



June 19, 2024

Mr. Sean Dukes
Archdiocese of Philadelphia
222 N. 17th Street
Philadelphia, PA 19103

RE: Soil Investigation

Site: Conwell Egan High School, 611 Wistar Rd, Fairless Hills, PA 19030
ACER Project #: 20240076

Dear Mr. Dukes:

Acer Associates, LLC (ACER) was retained to conduct soil investigation activities at the above mentioned facility to evaluate the discharge of heating oil from a 20,000 gallon underground storage tank (UST).

SOIL INVESTIGATION

The intent of the investigation was to determine the source of fuel oil discovered in the boiler room sump. It was reported to ACER that the supply and return line for the tank were replaced in 2023 due to a leak where the lines penetrate the transformer vault wall.

ACER's sampling plan included installing borings and collecting samples around the perimeter of the existing heating oil underground storage tank (UST) and along the associated product piping lines towards the building.

Due to the presence of multiple underground utilities in the vicinity of the tank, ACER's boring locations were adjusted in the field to avoid the utilities. In addition, probe refusal was encountered in multiple locations due to the building foundation and weathered bedrock at varying depths.

On March 6, 2024, ACER installed thirteen (13) borings (BA-1, BA-2 and B-1 through B-11) using Geoprobe direct push technology to screen soils utilizing a photoionization detector (PID), and by visual and olfactory senses (odor & staining), to evaluate soil quality in the vicinity of the existing 20,000 gallon heating oil underground storage tank (UST) and associated underground product piping. No samples were collected from borings BA-1 and BA-2, as refusal was encountered at approximately one foot (1') below ground surface (bgs) in these borings. Borings were advanced to depths ranging from ten feet (10') below ground surface (bgs) in boring B-4 to twenty-two feet (22') below ground surface (bgs) in boring B-8. Groundwater was encountered



at a depth of approximately 17.2' (feet) below ground surface (bgs). PID readings were detected in ten (10) of the eleven (11) borings installed. Soil samples SS-01 through SS-05, SS-07, SS-09 through SS-11 were collected from respective borings B-1 through B-5, B-7 and B-09 through B-11 at varying depths (at the interval exhibiting the greatest level of contamination in each boring) ranging from 12-12.5' (feet) below ground surface (bgs) in boring B-10 (soil sample SS-10) to 17.5-18' (feet) below ground surface (bgs) in boring B-7 (soil sample SS-07). No soil samples were collected from borings B-6 or B-8.

Soil samples collected were logged onto a chain-of custody form and submitted to Hampton Clark Laboratories of Mount Laurel, New Jersey, a PADEP certified laboratory. The soil samples were analyzed for PA Short List#2 Heating Oil parameters. Table I summarizes the soil sample depth, analytical methods, and analytical results for soil samples SS-01 through SS-05, SS-07 and compares the analytical results to the applicable Pennsylvania Department of Environmental Protection (PADEP) Statewide Health Standards (SWHS).

Table I: Soil Analytical Results

BORING #:					B-1	B-2	B-3	B-4	B-5	B-7
SAMPLE ID:					SS-01	SS-02	SS-03	SS-04	SS-05	SS-07
LAB ID:					AD43125-1	AD43125-2	AD43125-3	AD43125-4	AD43125-5	AD43125-6
COLLECTION DATE:					3/6/202	3/6/202	3/6/202	3/6/202	3/6/202	3/6/202
SAMPLE DEPTH:					12.5-13'	12.5-13'	14-14.5'	14.5-15'	16-16.5'	17.5-18'
SAMPLE UNITS:					mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
Constituent	Table 3A&4A PA MSC 0-15ft Res Soil	Table 3A&4A PA MSC 0-2ft Non-Res Soil	Table 3A&4A PA MSC 2-15ft Non-Res Soil	Unsaturated Soil Action Levels	Result	Result	Result	Result	Result	Result
1,2,4-Trimethylbenzene	1100	4700	5400	300	43	9.4	41	25	1.2	3.8
1,3,5-Trimethylbenzene	1100	4700	5400	93	13	2.9	13	7.2	0.4	1.1
Benzene	57	280	330	0.5	0.41	0.12	0.33	0.31	ND	ND
Ethylbenzene	180	880	1000	70	5.4	1.4	4.8	3	0.14	ND
Isopropylbenzene	7600	10000	10000	2,500	2.7	0.76	2.5	1.4	ND	0.24
Methyl-t-butyl ether	1700	8500	9800	0.28	ND	ND	ND	ND	ND	ND
Naphthalene	13	66	77	25	2.8	2.7	2.5	2.9	1	0.55
Toluene	10000	10000	10000	100	2	1.3	3.6	1.2	ND	ND



Table I: Soil Analytical Results (cont.)

BORING #:					B-9	B-10	B-11
SAMPLE ID:					SS-09	SS-10	SS-11
LAB ID:					AD43125-7	AD43125-8	AD43125-9
COLLECTION DATE:					3/6/2024	3/6/2024	3/6/2024
SAMPLE DEPTH:					13-13.5'	12-12.5'	13.5-14'
SAMPLE UNITS:					mg/Kg	mg/Kg	mg/Kg
Constituent	Table 3A&4A PA MSC 0-15ft Res Soil	Table 3A&4A PA MSC 0-2ft Non-Res Soil	Table 3A&4A PA MSC 2-15ft Non-Res Soil	Unsaturated Soil Action Levels	Result	Result	Result
1,2,4-Trimethylbenzene	1100	4700	5400	300	15	41	120
1,3,5-Trimethylbenzene	1100	4700	5400	93	4.3	12	34
Benzene	57	280	330	0.5	ND	0.2	1.1
Ethylbenzene	180	880	1000	70	1.4	4.2	15
Isopropylbenzene	7600	10000	10000	2,500	0.79	2.1	7.7
Methyl-t-butyl ether	1700	8500	9800	0.28	ND	ND	ND
Naphthalene	13	66	77	25	1.6	3.5	15
Toluene	10000	10000	10000	100	0.4	2.1	11

Non Detect

mg/kg- micrograms per milligram

Laboratory analytical results revealed the following:

- Volatile organic compound (VOC) concentrations below PADEP Statewide Health Standards and Unsaturated Soil Action Levels in soil samples SS-01 through SS-05, SS-07, SS-09, and SS-10
- Benzene concentrations above the Unsaturated Soil Action Levels in soil sample SS-11

Boring logs are included as Attachment A, a sample location map is included as Attachment B and the analytical data package is included as Attachment C.

CONCLUSIONS AND RECOMMENDATIONS

ACER confirmed evidence of a release of fuel oil from the UST based on the results of visual screening, field instrument screening and laboratory analysis. However, no evidence of free product was observed in the soil borings.



ACER's investigation of the product piping and the area between the UST and the building was severely limited due to the presence of underground utilities and refusal from an underground vault and foundations (encountered in borings BA-1, BA-2 and B-6).

Based on the presence of fuel oil product seeping through the floor/walls of the transformer vault and stairway and the low levels of contamination in the vicinity of the UST, it is ACER's opinion that the fuel oil being detected in the boiler room sump likely originated from the pipe leak at the transformer vault wall.

ACER recommends the UST be removed and contaminated soil be excavated to the extent possible to reduce/eliminate any ongoing source of fuel oil. This will require temporary cutoff and/or rerouting of multiple underground utilities in the vicinity of the UST and vault.

Once the groundwater treatment system is installed (week of March 25-29, 2024), ACER recommends several groundwater recovery wells or sumps in the floor of the stairwell and transformer vault to recover product trapped beneath the concrete slab. The recovery wells can be attached to the groundwater treatment system to remove all product and contaminants before discharging into the storm sewer system.

Should you have any questions or wish to discuss, please contact us at your earliest convenience at (856) 809-1202.

Sincerely,
Acer Associates, LLC

Prepared By:

Theresa A. Eifert

Assistant Project Manager

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J. Scott Horn, PG, CHMM, LSRP

President

Attachments:

- A- Boring Logs
- B- Boring Location and Sample Location Maps
- C- Analytical Data Package



ACER ASSOCIATES, LLC

Attachment A

Boring Logs

SOIL BORING LOG

PROJECT: Conwell-Egan High School PROJECT #: 20240076

DATE: March 6, 2024 **BORING NUMBER:** B-1

DRILLER: Red Drill **RIG TYPE:** Geoprobe 7822DT

GROUNDWATER DEPTH: N/A ASPHALT DEPTH 6"

[illegible]

SOIL BORING LOG

PROJECT: Conwell-Egan High School PROJECT #: 20240076
DATE: March 6, 2024 BORING NUMBER: B-2
DRILLER: Red Drill RIG TYPE: Geoprobe 7822DT
GROUNDWATER DEPTH: N/A ASPHALT DEPTH 6"

Sample Depth	Soil Description	PID Reading
0 – 6"	Asphalt	
6" – 3'	Brown (10YR 5/3) SILT, trace fine sand, trace fine gravel	19 ppm @ 1' 13.5 ppm @ 2' 12.6 ppm @ 3'
3' – 6'	Brownish yellow (10YR 6/8) SILT, some clay	11.5 ppm @ 3.5' 10.5 ppm @ 4' 10.2 ppm @ 4.5' 9.6 ppm @ 5' 9.7 ppm @ 5.5' 9.4 ppm @ 6'
6' – 10'	Yellowish brown (10YR 5/8) SILT, little clay	9 ppm @ 6.5' 8.8 ppm @ 7' 8.8 ppm @ 7.5' 8.7 ppm @ 8' 8.4 ppm @ 9.5' 9.7 ppm @ 10'
10' – 13.5'	Light yellowish brown (10YR 6/4) SILT, fine sand	13.7 ppm @ 11' 44.5 ppm @ 11.5' 26.1 ppm @ 12'
13.5'	Rock fragments (weathered schist)	394 ppm @ 13.5'
	Refusal @ 13.5' Due to weathered rock	
	SS-02 collected @ 12.5' – 13'	

SOIL BORING LOG

PROJECT: Conwell-Egan High School PROJECT #: 20240076
DATE: March 6, 2024 BORING NUMBER: B-3
DRILLER: Red Drill RIG TYPE: Geoprobe 7822DT
GROUNDWATER DEPTH: N/A ASPHALT DEPTH 6"

Sample Depth	Soil Description	PID Reading
0 – 6"	Asphalt	
6" – 4'	Grayish brown (10YR 5/2) SILT, little clay	19 ppm @ 1' 17 ppm @ 1.5' 17 ppm @ 3' 16.6 ppm @ 4'
4' – 9'	Brownish yellow (10YR 6/6) SILT, little clay	16 ppm @ 4.5' 16.3 ppm @ 5' 18 ppm @ 5.5' 17.5 ppm @ 8' 15.6 ppm @ 9' 16 ppm @ 9.5' 15.7 ppm @ 10' 32 ppm @ 10.5'
9' – 13.5'	Light yellowish brown (10YR 6/4) SILT, trace fine sand	16 ppm @ 9.5' 15.7 ppm @ 10' 32 ppm @ 10.5' 63 ppm @ 11' 30 ppm @ 11.5' 137 ppm @ 12.5' 173 ppm @ 13'
13.5' – 15'	Very dark gray (10YR 3/1) fine sand and silt, little fine to medium gravel	242 ppm @ 14' 206 ppm @ 15'
15' – 20'	Very pale brown (10YR 7/3) fine SAND and rock fragments	57 ppm @ 16' 57 ppm @ 18' 143 ppm @ 19' 111 ppm @ 20'
	End of boring @ 20' *Odor starting at 2' bgs	
	SS-03 collected @ 14' – 14.5'	

SOIL BORING LOG

PROJECT: Conwell-Egan High School PROJECT #: 20240076
DATE: March 6, 2024 BORING NUMBER: B-4
DRILLER: Red Drill RIG TYPE: Geoprobe 7822DT
GROUNDWATER DEPTH: 22' ASPHALT DEPTH 6"

Sample Depth	Soil Description	PID Reading
0 – 6"	Asphalt	
6" – 4'	Brown (10YR 5/3) SILT, some clay Roots @ 4'	12.7 ppm @ 1' 12.4 ppm @ 2' 12 ppm @ 3'
4' – 10'	Grayish brown (10YR 5/2) SILT, little clay, trace fine sand	11.7 ppm @ 5' 11.4 ppm @ 5.5' 11.6 ppm @ 7' 11 ppm @ 9' 11.3 ppm @ 9.5' 11.4 ppm @ 10'
10' – 17'	Grayish brown (10YR 5/2) SILT, some fine sand	11.7 ppm @ 11' 10.6 ppm @ 12' 63 ppm @ 13' 49 ppm @ 14' 317 ppm @ 14.5' 467 ppm @ 14.8' 238 ppm @ 15' 125 ppm @ 15.5' 157 ppm @ 16' 185 ppm @ 16.5' 224 ppm @ 17'
17' – 22'	Yellowish brown (10YR 5/6) SILT, fine sand (weathered)	177 ppm @ 17.5' 58 ppm @ 18' 43 ppm @ 19' 42 ppm @ 19.5' 38 ppm @ 20' 29 ppm @ 20.5' 27 ppm @ 21' 27 ppm @ 21.5' 26 ppm @ 22'
	End of boring @ 22' *odor starts ~5.5'	
	SS-04 collected @ 14.5' – 15'	

SOIL BORING LOG

PROJECT: Conwell-Egan High School PROJECT #: 20240076
DATE: March 6, 2024 BORING NUMBER: B-5
DRILLER: Red Drill RIG TYPE: Geoprobe 7822DT
GROUNDWATER DEPTH: N/A ASPHALT DEPTH 6"

Sample Depth	Soil Description	PID Reading
0 – 6"	Asphalt	
6" – 5'	No Recovery	
5' – 10'	Pale brown (10YR 6/3) SILT	19 ppm @ 5' 9 ppm @ 6' 8.7 ppm @ 9' 8.6 ppm @ 10'
10' – 15'	Gray (10YR 5/1) SILT, fine sand	22.3 ppm @ 10.5' 19.9 ppm @ 11' 12.2 ppm @ 11.5' 12.1 ppm @ 12' 9.5 ppm @ 12.5' 9.5 ppm @ 13' 8.1 ppm @ 14' 7.5 ppm @ 15'
15' – 20'	Yellowish brown (10YR 5/4) SILT, fine sand (weathered)	27.6 ppm @ 15.5' 32.8 ppm @ 16' 53 ppm @ 16.5' 30.3 ppm @ 17' 58 ppm @ 18' 19 ppm @ 18.5' 10.6 ppm @ 19' 8.8 ppm @ 20'
	End of boring @ 20' *odor starts ~10'	
	SS-05 collected @ 16'-16.5'	

SOIL BORING LOG

PROJECT: Conwell-Egan High School PROJECT #: 20240076

DATE: March 6, 2024 **BORING NUMBER:** B-6

DRILLER: Red Drill **RIG TYPE:** Geoprobe 7822DT

GROUNDWATER DEPTH: N/A ASPHALT DEPTH 6"

[illegible]

SOIL BORING LOG

PROJECT: <u>Conwell-Egan High School</u>	PROJECT #: <u>20240076</u>
DATE: <u>March 6, 2024</u>	BORING NUMBER: <u>B-7</u>
DRILLER: <u>Red Drill</u>	RIG TYPE: <u>Geoprobe 7822DT</u>
GROUNDWATER DEPTH: <u>N/A</u>	TOPSOIL DEPTH <u>1"</u>

[illegible]

SOIL BORING LOG

PROJECT: Conwell-Egan High School PROJECT #: 20240076
DATE: March 6, 2024 BORING NUMBER: B-8
DRILLER: Red Drill RIG TYPE: Geoprobe 7822DT
GROUNDWATER DEPTH: _____ ASPHALT DEPTH 6"

[illegible]

SOIL BORING LOG

PROJECT: Conwell-Egan High School PROJECT #: 20240076
DATE: March 6, 2024 BORING NUMBER: B-9
DRILLER: Red Drill RIG TYPE: Geoprobe 7822DT
GROUNDWATER DEPTH: 17.2' ASPHALT DEPTH 6"

Sample Depth	Soil Description	PID Reading
0' – 6"	Asphalt	
6" – 5'	Grayish brown (10YR 5/2) SILT, little clay	
5' – 10'	Brownish yellow (10YR 6/6) SILT, some clay	
10' – 14'	Yellowish brown (10YR 5/4) SILT, little fine sand	5.1 ppm @ 10' 3.4 ppm @ 10.5' 2.4 ppm @ 11' 1.9 ppm @ 11.5' 4.9 ppm @ 12' 39 ppm @ 12.5' 33 ppm @ 13' 126 ppm @ 13.3' 198 ppm @ 13.5' 120 ppm @ 14'
14' – 17'	Grayish brown (10YR 5/2) SILT, some fine sand, trace fine gravel	167 ppm @ 14.5' 60 ppm @ 15' 22 ppm @ 16' 22.7 ppm @ 16.5' 19.2 ppm @ 17'
17' – 20'	Grayish brown (10YR 5/2) SILT, little fine sand (weathered)	18.8 ppm @ 17.5' 16.5 ppm @ 18' 12.8 ppm @ 19' 11.7 ppm @ 19.5' 11.1 ppm @ 20'
	End of boring @ 20' *odor starting at ~10'	
	SS-09 collected @ 13' – 13.5'	

SOIL BORING LOG

PROJECT: Conwell-Egan High School **PROJECT #: 20240076**

DATE: March 6, 2024 **BORING NUMBER:** B-10

DRILLER: Red Drill **RIG TYPE:** Geoprobe 7822DT

GROUNDWATER DEPTH: N/A **ASPHALT DEPTH** 6"

[illegible]

SOIL BORING LOG

PROJECT: Conwell-Egan High School PROJECT #: 20240076
DATE: March 6, 2024 BORING NUMBER: B-11
DRILLER: Red Drill RIG TYPE: Geoprobe 7822DT
GROUNDWATER DEPTH: N/A ASPHALT DEPTH 6"

Sample Depth	Soil Description	PID Reading
0 – 6"	Asphalt	
6" – 5'	Grayish brown (10YR 5/2) SILT, clay	3.5 ppm @ 1' 4.2 ppm @ 2' 4.9 ppm @ 3' 4.8 ppm @ 4' 7.1 ppm @ 5'
5' – 10'	Brownish yellow (10YR 6/6) SILT, little clay, trace fine gravel	7.4 ppm @ 6' 6.1 ppm @ 6.5' 5.1 ppm @ 7' 6.6 ppm @ 7.5' 5.7 ppm @ 8.5' 12.8 ppm @ 10'
10' – 14'	Yellowish brown (10YR 5/6) SILT, some clay	19 ppm @ 10.5' 40 ppm @ 11' 79 ppm @ 11.5' 63 ppm @ 12' 177 ppm @ 12.5' 175 ppm @ 13' 148 ppm @ 13.5' 289 ppm @ 13.8' 185 ppm @ 14'
14' – 19'	Brown (10YR 5/3) SILT, little fine sand (weathered)	109 ppm @ 14.5' 111 ppm @ 15' 36 ppm @ 15.5' 34 ppm @ 16' 27 ppm @ 16.5' 29 ppm @ 17' 35 ppm @ 17.5' 53 ppm @ 18' 25 ppm @ 19'
	End of boring @ 19' *odor starts ~10'	
	SS-11 collected @ 13.5' – 14'	



ACER ASSOCIATES, LLC

Attachment B

Boring Location and Sample Location Maps

Boring#: B -10
Soil Sample #: SS-10
Date Collected: 3/6/2024
Sample Depth: 12-12.5'
1,2,4-Trimethylbenzene: 41 mg/kg
1,3,5-Trimethylbenzene: 12 mg/kg
Benzene: 0.20 mg/kg
Ethylbenzene: 4.2 ug/kg
Isopropylbenzene: 2.1 mg/kg
Methyl Tertiary Butyl Ether: Non Detect
Naphthalene: 3.5 mg/kg
Toluene: 2.1 mg/kg

Boring#: B -2
Soil Sample #: SS-02
Date Collected: 3/6/2024
Sample Depth: 12.5-13'
1,2,4-Trimethylbenzene: 9.4 mg/kg
1,3,5-Trimethylbenzene: 2.9 mg/kg
Benzene: 0.12 mg/kg
Ethylbenzene: 1.4 mg/kg
Isopropylbenzene: 0.76 mg/kg
Methyl Tertiary Butyl Ether: Non Detect
Naphthalene: 2.7 mg/kg
Toluene: 1.3 mg/kg

Boring#: B -1
Soil Sample #: SS-01
Date Collected: 3/6/2024
Sample Depth: 12.5-13'
1,2,4-Trimethylbenzene: 43 mg/kg
1,3,5-Trimethylbenzene: 13 mg/kg
Benzene: 0.41 mg/kg
Ethylbenzene: 5.4 mg/kg
Isopropylbenzene: 2.7 mg/kg
Methyl Tertiary Butyl Ether: Non Detect
Naphthalene: 2.8 mg/kg
Toluene: 2.0 mg/kg

Boring#: B -9
Soil Sample #: SS-09
Date Collected: 3/6/2024
Sample Depth: 13-13.5'
1,2,4-Trimethylbenzene: 15 mg/kg
1,3,5-Trimethylbenzene: 4.3 mg/kg
Benzene: Non Detect
Ethylbenzene: 1.4 mg/kg
Isopropylbenzene: 0.79 mg/kg
Methyl Tertiary Butyl Ether: Non Detect
Naphthalene: 1.6 mg/kg
Toluene: 0.40 mg/kg

Boring#: B -4
Soil Sample #: SS-04
Date Collected: 3/6/2024
Sample Depth: 14.5-15'
1,2,4-Trimethylbenzene: 25 mg/kg
1,3,5-Trimethylbenzene: 7.2 mg/kg
Benzene: 0.31 mg/kg
Ethylbenzene: 3.0 mg/kg
Isopropylbenzene: 1.4 mg/kg
Methyl Tertiary Butyl Ether: Non Detect
Naphthalene: 2.9 mg/kg
Toluene: 1.2 mg/kg

Boring#: B -7
Soil Sample #: SS-07
Date Collected: 3/6/2024
Sample Depth: 17.5-18'
1,2,4-Trimethylbenzene: 3.8 mg/kg
1,3,5-Trimethylbenzene: 1.1 mg/kg
Benzene: Non Detect
Ethylbenzene: Non Detect
Isopropylbenzene: 0.24 mg/kg
Methyl Tertiary Butyl Ether: Non Detect
Naphthalene: 0.55 mg/kg
Toluene: Non Detect

Boring#: B -5
Soil Sample #: SS-05
Date Collected: 3/6/2024
Sample Depth: 16-16.5'
1,2,4-Trimethylbenzene: 1.2 mg/kg
1,3,5-Trimethylbenzene: 0.40 mg/kg
Benzene: Non Detect
Ethylbenzene: 0.14 mg/kg
Isopropylbenzene: Non Detect
Methyl Tertiary Butyl Ether: Non Detect
Naphthalene: 1.0 mg/kg
Toluene: Non Detect

Boring#: B -3
Soil Sample #: SS-03
Date Collected: 3/6/2024
Sample Depth: 14-14.5'
1,2,4-Trimethylbenzene: 41 mg/kg
1,3,5-Trimethylbenzene: 13 mg/kg
Benzene: 0.33 mg/kg
Ethylbenzene: 4.8 mg/kg
Isopropylbenzene: 2.5 mg/kg
Methyl Tertiary Butyl Ether: Non Detect
Naphthalene: 2.5 mg/kg
Toluene: 3.6 mg/kg

Boring#: B -11
Soil Sample #: SS-11
Date Collected: 3/6/2024
Sample Depth: 13.5-14'
1,2,4-Trimethylbenzene: 120 mg/kg
1,3,5-Trimethylbenzene: 34 mg/kg
Benzene: 1.1 mg/kg
Ethylbenzene: 15 ug/kg
Isopropylbenzene: 7.7 mg/kg
Methyl Tertiary Butyl Ether: Non Detect
Naphthalene: 15 mg/kg
Toluene: 11 mg/kg

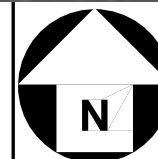
No Sample Collected
From Boring B -8

20,000 gallon
heating oil UST

No Samples Collected From
Borings BA-1, BA-2 and B -6

Conwell Egan High School
611 Wistar Road
Fairless Hills, Bucks County, PA 19030
ACER Project #20240076

ACER Associates, LLC
1012 Industrial Drive, West Berlin, New Jersey 08091
Telephone: (856) 809-1202 Fax: (856) 809-1203



Soil Sample
Location Map

Sheet 1 of 1



ACER ASSOCIATES, LLC

Attachment C Analytical

Data Packages

