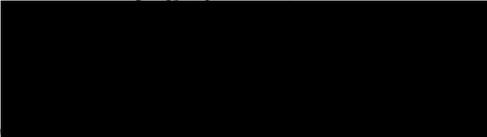


**Phase I Environmental Site Assessment  
Portions of the Veterans Administration Northern Indiana  
Health Care System  
Marion, Grant County, Indiana**

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BLES Project No. 85ZDL08

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## EXECUTIVE SUMMARY

The Veterans Administration Northern Indiana Health Care System (VANIHCS) Marion Campus is known as Sections 20 and 21, Township 24, Range 8, and is located in Marion, Grant County, Indiana. This investigation focused on a seven-acre portion of the campus that includes Buildings 7, 10, 11, 18, 19, 20, 21, 22, 24, 25, 60, 121 and 140 (The Site).

As part of the Phase I Environmental Site Assessment (Phase I ESA), Environmental Data Resources, Inc. (EDR) of Southport, Connecticut, was utilized as an information source for regulatory agency environmental database records. The VANIHCS Marion Campus was identified on the FINDS, MANIFEST, AIRS, RCRA-CESQG, TIER 2, LUST, and UST databases by EDR. None of these regulated activities appeared to be specific to the Site.

Brilliant Lewis Environmental Services, LLC (BLES) has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of AAI on a portion of the Veterans Administration Northern Indiana Health Care System (VANIHCS) Marion Campus. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except as provided below.

- Potential soil contamination from pesticide use associated with past agricultural site use and building and grounds maintenance.
- Potential soil contamination around the fuel dispenser for Tank 16.
- Potential soil contamination by the elevator shaft at Building 25.
- Condition of AST and associated piping at Buildings 7, 10, 11, 18, 20, and 25.
- Unknown function of the two metal pipes between Buildings 24 and 25.
- ACM located in buildings on Site.
- Potential LBP in buildings on Site.

The following recommendations address the recognized environmental conditions identified in this Phase I ESA. These recommendations are based on standard industry practices regarding these potential environmental concerns. These recommendations do not take into consideration potential development plans. Sampling and sample analysis should be completed in accordance with all applicable state and federal laws and regulations.

### Potential Soil Contamination from Pesticide Use

Soil samples are recommended in the former agricultural portions of the site and around building foundations. The samples should be collected at a frequency to sufficiently assess the area and should be analyzed for pesticides, arsenic and lead. If contaminated soil above the state standards is detected, appropriate remedial action should be taken.

### Potential Soil Contamination below the Fuel Dispenser at Building 18 and by the Building 25 Elevator Shaft

Soil samples should be collected from the discharge area to determine if soil contamination exists above Indiana state soil standards. If contaminated soil above the state standards is detected, appropriate remedial action should be taken.

### Condition of AST and associated Piping at Buildings 7, 10, 11, 18, 20, and 25

The AST and associated piping located in the elevator machine rooms at Buildings 7, 10, 11, 18, 20, and 25 should be assessed once the buildings are made safe or are demolished. The condition of each elevator machine room's floor should be assessed for cracks, holes, and or deterioration. If evidence of a discharge is observed in the elevator machine rooms, the presence of cracks, holes, and/or deterioration

in the floors, as well as the presence of any floor drains or trenches, should be investigated. If the floors are in good condition and floor drains and trenches are not observed, any discharges were most likely contained in the elevator machine room as stated in the SPCC Plan.

#### Suspect Metal Pipes

The Engineering Department reports that the pipes may be part of a water fountain formerly located in the area of Buildings 24 and 25. An investigation should be conducted to determine the function of the metal pipes. This investigation may include a geophysical survey to trace the pipes and locate any potential tank-like signatures.

#### Potential for LBP in all Buildings

LBP surveys should be completed in all areas to be disturbed during renovation or in buildings to be demolished, if required by local or State laws or regulations.

#### Potential for ACM in all Buildings

Asbestos surveys should be completed in all areas to be disturbed during renovation or in buildings to be demolished.