Wickford Middle School
North Kingstown RI

Phase II Environmental Site Investigation Findings

May 11, 2026

5:00 PM

Introductions

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Pare Corporation

Pare Corporation is a civil and environmental engineering firm based out of Lincoln, RI.

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The Project

Wickford Middle School is located at 250 Tower Hill Road and is identified in the North Kingstown Assessor's Database as Map 116, Lot 073. Wickford Middle School currently supports approximately 360 students, grades 6-8.

Proposed improvements include a new building structure on top of the existing athletic field and demolition of the existing school (vintage 1932), parking and circulation improvements, and drainage and septic upgrades.

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Meeting Purpose

- The purpose of this meeting is to inform the general public about the environmental conditions as recently assessed in support of the new school construction project.

- Additional investigation of subsurface conditions will be needed at some point to delineate the extent of impacts and cost implications with regards to the conditions discovered at the site.

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Reason for Environmental Due Diligence

- Responsible and prudent to evaluate existing conditions on site and identify potential issues.
- Provides an opportunity to plan for environmental issues before design and/or construction.
- New school projects are subject to RIGL Chapter § 23-19.14 (The Industrial Property Remediation and Reuse Act) which is referenced in the Rhode Island Department of Education requirements.

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RIGL Chapter 23-19.14 (Industrial Property Remediation and Reuse Act)

– § 23-19.14-5 (Environmental Equity and Public Participation)

"Whenever a site that is known to be contaminated or is suspected of being contaminated based upon its past use is considered for possible reuse as the location of a school, child-care facility, or as a recreational facility for public use, the person proposing such reuse shall, prior to the establishment of a final scope of investigation for the site and after the completion of all appropriate inquiries, hold a public meeting for the purposes of obtaining information about conditions at the site and the environmental history at the site that may be useful in establishing the scope of the investigation of the site and/or establishing the objectives for the environmental clean-up of the site."

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Scope of Environmental Due Diligence

- First step was a Phase I Environmental Site Assessment (ESA)
  - Completed by Pare Corporation February 2024
  - Included Historic Records Review, Site Recon.
  - Interviews with Facility and Local Officials
  - Review of Governmental Environmental Databases
- Phase II ESA completed Fall 2025
  - Phase II ESAs include additional evaluation of RECs by testing soil, groundwater, and soil gas sampling and analysis as needed

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Phase I ESA Definition of an REC

- Recognized Environmental Condition.: Per the Phase I Environmental Site Assessment Standard ASTM 1527-21, a Recognized Environmental Condition means *(1)* the presence of *hazardous substances* or *petroleum products* in, on, or at the *subject property* due to a *release* to the *environment*; *(2)* the likely presence of *hazardous substances* or *petroleum products* in, on, or at the *subject property* due to a *release* or likely *release* to the *environment*; or *(3)* the presence of *hazardous substances* or *petroleum products* in, on, or at the *subject property* under conditions that pose a *material threat* of a future *release* to the *environment*. A *de minimis condition* is not a *recognized environmental condition*.

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Phase I ESA Definition of a de minimis condition

- A de minimus Condition.: Per the Phase I Environmental Site Assessment Standard ASTM 1527-21, *a de minimus conditions is a condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A condition determined to be a de minimis condition is not a recognized environmental condition nor a controlled environmental condition. .*

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Current Site Layout



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Phase I ESA Findings

- Septic Fields/Cesspool: The Site Reconnaissance determined that there is a septic field located on the eastern side of the school as well as on the western side of the school beneath the athletic field, Two septic tanks are located on the site; one on the east and one on the west.

- Each septic tank and field has likely received small quantities of maintenance products (paints, thinners, detergents and lubricants) over the lifespan of the school. As such, both areas are considered to be REC's where oil or hazardous materials may have come to be located.

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Site Reconnaissance
February 2024

Septic Tanks/
Leach Fields

Site Reconnaissance



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Site Reconnaissance

February 2024

Septic Tanks/

Leach Fields

Site Reconnaissance



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Site Reconnaissance

February 2024

Site Reconnaissance



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Phase I ESA Findings

- **Building Perimeter:** The exterior of the building is generally a brick facade with window features at regular intervals. Although it is possible that the window caulking may contain asbestos and/or PCBs, there was no indication that widespread delamination of the caulking was occurring and as such not likely to impact the surrounding land surfaces. Although there is no readily apparent evidence of a release, it is possible that lead paint has been used on the exterior in the past on the window frames or other features, and therefore, may have impacted soils around the perimeter of the building. Any such soil disturbance in these areas should be tested for impacts prior to disturbance or disposal.

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Phase I ESA Findings

- **Abandoned AST:** A diesel AST is located on the southwest portion of the exterior Site building that formerly was used for diesel fuel storage. The date the tank was last in use is unknown. The tank is reportedly empty, but the gauge read ½ full.

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Site Reconnaissance

February 2024

Site Reconnaissance



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Phase I ESA Findings

- **Historic USTs:** Four underground storage tanks (USTs) were located on the Site near the northwest corner of the Site building. Three tanks were used to store heating oil and one was used for diesel. All tanks were closed and removed with no evidence of a release; however, some stressed vegetation was observed during the Site Reconnaissance in the area where the USTs are suspected to be located.

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Site Reconnaissance

February 2024

Historic UST area

Site Reconnaissance



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Phase I ESA Findings

- **Release of Fuel Oil:** A release of No 2 fuel oil was reported in 2006. The release was investigated and TPH levels above the RIDEM Direct Exposure Criteria were reported. Remedial Actions were taken and approved, and a letter of No Further Action was issued in 2006.

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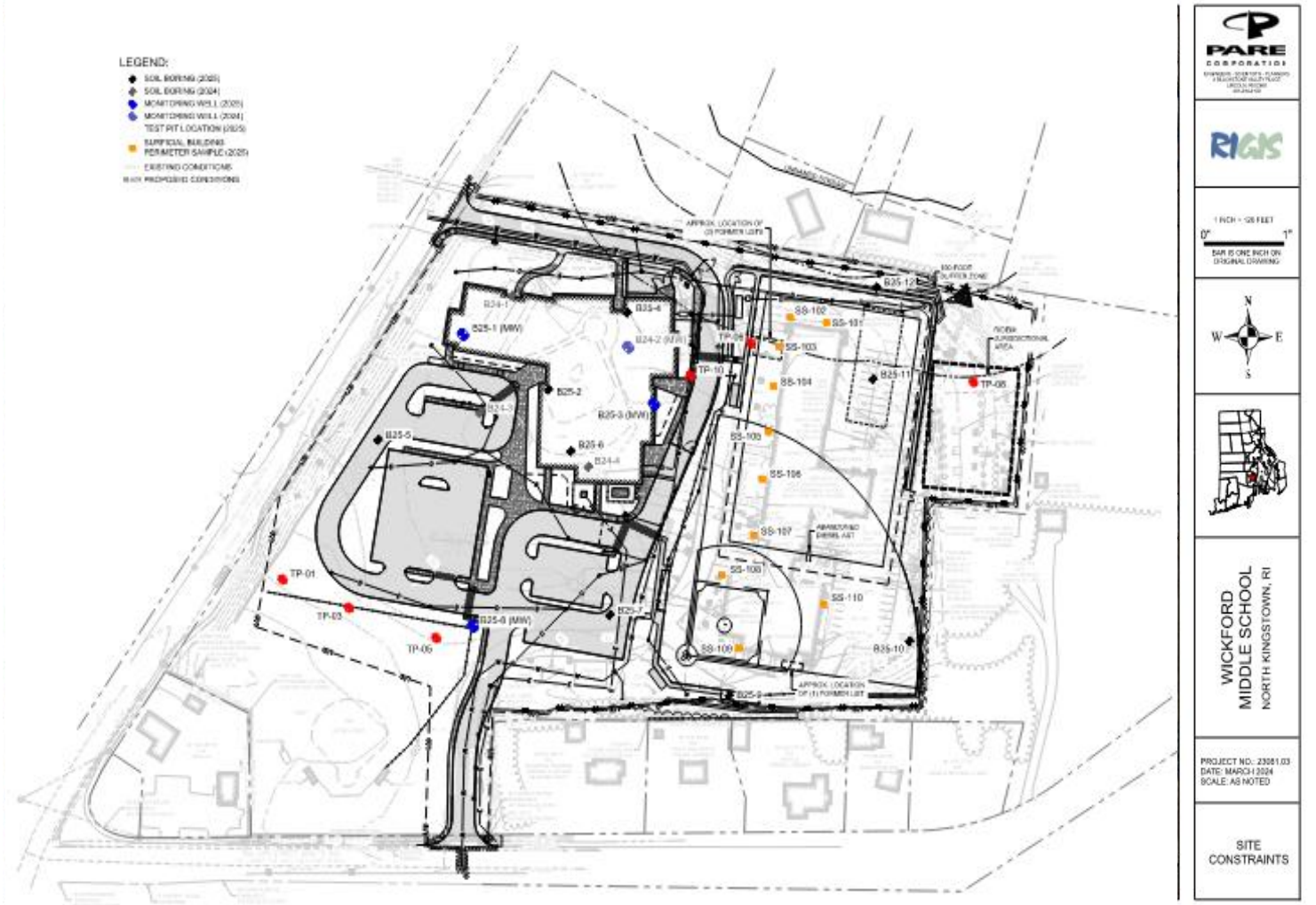
Phase II ESA Subsurface Investigation Program

Scope of Work: Environmental sampling was completed concurrent with geotechnical and stormwater feasibility evaluations by Pare's Geotechnical and Civil divisions and consisted of:

- Advancement of twelve (12) geotechnical borings, eight (8) of which were sampled for environmental characterization purposes;
- Advancement of six (6) test pits for stormwater feasibility evaluation, three (3) of which were sampled for environmental characterization purposes;
- The collection of ten (10) surficial soil samples from landscaped areas surrounding the existing building to evaluate soil impacts from potential hazardous building materials; and
- The installation and sampling of three (3) 2-inch groundwater monitoring wells at select geotechnical boring locations.

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Site Design Layout



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Phase II ESA Subsurface Investigation Findings

Findings:

- Two (2) polycyclic aromatic hydrocarbons (PAHs; a class of SVOCs), benzo(a)pyrene and chrysene, were detected at concentrations of 0.411 mg/kg and 0.408 mg/kg, respectively, which exceed the RIDEM R-DEC of 0.400 mg/kg for each compound, in the fill sample collected at test pit TP-10 from 0 feet to 4 feet below grade.

- No other exceedances of applicable regulatory criteria were noted for targeted analytes in soil or groundwater.

- At test pit TP-08, evidence of solid waste disposal was observed throughout the test pit, which extended to 8 feet below grade. Solid waste observed at this location included scrap metal, broken light bulbs, ceramic dishes, and miscellaneous brick and concrete debris.

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Phase II ESA Subsurface Investigation Findings

Findings:

Table 3 - Test Pit Soil Sampling Results
Wickford Middle School
250 Tower Hill Road
North Kingstown, RI

Sample Location:	TP-10				TP-06				TP-08		RIDEM Method 1 Residential Direct Exposure Criteria	RIDEM Method 1 Industrial/ Commercial Direct Exposure Criteria
Depth:	0'-4'		4'-8'		0'-4'		4'-8'		0'-5'			
Soil Profile:	Fill		Native		Fill		Native		Fill			
Sample ID:	TP-10 (0'-4') Fill		TP-10 (4'-8') Native		TP-06 (0'-4') Fill		TP-06 (4'-8') Native		TP-08 (0'-5') Fill			
Date Sampled:	10/27/2025 12:50		10/27/2025 12:55		10/27/2025 13:40		10/27/2025 14:10		10/27/2025 15:20			
Parameter	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL		
General Chemistry												
Flashpoint (°F)	**> 200**	*70*	**> 200**	*70*	**> 200**	*70*	**> 200**	*70*	**> 200**	*70*	NE	NE
Free liquids (Present/Absent)	**ABSENT**	--	NT	--	NT	--	**ABSENT**	--	**ABSENT**	--	NE	NE
pH (S.U.)	**6.1**	--	**6**	--	**6.6**	--	**5.7**	--	**6.8**	--	NE	NE
Polychlorinated Biphenyls (PCBs), mg/kg												
PCBs (Total)	ND	*0.071*	ND	*0.071*	ND	*0.075*	ND	*0.074*	ND	*0.071*	10	10
Reactivity, mg/kg												
Cyanide	ND	*0.2*	ND	*0.2*	ND	*0.2*	ND	*0.2*	ND	*0.2*	200	10000
Sulfide	ND	*0.1*	ND	*0.1*	ND	*0.1*	ND	*0.1*	ND	*0.1*	NE	NE
Semivolatile organic compounds, mg/kg												
Benzo(a)anthracene	**0.221**	*0.147*	ND	*0.142*	**0.187**	*0.151*	ND	*0.147*	ND	*0.144*	0.9	7.8
Benzo(a)pyrene	**0.411**	*0.147*	ND	*0.142*	**0.185**	*0.151*	ND	*0.147*	ND	*0.144*	0.4	0.8
Benzo(b)fluoranthene	**0.836**	*0.147*	ND	*0.142*	**0.234**	*0.151*	ND	*0.147*	ND	*0.144*	0.9	7.8
Benzo(g,h,i)perylene	**0.551**	*0.147*	ND	*0.142*	ND	*0.151*	ND	*0.147*	ND	*0.144*	0.8	10000
Benzo(k)fluoranthene	**0.241**	*0.147*	ND	*0.142*	ND	*0.151*	ND	*0.147*	ND	*0.144*	0.9	78
Chrysene	**0.408**	*0.147*	ND	*0.142*	**0.195**	*0.151*	ND	*0.147*	ND	*0.144*	0.4	780
Fluoranthene	**0.529**	*0.147*	ND	*0.142*	**0.277**	*0.151*	ND	*0.147*	ND	*0.144*	20	10000
Indeno(1,2,3-cd)pyrene	**0.54**	*0.147*	ND	*0.142*	ND	*0.151*	ND	*0.147*	ND	*0.144*	0.9	7.8
Phenanthrene	ND	*0.147*	ND	*0.142*	**0.168**	*0.151*	ND	*0.147*	ND	*0.144*	40	10000
Pyrene	**0.538**	*0.147*	ND	*0.142*	**0.341**	*0.151*	ND	*0.147*	ND	*0.144*	13	10000

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Phase II ESA Subsurface Investigation Conclusions

Conclusions:

This investigation has identified a release at the Site, subject to the notification requirements of 250 RICR 140-30-1.6 of the RIDEM Remediation Regulations. The release appears to be limited to human-disturbed soils in the vicinity of test pit TP-10, which was advanced proximal to a former drywell area believed to discharge surface water into the subsurface.

No other exceedances of applicable soil and groundwater regulatory limits were noted in samples collected at the Site.

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Phase II ESA Subsurface Investigation Recommendations

Outcomes:

1. Due to the discovery of a release, a Hazardous Materials Release Notification (i.e., HMRNF) was prepared and submitted to RIDEM on January 16, 2026. RIDEM issued a Letter of Responsibility (LOR) on March 11, 2026. The LOR outlines the Town's responsibilities with regards to the discovered conditions.

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RIDEM HAZARDOUS MATERIALS RELEASE NOTIFICATION FORM (HMRNF)

Office of Land Revitalization & Sustainable Materials Management
Site Remediation Section

HAZARDOUS MATERIAL RELEASE NOTIFICATION FORM

THIS FORM IS NOT TO BE USED TO REPORT AN IMMINENT HAZARD

1. **Notifier Information:**

Name: Kenneth Duva, School Superintendent, North Kingstown, RI

Address: 100 Romano Vineyard Way, Suite 120, North Kingstown, RI 02852

Phone: (401) 268-6403

Email: kenneth_duva@nksd.net

Status:

- ☐ Environmental Professional
- ☒ Owner
- ☒ Operator
- ☐ Secured Creditor
- ☐ Voluntary

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RIDEM LETTER OF RESPONSIBILITY (LOR)

RHODE ISLAND
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF LAND REVITALIZATION & SUSTAINABLE MATERIALS MANAGEMENT
235 Promenade Street, Providence, Rhode Island 02908

LETTER OF RESPONSIBILITY
File No. SR-23-1675 B

March 11, 2026

CERTIFIED MAIL

Kenneth Duva, School Superintendent
North Kingstown School Department
100 Romano Vineyard Way, Suite 120
North Kingstown, RI 02852

RE: Wickford Middle School
250 Tower Hill Road
North Kingstown, Rhode Island
Plat Map 116 / Lot 73

Dear Mr. Duva:

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RIDEM LETTER OF RESPONSIBILITY (LOR) - CONDITIONS

Conditions:

2. Hold a public meeting pursuant to applicable RIDE regulations (RIGL Title 23; Chapter 19.14-5) and RIDEM Remediation Regulations set forth in 250 RICR 140-30-1.8.7 (A) (3) and 1.8.7(C).

3. Conduct further investigation of the Site soil and groundwater, if warranted, in accordance with Section 1.8 of the Remediation Regulations.

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RIDEM LETTER OF RESPONSIBILITY (LOR) - CONDITIONS

Conditions:

4. Upon completion of the additional site investigation, submit a Site Investigation Report (SIR) in accordance with Section 1.8 of the Remediation Regulations within ninety (90) days from the date of this letter. Given that some limited environmental investigation has already been performed at the Site, you may incorporate portions of the information already gathered and work already performed to address the items covered in Section 1.8. The SIR should include at least two remedial alternatives other than no action/natural attenuation and include future plans for the re-use or redevelopment (if applicable) of the property

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Next Steps

- Finalize Phase II Scope of Work Activities
- Prepare a Site Investigation Report (SIR) consistent with RIDEM Remediation Regulations set forth in 250 RICR 140-30-1 and submit for RIDEM Review and Approval.
- Prepare a Remedial Action Work Plan that will detail the remedial approach to be implemented. The current remedial approach involves limited excavation and off-site disposal of soils around TP-10 to remove the impacted soils recently discovered.

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Public Input

- Questions or Comments?

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Public Input

Follow-up Public Comments may be submitted in writing to:

Michael P. Flynn, CHMM.
Senior Environmental Scientist
Pare Corporation
8 Blackstone Valley Place
Lincoln, RI 02865

or by email at:

mflynn@parecorp.com

Please submit questions or comments within 10 business days of this meeting.

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Public Input

Follow-up Public Comments may be submitted in writing to:

Hannah Mitchell, Environmental Scientist I
RI Department of Environmental Management
Office of Land Revitalization and Sustainable Materials Management
Site Remediation Program
235 Promenade Street
Providence, RI 02908

(401) 537-4342 or by email to:
Hannah.Mitchell@dem.ri.gov

Please submit questions or comments within 10 business days of this meeting.

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