



# Armory Garage

57 Low Street  
Env. Due Diligence

# Environmental Due Diligence

- ▶ Phase I Environmental Site Assessment in accordance with ASTM 1527-13 - May 2020
- ▶ Hazardous Building Materials Assessment - Dec 2020
- ▶ Visual Assessment of Potential PCB-Containing Materials - Dec 2020



# Phase I Environmental Site Assessment

A Phase I ESA Report was prepared May 2020 and results:

- ▶ REC #1: Residual petroleum impacted soil from a former leaking UST that does not meet unrestricted use standards (**No Action Necessary**)
- ▶ HREC #1: Impacts to soil associated with the former storage of contaminated ballast material onsite (**No Action Necessary**)
- ▶ Environmental Finding #1: Potential presence of asbestos-containing material in/on the Site building (**Haz. Building Materials Survey**)
- ▶ Environmental Finding #2: Potential presence of lead paint in/on the Site building(**Haz. Building Materials Survey**)
- ▶ Environmental Finding #3: Potential presence of polychlorinated biphenyl (PCB)-containing building materials in/on the Site building (**Visual Survey and Risk Memo**)

# Hazardous Building Materials Survey

## December 2020 HBMS :

- ▶ Nine (9) potential asbestos-containing materials were identified
  - 19 Asbestos Samples send to Mass-certified lab
- ▶ Numerous painted surfaces were identified that may contain lead
  - Credere directed the screening of 88 surfaces inside & out
- ▶ Potential universal waste was inventoried (fire extinguishers, light ballasts, batteries, etc)
  - Credere inventoried products that would become wastes if removed from use
- ▶ A visual assessment of materials which could contain PCBs was performed
  - Four materials were identified to potentially contain PCBs



# Hazardous Building Materials Survey

## HBMS Results:

- ▶ Two asbestos-containing materials were identified; expansion gasket and corrugated transite roofing
  - Corrugated roofing (6,800 square feet) & expansion gasket (300 linear feet)
  - Only need to remediate if redevelopment impacts these materials
  - Roof Abatement Est. Cost = \$40,800 - \$68,000 (\$8-10 per foot)
  - Expansion Gasket Abatement Est. Cost = \$600 - \$900 (\$2-3 per foot)
- ▶ Lead-based paint was identified on the flagpole and the exterior metal garage bumpers. Lead containing paint was identified throughout
  - Only need to remediate exterior if redevelopment impacts these materials
  - Est. Remediation Cost = <\$3,500
- ▶ Potential universal waste was identified (fire extinguishers, light ballasts, batteries, etc)
  - No costs provide b/c wastes that will remain not known

# Hazardous Building Materials Survey

## HBMS Results - PCB Visual Survey:

- ▶ Four materials were identified as being a low risk to potentially contain PCBs
  - ❑ Expansion Gasket
  - ❑ Beige baseboard Adhesive throughout Bldg
  - ❑ Mastic under 12" floor tile (under machinery)
  - ❑ Caulk around entrance door



