

Bridges, Samuel H.

From: Pearson, Stewart E.
Sent: Tuesday, February 28, 2012 1:54 PM
To: Bridges, Samuel H.; Scott, Teresa A.
Subject: RE: Emailing: FL005 ECP Update Dec10.pdf, FL005 Disposal REC Dec10.pdf

I've reviewed the attachments reporting the environmental assessment of the Army Reserve Center at 1125 NE 8th Avenue. Three issues appearing in the report; asbestos materials, lead paint and mold indicate environmental liabilities associated with ownership of the property.

Asbestos Materials

The heat piping insulation appears to be the most eminent of the asbestos materials creating a near term liability. The Mechanical Room picture presents the natural gas fired boiler that is connected to the heat circulation piping that is covered with the asbestos material. The piping covering was inspected in 1992 and 2009; each inspection found the covering in good condition. The 1992 report included the opinion that a proper Operations and Maintenance Program would provide an adequate level maintenance to contain and prevent any emission(s) of the friable asbestos material. The 2009 report confirms the integrity of the cover for the asbestos materials. The near term issue for the asbestos materials covering the heat distribution system is the age of the pipes. Assuming they are the original pipes installed in 1953, they have been in service for 59 years. This age suggests that the pipes are near the end of their service life and will need replacement in the near future. This liability for replacement of the pipes covered with asbestos can be assessed by retaining a heating contractor to evaluate the piping and the replacement cost of the piping system.

The remaining asbestos materials listed in the report are less of concern because due to the 'good condition' of the materials. The long term liability is that they must be replaced or encapsulated during future renovations and fully disclosed to any subsequent owners of the property or leasers/renters of the building.

Lead Paints

The reports notes the presence of lead paint on a very few surfaces in the building. It's presence precludes children (6 and younger) from using any portion of the building that contains the paint. Future occupants will need to know about the presence and the restriction. Any decision for abatement of the lead paint should be made in conjunction with the future use of the building.

Mold and mildew

Mold and mildew are reported as having periodically appeared in the facility. An air quality survey for mold in 2005 determined that indoor air quality was not an issue. However their reoccurring presence requires the performance of routine maintenance/cleaning and building operation procedures for continuing abatement. These add to the operations cost of the facility and would need to be included in the future operation of the building.

Hope this helps.

-----Original Message-----

From: Bridges, Samuel H.
Sent: Wednesday, February 22, 2012 5:50 PM
To: Pearson, Stewart E.
Subject: Emailing: FL005 ECP Update Dec10.pdf, FL005 Disposal REC Dec10.pdf

Stu,

Sorry to give you more work. Teresa thought it may be a good idea for you to review the attached cover letter and report. These are in regards to the Army Reserve Center, south side of NE 8th Avenue