

Virginia School for the Deaf and Blind (Eastern Side), Hampton, VA

Client: City of Hampton

Completion Dates: 8/2011 – 7/2013

Utilizing assessment funds granted to the City of Hampton by the EPA, REMSA conducted numerous assessments of the buildings and grounds on a former state-run school for the deaf and blind within the City limits known as the Virginia School for the Deaf and Blind (VSDBH). The VSDBH is located at 700 Shell Road in Hampton, Virginia. The eastern portion of VSDBH facility is comprised of approximately 50 acres of: lawn, athletic fields, wooded areas, two (2) Aboveground Storage Tanks (ASTs), three (3) Underground Storage Tanks (USTs), cement pavement areas, asphalt paved roads and parking lots, five (5) educational buildings, a two-story residential home, one cinderblock constructed paint storage building and one wooden shed. The VSDBH operated from 1909 to 2008 and has been vacant since its closing.



REMSA has performed the following services at the VSDBH:

- **Property Acquisition Questionnaires (PAQ):** Federal forms describing the property including acceptance into the Brownfields assessment program for both the Hazardous and Petroleum assessment grants awarded to the City. This required additional coordination with the Virginia Department of Environmental Quality (VDEQ) for their confirmation that the site has the potential for impact from petroleum containing materials.
- **Phase I Environmental Site Assessment (ESA):** An inventory of all recognized environmental conditions (RECs) was completed in 2011 in which no fewer than 12 RECs were identified across the site and a Limited Phase II ESA was recommended.
- **Sampling and Analysis Plan (SAP):** Prior to starting the Limited Phase II ESA, REMSA was required to complete a sampling and analysis plan for approval by EPA in which we outline every sample to be collected and the methodology that is intended to be used.
- **Limited Phase II Environmental Site Assessment:** Based on the recommendations of the Phase I ESA, REMSA was able to utilize both Hazardous and Petroleum grant funds to conduct a Limited Phase II ESA in order to investigate for petroleum impacts to groundwater and soil; PCB impacts to groundwater, soils and buildings; and asbestos containing materials (ACBM) and lead based paint. Following completion of the Limited Phase II, REMSA staff presented their findings to the City and the EPA.
- **Limited Air Sampling Event:** REMSA was able to coordinate with the EPA for an expedited minor SAP in exchange for a more formal SAP to follow after completion of the project. REMSA's task for this project was to monitor air circulating through the buildings along the downwind perimeter of the site for the presence or airborne ACBM or fungal spores. Using high and low volume monitoring pumps, REMSA collected samples from multiple locations and submitted the filter cassettes for laboratory analysis. The results were put into a graphic report and distributed to the City and EPA and the formal SAP was then prepared and submitted.
- **Sampling and Analysis Plan:** Additional soil sampling was recommended in the Limited Phase II ESA so a SAP was drafted and submitted to EPA for approval.
- **UST/AST Characterization and Removal:** As a Class A Contractor in the State of Virginia, REMSA was able to secure the contract to characterize and dispose of all potentially hazardous liquids on the property. This includes the removal and closure of two (2) above ground storage tanks (ASTs) and three (3) underground storage tanks (USTs).
- **Limited Phase II Environmental Site Assessment Addendum:** Further characterization of PCB impacted soil was requested by the City. REMSA completed the Limited Phase II ESA and recommended a limited soil excavation and post confirmation sampling to remove recognized PCB impacted soils.