

## 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

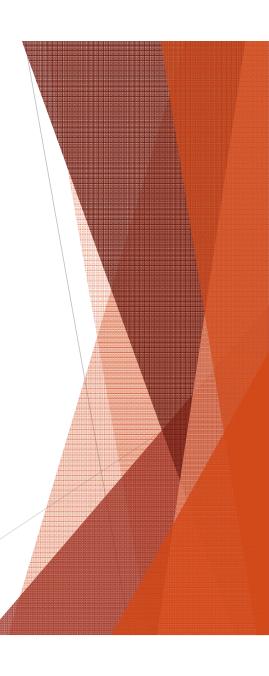




#### Phase I Environmental Site Assessment

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 asbestoscontaining 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:

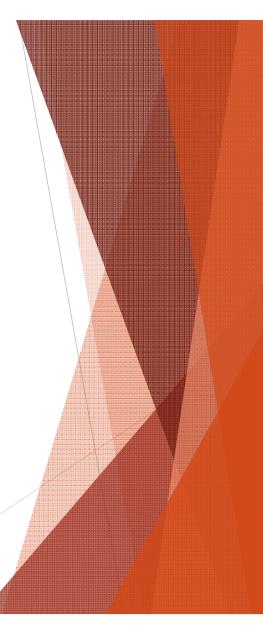
- ▶ Nine (9) potential asbestos-containing materials were identified
  - 19 Asbestos Samples send to Mass-certified lab
- Numerous painted surfaces were identified that may contain lead
  - Credere directed the screening of 88 surfaces inside & out
- ▶ Potential universal waste was inventoried (fire 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</p>
- 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















