

Analysis of Brownfields Cleanup Alternatives – Preliminary Evaluation

124 Johnston Ave, Pittsburgh, PA 15207

Prepared by Allegheny County Economic Development

I. Introduction & Background

a. Site Location (*address*)

The site is located at 124 Johnston Ave, Pittsburgh, PA 15207 (herein referred to as “the Site”).

b. Previous Site Use(s) and any previous cleanup/remediation

The Site was previously used as a church. No cleanup activities took place.

c. Site Assessment Findings (*briefly summarize the environmental investigations that have occurred at the site, including what the Phase I and Phase II assessment reports revealed in terms of contamination present, if applicable*)

Prior to taking ownership of the parcel, POORLAW engaged Cosmos Technologies, Inc. conducted a pre-demolition lead and asbestos survey of 124 Johnston Ave. Pittsburgh, Pennsylvania. This site is a single housing unit and church. The areas inspected for lead and asbestos included walls, floors, ceilings, mastics, stair components, door/window components, and other structural components in the housing unit and church. Cosmos representative Mr. Bill Steward conducted the lead and asbestos survey of the site on February 8th, 2022. Mr. Steward is a Pennsylvania Department of Labor and Industry (PADOLI) certified Asbestos Inspector /Management Planner (Certification No. 003552) and Lead Risk Inspector / Assessor (Certification No.002452).

Forty-four (44) suspect asbestos-containing material samples were collected from fifteen (15) homogenous areas and submitted for analysis by polarized light microscopy (PLM).

d. Project Goal (*site reuse plan*)

EPA RLF funds will be used to abate asbestos found in the heating system, floor tile, and other areas on the property.

Larger project goals consists of renovations to the two-story hall and property for reuse as a community center and Equity One Stop Shop that will house several neighborhood serving non-profit organizations. Renovations include: demolition, new heating and cooling systems, upgrades to the commercial kitchen, new floors, electrical and lighting updates in the first floor community space, upgrading the bathrooms to ADA standards, renovate the second floor space for use as offices and conference spaces, and construct new ADA ramps for exterior entrances.

e. Regional and Site Vulnerabilities

According to the US Global Change Research Program (USGCRP), trends for the northeast region of the United States include increased temperatures, increased precipitation with greater variability, increased extreme precipitation events, and rises in sea level .

II. Applicable Regulations and Cleanup Standards

a. Cleanup Oversight Responsibility (*identify the entity, if any, that will oversee the cleanup, e.g., the state, Licensed Site Professional, other required certified professional*)

POORLAW, as the current property owner, will undertake responsibility to remediate contaminated building materials prior to building renovation and/or demolition. Abatement and monitoring of hazardous building materials will be conducted under state certified and licensed personnel.

b. Cleanup Standards for major contaminants (*briefly summarize the standard for cleanup e.g., state standards for residential or industrial reuse*)

The organization currently anticipates that the state standards use will be used as the cleanup standards. However, it is possible that risk-based cleanup standards will be generated for compounds of concern, in accordance with state regulations.

c. Laws & Regulations Applicable to the Cleanup (*briefly summarize any federal, state, and local laws and regulations that apply to the cleanup*)

Laws and regulations that are applicable to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, state environmental law, and town by-laws. Federal, state, and local laws regarding procurement of contractors to conduct the cleanup will be followed.

In addition, all appropriate permits (*e.g., notify before you dig, soil transport/disposal manifests*) will be obtained prior to the work commencing.

III. Evaluation of Cleanup Alternatives

a. Cleanup Alternatives Considered (*minimum two different alternatives plus No Action*)

To address contamination at the Site, three different alternatives were considered, including Alternative #1: No Action, Alternative #2: Partial Abatement, and Alternative #3: Full Abatement..

b. Cost Estimate of Cleanup Alternatives (*brief discussion of the effectiveness, implementability and a preliminary cost estimate for each alternative*)

To satisfy EPA requirements, the effectiveness, implementability, and cost of each alternative must be considered prior to selecting a recommended cleanup alternative.

Effectiveness – Including Vulnerability/Resiliency Considerations

- Alternative #1: No Action is not effective in controlling or preventing the exposure of receptors to contamination at the Site.
- Alternative #2: Alternative 2 would be effective at removing or managing high risk ACM related to health hazards to individuals entering the buildings.
- Alternative #3: Alternative 3 would completely abate all ACM from the site. Implementation would be performed by a certified asbestos abatement contractor. Alternative 3 would be highly effective in achieving the goal of reduction of exposures to asbestos for individuals entering the building.

Implementability

- Alternative #1: No Action is easy to implement since no actions will be conducted.
- Alternative #2: Partial abatement of hazardous building materials is a feasible remedial option.
- Alternative #3: Abatement of hazardous building materials is a feasible remedial option.

Cost

- There will be no costs under Alternative #1: No Action.
- It is estimated that Alternative #2: Partial costs will be on the order of \$25,000.
- Alternative #3: Full abatement costs \$55,700.00

c. Recommended Cleanup Alternative

Based upon evaluation of these criteria, it is determined that Alternative #3 Full Abatement is the preferred alternative. It meets implementability and effectiveness criteria at a cost that is compatible with the funds available.