ESA ASTM E1903-11
Remedial Site Investigation / Phase III ESA
Evaluation of Corrective Action Alternatives
Remedial Action Planning & Implementation
Soil Management Plan
High Resolution Site Characterization
TSCA & RCRA Compliance
Quality Assurance Project Plan (QAPP)
Health & Safety Plan (HASP)

Markets

Local Government
Regional Planning Commission
State Government
Property Owner

Project Location

Springfield, Vermont

Date Completed

2010–Present

Project Owner

Springfield Medical Care Systems
Mount Ascutney Regional Commission
VT DEC Brownfields Response Program

Project Manager

Lee Rosberg

Project Team

Daniel Voisin
Laura Rajnak
Sarah Rathay
Michael Smith
Jenn Cypher
Annemarie Fortune
Sandra Walser

Subcontractors

Phoenix Environmental Labs
Con-Test/Pace Analytical
NRC Services/US Ecology
Gurney Brothers Excavation



Interior of former Plant #4 foundry building.

THE EDGAR MAY HEALTH AND RECREATION CENTER (EMHRC) was constructed in 2005 and 2006 to provide community health and fitness programs to the Springfield, Vermont community. The recreation center plans to expand their services and space by redeveloping an approximately 20,000-square-foot building that operated as a foundry, paint shop, and machine shop for over 50 years. Renovated spaces will include classrooms, rock climbing wall, field house, and day care facilities that will enable EMHRC to expand important services to the Springfield community.

Past industrial practices resulted in widespread surface and shallow soil contamination by certain metals and polynuclear aromatic hydrocarbons (PAH). Use of polychlorinated biphenyl (PCB)-contaminated lubrication fluids, machine oils, and building materials (e.g., paint) resulted in the contamination of building materials within the Plant #4 building at concentrations that warrant remedial action prior to redevelopment.

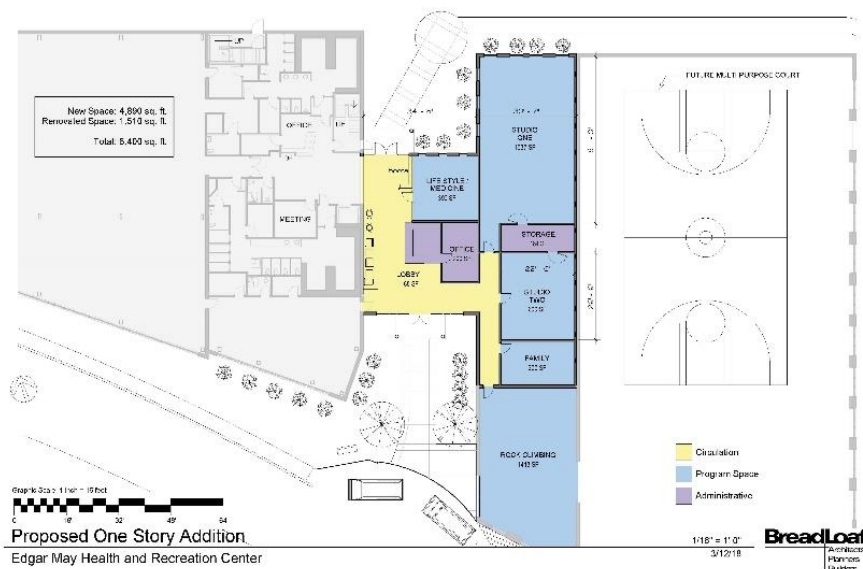
Between 2010 and 2011, Stone Environmental performed a Phase I ESA, Phase II ESA, and Corrective Action Feasibility Investigation (CAFI) of the EMHRC under contracts with the Southern Windsor County Regional Planning Commission (SWCRPC, now Mount Ascutney Regional Commission [MARC]), and VT DEC Brownfield Response Program. In 2013, VT DEC approved a Partial Corrective Action Plan (CAP) prepared by Stone Environmental to manage soil contaminated with foundry waste and urban fill by installing an engineered barrier (soil cap) over a planned playground area and off-site disposal of soil that could not be balanced on-site. This work required Stone secure a stream alteration permit with the Vermont Rivers Program for the demolition of a river intake structure.

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During August and September 2014 Stone provided field oversight, managed subcontractors, and coordinated with State regulators and Casella Waste Systems to facilitate on-site management and off-site disposal of contaminated soil during remediation of the proposed playground area. In April 2021, Stone prepared a Soil Management Plan to guide soil management practices by contractors installing a climbing structure, fencing, and other playground features.

Recent Supplemental Site Investigation (SSI) completed by Stone in 2020 and 2021 focused on assessing the degree and extent of PCB contaminated building materials in the Springfield Foundry Plant #4 Building to support remedial planning. Based on SSI results, Stone prepared an Evaluation of Corrective Action Alternatives (ECAA) to compare remedial strategies to address the widespread PCB contamination, including PCB bulk products and PCB remediation wastes. Project stakeholders selected targeted removal of PCB-contaminated concrete, decontamination of non-porous surfaces, and removal of PCB-contaminated paint as a PCB bulk product waste. A draft Risk-Based Cleanup Plan and Corrective Action Plan received approval from VT DEC but is still pending approval from the Environmental Protection Agency (EPA). We anticipate that a revised cleanup plan will be approved by EPA by the end of 2022. In 2022, Stone assisted EMHRC's successful cleanup grant application for funding through the Vermont Agency of Commerce and Community Development's Brownfields Revitalization Fund (BRF). Over \$1.2 million was secured for cleanup of PCBs in the foundry building the BRF grant. We are assisting the EMHRC apply for a fiscal year 2023 EPA Cleanup Grant with an application deadline in November 2022. We anticipate implementing the cleanup beginning in the Spring of 2023.



Proposed redevelopment of former Plant #4 building and addition connecting the foundry building to the current EMHRC.