

Phase I Environmental Site Assessment
Former Jewelry Manufacturer
Johnston, RI

A prospective purchaser of a former jewelry manufacturing facility in Johnston, Rhode Island retained Lake Shore Environmental (LSE) to conduct a Phase I environmental site assessment (ESA) as part of pre-acquisition due diligence.

LSE conducted environmental investigations in accordance with ASTM 1527-00 guidelines. Since all equipment and infrastructure associated with previous manufacturing operations had been removed, interviews with former facility operators were essential to identify where hazardous materials and waste were previously received, stored, processed, and shipped. A detailed understanding of the manufacturing process and waste streams was achieved which served to focus the facility inspection. Several sumps and stains in a former plating area were observed but no evidence of a hazardous material release was encountered.

An inspection of an exterior HVAC equipment area revealed two pipes protruding through a concrete pad which were indicative of underground storage tank (UST) fill and vent pipes. Subsequent exploration of this area by a petroleum contractor confirmed the existence of an abandoned UST which a previous environmental assessment of the parcel had missed.

An adjoining property was identified through an electronic database search as a leaking UST site. LSE conducted a regulatory file review and confirmed that this adjoining Site was in the final stages of a monitored natural attenuation program and no significant risk was posed to the subject facility.



LSE's investigations identified an abandoned UST which to date, has not been closed. If a release from this UST is confirmed, LSE's Phase I ESA will have aided the buyer in avoiding a potentially costly remediation project.

Pertinent Features:

- Facility building had been used for over 40 years as a jewelry manufacturer.
- In-depth interviews with several former facility operators served to focus site inspections.
- An abandoned UST was identified as a "recognized environmental condition".