

Analysis of Brownfields Cleanup Alternatives – Preliminary Evaluation

7300 Ridgeway Ave, Penn Hills, PA 15235

Prepared by Allegheny County Economic Development

I. Introduction & Background

a. Site Location (*address*)

The site is located at 7300 Ridgeway Ave, Penn Hills, PA 15235 in Allegheny County (herein referred to as “the Site”).

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

The Site was an elementary school from approximately 1940-1980. After the school closed, it was purchased by Lincoln Park Community Center (LPCC). LPCC had day care classrooms, family services offices, food pantry area, and a library area. The property has had updates in the past to the HVAC, boiler, restrooms, roof, doors, parking lot, playground, kitchen, electrical systems, and plumbing systems throughout the building.

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, the Young Black Motivated Kings & Queens engaged ECS Mid-Atlantic, LLC to complete a Property Condition Assessment

Phase I Environmental site assessment was completed 10/31/2023 prior to ownership of The Site. ECS Mid-Atlantic, LLC (ECS) completed the assessments. ECS's services were provided in general accordance with ECS Proposal No. 47:30313-EP authorized on October 9, 2023 and generally meet the requirements of ASTM E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and in accordance with EPA Standards and Practices for All Appropriate Inquiries contained in 40 CFR Part 312.

The following Business Environmental Risks (BERs) and/or additional considerations were identified:

- Based on the age of the building, circa 1940, the building materials at the subject property are considered suspect for asbestos-containing materials (ACMs) and lead-based paints (LBPs). A hazardous materials survey will be performed at a later date with results provided under a separate cover. The potential presence of ACMs and LBPs may result in a BER for the subject property.

- ECS searched the subject property and adjoining properties on the PADEP Environmental Site Assessment Search Tool. One record for abandoned mine land was associated with the subject property and adjoining properties. No notes regarding subsidence areas were included in the results. The PA Mine Map Atlas web application maps the subject property in the vicinity of map "WPA_Pittsburgh_Sht_2_PGH". According to this map the subject property was in the vicinity of W.P.A Project No. 4483 coal seam which was mined using a barrier pillar method. ECS searched for the subject property on the PADEP Mine Subsidence Insurance Risk Map. The subject property was mapped over or near a known mined area and Mine Subsidence Insurance is recommended. The potential of mine subsidence in the area of the subject property is considered a BER.

The organization also completed a Hazardous Materials Survey, completed by ESC. This report summarizes our observations, analytical results, findings, and recommendations related to the work performed. The work described in the report was performed by ECS in general accordance with the Scope of Services described in ECS Proposal Number 47:30313-EP and the terms and conditions of the agreement authorizing those services. The report was completed 1/3/2024

The purpose of the Hazardous Materials Survey was to identify asbestos-containing materials (ACMs), lead-based paint (LBP), and possible mold growth, which require special handling and/or disposal if disturbed during construction activities. The survey was performed within the interior and exterior areas of the subject building as well as the roof. In total, 99 bulk samples from 47 homogeneous areas were submitted to the laboratory. Based on the laboratory analysis of the bulk samples collected during the survey, eleven (11) of the materials were reported to contain asbestos.

d. Project Goal (*site reuse plan*)

The first phase of the project includes the asbestos abatement of a 25,000 SF community center. A Phase I Survey completed on October 31, 2023 and a subsequent Hazard Materials Survey completed January 2024 identified floor tile, mastic, pipe wrap and caulking. The studies were completed by ECS Limited. Future project phases include the HVAC and other mechanical upgrades. The building is the former Lincoln Park Community Center which has been acquired by the Young Black Motivated Kings & Queens (YBKMQ) which will add to the center its after-school and summer programming for youth. The food pantry will continue to operate. The center has been re-named the Young Black Motivated Kings & Queens De'Avry A. Thomas Community Center. YBKMQ's programming provides participants with tutors and mentors to help understand and conquer their school year curriculum. Additionally, the after-school program centers Black joy and emotional security through therapist lead group session for students coping with trauma. The program operates during the school year from 4:00 p.m. to 7:00 p.m. and typically serves between 30 – 40 students. The Summer Program provides students with a continuation of learning departing from the rigid structure provided during the school year by connecting learning to real world experiences. The summer program serves 60 – 75 youth ages 10 – 17 and operates from 10:00 a.m. to 4:00 p.m. The Allegheny Intermediate Unit offers valuable programming and support to the community. Additionally, the food pantry will continue to operate.

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*)

The cleanup will be overseen by the state environmental department. In addition, all documents prepared for this site are submitted to the state environmental department under State Tracking Number 123456.

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

The Town currently anticipates that the state standards for recreational 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, the Federal Davis-Bacon 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/Disposal 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 \$50,000.
- Alternative #3: Full abatement costs \$98,625.00

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.