

# Phase 1 Environmental Site Assessment

## 138 Park Central Square (The Heers Building)

Date of Report: August 5, 2004

Assessment Funding: EPA Brownfields Assessment Grant

Acres: <1

### Site Background

The main portion of the site contains the former Heer's Building, a seven-story building. A two-story retail sales building, commonly referred to as the Nonsense Shop, and two parking lots are located west of the main tract. Both buildings are currently vacant. Both buildings have basements and an underground passage way connects the two buildings.

### Findings

Four recognized environmental conditions (RECs) were identified.



1. One approximately 1,000 gallon underground fuel oil tank is located on the property. This tank is a potential source for petroleum contamination of soil and groundwater at the property. Determination of the presence/extent of any petroleum impact will require a subsurface investigation, including sample collection. It is recommended that the tank should be removed if it will no longer be used.
2. Several pad-mounted electrical transformers are located at the property. Due to the age of these transformers it can be assumed they contain PCBs (Polychlorinated Biphenyls). It is recommended that the transformer be sampled. Once the PCB content is determined, the transformers should be properly disposed or placed into service.
3. A limited asbestos survey, during which 35 bulk samples of suspect asbestos-containing materials (ACMs) were analyzed, was performed in 1995. Various ACMs were identified in the buildings, including floor tiles and thermal system insulation. Transite panels on the exterior of the main building are presumed ACMs. If demolition or renovation is planned, a licensed abatement contractor should be contacted to properly remove and dispose of the regulated ACMs. Any remaining asbestos should be managed in accordance with an Operations and Maintenance plan.
4. Hazardous materials in containers ranging from 1 to 55 gallon capacity were observed throughout the buildings at the time of the assessment. Most of the containers were stored in the basement. Hazardous materials observed include roof coating, lubricants, industrial strength cleaners, sealer/finisher, paints, adhesives, oil, and boiler treatment chemicals.

In addition, used fluorescent light bulbs/ballasts possibly containing mercury or PCBs were observed throughout the building. These materials should be properly recycled or disposed of.