

# Management, Environmental Assessment, and Remediation of the Rutland County Parent-Child Center in Rutland, Vermont

**STONE**  
ENVIRONMENTAL  
100% EMPLOYEE-OWNED

## Services / Expertise

EPA-Funded Brownfield Redevelopment  
Phase I ESA ASTM E1527-13  
Phase II ESA ASTM E1903-19  
Remedial Site Investigation / Phase III ESA  
Vapor Intrusion Mitigation (ASTM E2600-15)  
Remedial Action Planning & Implementation  
High Resolution Site Characterization  
Green & Sustainable Cleanup (ASTM E2823)  
VDH Lead & Asbestos Regulatory Program  
TSCA & RCRA Compliance  
EPA Reporting, MBE/WBE, Davis-Bacon  
Procurement  
QAPP and Health & Safety Plan

## Markets

Regional Development Corporation  
State Government  
Property Owners

## Project Location

Rutland, Vermont

## Date Completed

2016-Present

## Project Owner

Rutland County Parent-Child Center /  
Rutland Economic Development Corporation

## Project ID#

16-177/17-105

## Project Manager

Lee Rosberg (Env. Assessment and Cleanup)  
Daniel Voisin (Program Management)

## Project Team

Katrina Mattice, PE  
Laura Rajnak  
Branden Martin, PE

## Subconsultants

Con-Test/Pace, Cascade Technical Services,  
Fabian Earthmoving, Vermont Roofing



*Engineered barrier installed site wide.*

**STONE** has served as Program Manager and Clerk of Works for the Rutland County Parent-Child Center (RCPCC) Chaplin Family Campus project since 2017. RCPCC successfully obtained three federally sourced grants for the RCPCC's Brownfields redevelopment project: Community Block Grant, DEC Section 128A EPA sub grant, and a grant from the Vermont Agency of Commerce and Community Brownfields Revitalization Revolving Loan Fund. Program Management duties have included budget development and tracking, contractor procurement and management, Davis-Bacon reporting, and project oversight.

Stone completed a Phase II Environmental Site Assessment (ESA) of the property to further evaluate the degree and extent of contaminants identified at the property during a previously completed Phase I ESA/limited Phase II ESA. Site contaminants of concern and impacted media included:

- Volatile organic compounds (VOCs) in soil, groundwater, and soil vapor/indoor air.
- Polychlorinated biphenyls (PCBs) and lead in soil.

Stone utilized incremental sampling methodology (ISM) within four sampling areas of "decision units" to evaluate soil quality throughout the property. Polycyclic aromatic hydrocarbons (PAHs) and PCBs were identified within fill soil used south and east of the site building. Through the use of on-Site analysis of soil samples using X-ray fluorescence (XRF) analysis, Stone determined that lead contamination was limited to surface soil adjacent the site building due to lead-based paint. Two VOCs were identified in sub-slab soil vapors at concentrations that present a risk of vapor intrusion into the building. The extent of contaminated groundwater was determined to be limited to the source area and no off-site sensitive receptors were identified.

Based on Phase II ESA findings, Stone prepared a Corrective Action Plan (CAP) and Community Relations Plan. Proposed corrective actions, including installation of

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engineered barriers and a sub-slab depressurization system were presented in a public meeting to a group of concerned stakeholders. Stone conducted a Phase I ESA on behalf of the Rutland Economic Development Corporation (REDC) in June 2018, who held title of the property during completion of remedial actions and transferred title of the property back to RCPCC upon completion of remedial activities. On behalf of RCPCC, Stone developed a request for bid package for engineered barrier installation, reviewed bids, and advised RCPCC on contractor selection. Engineered barriers were installed by a local earthwork contractor under Stone's oversight between August and October 2018. Stone completed installation and conducted performance testing of the sub-slab depressurization system in April 2019. Following these remedial actions, REDC received a Certificate of Completion as an enrollee of Vermont's Brownfields Reuse and Liability Limitation Program (BRELLA) in June 2019. The property title was subsequently transferred back to RCPCC.

RCPCC is currently developing a construction bid to renovate the site building for program space. Stone completed a soil assessment of sub-slab soils in areas that will require disturbance during renovations to inform soil management practices. We anticipate that building renovations will proceed in the Spring of 2023.



*Foundry wastes used as fill soil at RCPCC.*