

PHASE II SUBSURFACE INVESTIGATION AND REPORT

Site Information

Fleet Maintenance Building
Manhattan, New York

Client Information

Telecommunications Company

Project Highlights

- The site is regulated by the NYSDEC Region II.
- Media impacted included Indoor air, Soil, and Groundwater.
- EnviroTrac investigated the soil and groundwater quality adjacent to hydraulic lifts, and USTs.
- EnviroTrac completed the investigation under limited access conditions.
- EnviroTrac was responsible for monitoring health and safety, and protecting the workers of the facility and the public.
- EnviroTrac was able to complete the investigation without major impact or delays to the ongoing business.



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In 2005, EnviroTrac was contracted by a major telecommunications company to perform a Phase II Subsurface Investigation at one of their maintenance facilities in Manhattan. A Phase I, conducted by EnviroTrac recognized four conditions that required a Phase II. The conditions were; 1) the presence of a hydraulic lift, 2) 8 closed-in-place underground storage tanks, 3) an existing spill # adjacent to the property, and 4) 3 USTs shown in Sanborn maps on the property.

EnviroTrac conducted an extensive Phase II and was able to determine the environmental condition of the property related to the concerns identified in the Phase I. A soil and groundwater investigation was conducted in the vicinity of the hydraulic lift, and the closed-in-place USTs. A total of 8 monitoring wells were installed including one in the basement of the building. A low clearance drill rig was required to drill inside the building adjacent to the hydraulic lift. In order to investigate the 3 USTs identified on the Sanborn maps, a geophysical investigation was conducted. The results showed that the USTs no longer existed at the property. However, a small sub-cellar was discovered containing an oil / water separator. The separator was no longer in use but contained water and hydrocarbons. EnviroTrac directed the cleaning and removal of the separator.

In conclusion of the Phase II report, EnviroTrac was able to provide the client with a quantifiable environmental assessment of the property. EnviroTrac's recommendations were used in negotiations for the sale of the property and protecting both the seller and purchaser from overestimating future remedial expenses.

