

June 11, 2009

Boulder Valley School District
PO Box 9011
Boulder, Colorado 90301

Attn: Mr. Lou Novak

Re: Phase II Environmental Site Assessment Report
Casey Middle School
2410 13th Street
Boulder, Boulder County, Colorado 80304

Dear Mr. Novak:

In accordance with our agreement dated April 7, 2009, Professional Service Industries, Inc. (PSI) has performed the Phase II Environmental Site Assessment for the above referenced property. Please find three copies of the final report enclosed.

Thank you for choosing PSI as your consultant for this project. If you have any questions, or if we can be of additional service, please call us at 303-424-5578.

Respectfully submitted,

PROFESSIONAL SERVICE INDUSTRIES, INC.



Chris Schell
Environmental Services
Staff Scientist



Sam McEwen
Environmental Services
Department Manager



Steve Long
Chief Engineer
Principal Consultant

Enclosures

**PHASE II ENVIRONMENTAL SITE
ASSESSMENT**

For:

**Casey Middle School
2410 13th Street
Boulder, Colorado 80304**

Prepared for:

**Boulder Valley School District
PO Box 9011
Boulder, Colorado 80301**

Prepared by:

**Professional Service Industries, Inc.
451 East 124th Avenue
Thornton, Colorado 80241
Telephone (303) 424-5578**

PSI PROJECT NO. 279-9G002

June 11, 2009



Chris Schell
Staff Scientist



Samuel A. McEwen
Environmental Services
Department Manager



Steve Long, P.E., P.G.
Chief Engineer
Principal Consultant

TABLE OF CONTENTS

1	EXECUTIVE SUMMARY	1
2	INTRODUCTION	3
2.1	AUTHORIZATION	3
2.2	SITE DESCRIPTION	3
2.3	PROJECT BACKGROUND	3
2.4	PURPOSE AND SCOPE	4
3	ASSESSMENT ACTIVITIES	6
3.1	SOIL & GROUNDWATER SAMPLING	6
3.2	INVESTIGATION DERIVED WASTES	6
4	DATA ANALYSIS & INTERPRETATION	8
4.1	SITE HYDROGEOLOGICAL CHARACTERISTICS	8
4.2	SOIL LABORATORY ANALYTICAL RESULTS	8
5	CONCLUSIONS AND RECOMMENDATIONS	9
6	WARRANTY	10
6.1	WARRANTY	10
6.2	USE BY THIRD PARTIES	10

LIST OF FIGURES

FIGURE 1: SITE LOCATION MAP

FIGURE 2: BORING AND TMW LOCATION MAP

LIST OF TABLES

TABLE 1: SUMMARY OF SOIL AND GROUNDWATER LABORATORY ANALYSIS RESULTS

LIST OF APPENDICES

APPENDIX A - SOIL BORING AND SAMPLING DOCUMENTATION

APPENDIX B - LABORATORY ANALYTICAL REPORTS AND CHAIN OF CUSTODY RECORDS

1 EXECUTIVE SUMMARY

PSI has conducted a Phase II Environmental Site Assessment (ESA) at Casey Middle School, located at 2410 13th Street in Boulder, Boulder County, Colorado. The assessment was performed in general accordance with the scope and limitations of the American Society for Testing and Materials (ASTM) Standard E 1903-97 and the contract between PSI and Boulder Valley School District, dated April 7, 2009. Any exceptions or deletions from the scope of work are described in Section 2.4 of this report.

1.1 SUMMARY OF PREVIOUS PHASE I ESA

The Subject Property consists of the Casey Middle School property, which is in the process of being demolished and rebuilt to include associated parking and all purpose recreation fields. The Phase I Environmental Site Assessment, performed in March 2009, identified an offsite recognized environmental condition (REC) in connection with the subject property.

The former Boulder Cleaners located at 2520-2524 Broadway Street approximately 200 feet to the west of the subject property was identified in the Environmental Database Report (EDR) and in records reviewed at the Colorado Department of Public Health and the Environment (CDPHE). This facility formerly operated as a dry cleaner from approximately 1950 through 1999. According to records reviewed at the CDPHE, there is documented groundwater contamination beneath the former Boulder Cleaners which extends down-gradient beyond the property boundary. The groundwater is contaminated with volatile organic compounds (VOCs) associated with operation of the former dry cleaner. The main contaminants of concern include tetrachloroethene (PCE), trichloroethene (TCE), and cis-1,2-dichloroethene (1,2-DCE). The most recent data (March 2008) for a monitoring well located approximately 50 feet to the west of the subject property indicated concentrations of TCE and 1,2-DCE of 10 and 160 micrograms/liter, respectively. The CDPHE maximum contaminant levels for TCE and 1,2-DCE in groundwater are 5 and 70 micrograms/liter, respectively. Based on the direction of groundwater flow, to the northeast, the contaminated groundwater plume may have migrated to western and northwestern portions of the subject property. Based on information obtained and reviewed, PSI considered this condition to represent evidence of a recognized environmental condition in connection with the Subject Property and recommended this Phase II ESA to evaluate this concern.

1.2 SUMMARY OF PHASE II ESA

PSI installed three (3) temporary monitoring wells in proximity to the northwestern and western borders of the Subject Property to a maximum depth of 22 feet below land surface (bls). Soil samples were collected at continuous intervals for lithologic logging and screening with an Organic Vapor Analyzer – Photo Ionization Detector (OVA-PID). Two samples were submitted for laboratory analysis, based on OVA-PID readings and evidence of impacts (staining, odors, etc.) or from the groundwater interface. The soil samples were analyzed for VOCs by EPA method 8260.



Once the temporary monitoring wells were installed, PSI waited for approximately four weeks for the wells to fill with water due to the low permeability of the clayey soil beneath the site. PSI took one groundwater sample from each well utilizing a bailer and the groundwater samples were then submitted to the laboratory and analyzed for VOCs by EPA Method 8260.

1.3 PHASE II ESA CONCLUSIONS AND RECOMMENDATIONS

- Based on the results of the laboratory analysis of the soil samples collected from two of the temporary monitoring well borings, none of the tested constituents were above the CDPHE Colorado Soil Evaluation Values (CSEV).
- Based on the results of the groundwater samples collected from the three temporary monitoring wells located on the Subject Property, none of the groundwater samples exhibited VOC concentrations above the Colorado Groundwater Standards.
- No further investigation appears warranted with regard to the off-site former dry cleaner's plum.