South Meadows Transition Committee
November 6, 2024
Meeting Minutes

A Regular Meeting of the South Meadows Transition Committee of the MIRA Dissolution Authority was held on November 6, 2024. Present either in-person or via video or audio conferencing were:

Committee Present:	Director William Beccaro, Committee Chairperson (via Zoom) Director David Barkin (via Zoom, left @ 12:00) Director Matthew Dayton Director Rachel Taylor (via Zoom, left @ 12:00) Director David Steuber (via Zoom) Director Bert Hunter (Ex Officio) (via Zoom) Member Frank Dellaripa Member William DiBella
Other Directors Present:	Michael Looney (via Zoom)
Other Members Present:	Thomas Swarr
Authority Staff Present:	Mark T. Daley, President & CFO Christopher Shepard, Environmental Compliance Manager David Bodendorf, Manager of Engineering, Construction and Power Assets Thomas Gaffey, Director of Recycling & Enforcement (via Zoom) Roger Guzowski, Supply Chain Manager Cheryl Kaminsky, Comptroller (via Zoom) Ann Catino (Halloran & Sage), General Counsel
CT-DEEP Staff Present:	Jade Barber (via Zoom)
Others Present:	Robert Carr, Weston & Sampson (via Zoom) Susan Mara, Weston & Sampson (via Zoom, left @ 12:00) Peter Folino, Eagle Environmental (via Zoom) Matthew Pafford, CT-DAS (via Zoom) Marcus Y. (via Zoom) DHC (via Zoom) (860) 298-6226 (via Zoom)

This meeting was recorded via ZOOM conferencing and is posted on the Authority's website at: https://www.ctmira.org/mira-dissolution-authority-south-meadows-transition-committee

1. Call to Order; Chair's Welcome

Committee Chairperson Beccaro called the meeting to order at 11:00 A.M. and confirmed that a quorum was present.

2. Public Comment (3 minutes per speaker)

Committee Chairperson Beccaro invited members of the public to address the Committee. There were no public comments, and Committee Chairperson Beccaro proceeded with the next agenda item.

3. Approval of Minutes of the October 9, 2024 Regular Committee Meeting

Committee Chairperson Beccaro requested a motion to approve the minutes of the October 9, 2024 Regular Committee Meeting. The motion was moved by Director Dayton and seconded by Director Taylor.

Chairperson Beccaro asked if there were any discussion, comments, corrections or modifications requested. Hearing none, Committee Chairperson Beccaro asked for a vote to approve the minutes. The motion was approved unanimously by those in attendance, as indicated below:

Director	Raised	Second	Aye	Nay	Abstain
Chairperson Beccaro			X		
David Barkin			X		
Matthew Dayton	X		X		
Rachel Taylor		X	X		
John Fonfara					(Absent)
Dave Steuber			X		

4. Presentation and Discussion of DRAFT Milestone Report "Review of Existing Site Conditions and Restrictions, and Potential Future Uses" associated with the South Meadows Redevelopment Considerations Study

Chairperson Beccaro introduced this update and discussion by noting that Attachment 2 of the Committee package includes the draft reports to be discussed. At Chairperson Beccaro's request, Mr. Daley then provided an overview of the draft milestone report to be discussed during today's Committee meeting. Mr. Daley noted that the presentation was originally planned for last month's Committee meeting, but that turned out to be overly ambitious with the Floodwall Protection reports that were presented for review. Mr. Daley introduced Robert Carr and Susan Mara from Weston & Sampson Engineers (WSE) as the presenters of the draft milestone report. Mr. Daley summarized the milestone report as addressing WSE's review of existing plans and studies, regulations and other restrictions, infrastructure and general environmental conditions, and the conceptual site considerations that were specified in the RFP and in the contract with WSE.

Mr. Carr and Ms. Mara introduced themselves, and Mr. Carr noted that Ms. Mara is a Senior Planner with WSE who has spearheaded this milestone report. Ms. Mara provided

additional information on her background and experience, noting that she is an AICP-certified planner with about 20 years of experience, including working as the Planning Director of the City of Pawtucket, RI. Ms. Mara then noted that Pawtucket is a old mill city with a population of approximately 70,000 people, and that her time working for the City included some industrial redevelopment projects along its riverfront.

Ms. Mara began her presentation, a copy of which is included as Attachment A of these minutes, by providing an overview of the site boundaries and location, and noted the significant transportation infrastructure around the site, which offers both big opportunities in terms of access to the site, as well as constraints in terms of providing a large, physical barrier between the site and the rest of the City of Hartford. Ms. Mara stated that the site might be one of the best in terms of transportation access along the eastern seaboard; however, most of the transportation infrastructure is via vehicles, including bus access, due to the industrial nature of the area. Ms. Mara did note that there is some bicycle and pedestrian infrastructure in the area.

Ms. Mara then provided an overview of some of the on-site buildings, first noting that some of the structures on the Connecticut River could fit or add value to future redevelopment. Ms. Mara referenced Gas Works Park in Seattle, WA, which is a former industrial site that has been converted into a park, with some of the old industrial architecture incorporated into the park. Ms. Mara then discussed the original power plant/turbine hall, noting that it provides an opportunity for an adaptive reuse; however, Ms. Mara cautioned that the building is very big and unique, so some of the typical approaches to adaptive reuse, such as turning old mill buildings into residential buildings, may not offer the best approach for this site. Ms. Mara noted that one potential opportunity for building reuse for the old power plant/turbine hall would be as an event space, provided that there is a need in the City for such.

Ms. Mara then transitioned into discussing existing natural resources and general environmental conditions on-site. Regarding site soils and topography, Ms. Mara noted that neither imposes significant redevelopment cost constraints, but that the site soils do generally require the use of piles for support of building foundations. She also noted that the Connecticut River is a significant resource that will make the site more coveted for redevelopment due to visual and physical access to the River. Regarding on-site wetlands, Ms. Mara noted that there are opportunities for streamlining wetlands permitting if it is coordinated with a "brownfields" redevelopment project. Ms. Mara's presentation included a site map depicting environmental land use restrictions and soil pollutants on-site, and stated that these these things are not fatal flaws for redevelopment, but that they do inform future redevelopment needs and costs.

Ms. Mara then shared a site drawing that depicts the significant easements on the property, noting the large area that is covered by Eversource's easements, as well as the flood control dike. Ms. Mara reiterated that the easements are not fatal flaws to redevelopment, but that they do represent constraints that need to be considered during redevelopment. Ms. Mara also touched on the site's proximity to Brainard Airport, which WSE reviewed to determine if there were any constraints related to air traffic. Ms. Mara noted that the runway for Brainard Airport heads over the Connecticut River, and not over the South Meadows site, so WSE did not identify any required additional site constraints related to the proximity to the airport.

Ms. Mara then discussed the local zoning associated with the South Meadows property, as well as some other local or regional studies that have been completed that might impact future redevelopment of the property. Regarding local zoning, Ms. Mara noted that the property's underlying zoning is industrial, but that there is also a "Connecticut River Overlay" district that covers the site. The "Connecticut River Overlay" has been established by the City of Hartford with the intention of encouraging mixed-use development to revitalize the riverfront. Ms. Mara also stated that the City's "Master Plan" identifies 10 "transformational projects" city wide, and that the South Meadows property is a component of one of those transformational projects. Ms. Mara stated that a future redevelopment plan for the site that is consistent with the City's "Master Plan" could yield a partnership with the City, in which the City assists with and supports identifying and obtaining potential funding for the project, as well as obtaining necessary permits.

Ms. Mara then touched on other plans that have been developed for the property area, such as recreation and riverfront access plans by Riverfront Recapture. She also noted that the Connecticut Regional Market, which is nearby and provides regional food distribution, including to the Boston and New York City metropolitan areas, is seeking to expand its distribution operations and support offices. Ms. Mara also referred to the recent study completed to evaluate potential alternatives for the Brainard Airport property, noting that the airport will remain open, so an opportunity may exist for some sort of airport-related redevelopment of the South Meadows site, such as workforce training and education.

Ms. Mara continued by discussing the potentially developable area of the property, and other assumptions that Weston & Sampson will have to make in further developing the four options for site redevelopment that were included in the RFP and the contract for this Study. For example, Ms. Mara noted that the flood control infrastructure and on-site wetlands will likely limit redevelopment in those areas; and, the northern area of the property is somewhat separated from the rest of the property and has numerous utility easements running through it, which would make it difficult to include this area in site redevelopment. Therefore, the site area available for redevelopment is assumed to be close to 70 acres, not the full 80 acres of the property. Ms. Mara also clarified that the 70 available acres assumes that the buildings and Eversource switchyards have been removed.

Ms. Mara began a discussion regarding the four potential options for site redevelopment, and requested feedback regarding the assumptions that WSE was making for this portion of the Study. For example, Ms. Mara noted that potential redevelopment for residential purposes would likely not entail single family homes, but multi-unit residential buildings at a relative high density and relatively high height, to incorporate views of the River. Under the industrial/commercial redevelopment scenario, Ms. Mara suggested that the inclusion of some recreational and open space might increase the value of the site, instead of simply fencing it off from the rest of the City. Ms. Mara also noted that the flood control levee will have to remain in-place, so the areas associated with the levee would offer opportunities for recreational and/or open space.

Chairperson Beccaro thanked Ms. Mara for her presentation to this point, and reiterated that the Authority's charge is to not pick winners or losers, or to recommend any particular future or best use. Chairperson Beccaro stated that the Study should ultimately provide an evaluation of what someone could do, and what would be involved with following a selected redevelopment pathway. Ms. Mara responded that she understands the charge, and that it can

be difficult at times to talk about potential costs and benefits without more details. Chairperson Beccaro acknowledged that the charge is somewhat unusual because this Study does not seek to answer the question "what should we do?"

Ms. Mara then continued her presentation by discussing potential redevelopment option 3 – currently permitted use. Ms. Mara indicated that WSE is assuming for this option that the WPF building and portion of the site would be utilized for this option, and that the electrical infrastructure would also remain. In response to Ms. Mara's request for feedback on these assumptions, Board Chairperson Hunter reiterated that this Board is not leaning toward any particular future use options. Board Chairperson Hunter also stated that the Board has no intention to move forward with a waste processing operation at this site, and, for the benefit of the public, stated that there is no thought being given to restarting the trash-to-energy plant. Board Chairperson Hunter also discussed that the electrical infrastructure as potentially being utilized to support the needs for grid stability and resiliency, and/or to support a battery storage facility. Board Chairperson Hunter indicated that such decisions will possibly be made by some combination of the State, the City and the Legislature. Committee Chairperson Beccaro then indicated that WSE should not necessarily view this site as singular in nature, and the Board is interested to know how one might potentially segment the site for different redevelopment opportunities, recognizing that certain portions of the site may lend themselves more readily to certain future uses.

Member DiBella asked if the Eversource switchyard is still functional, and Mr. Carr confirmed that the switchyard is still in service. Mr. DiBella recommended that this point should be stated in the report. Committee Chairperson Beccaro agreed with Member DiBella, and noted that the switchyard will likely be there for the foreseeable future, noting that such facilities are difficult to place, expensive to place, and already in-place. Committee Chairperson Beccaro then reiterated the possibilities that there could be some synthesis for development of a battery electric storage facility, a data center or some other use that utilizes that existing electrical infrastructure. Mr. Carr indicated that WSE has reached out to Eversource as a stakeholder, and that they are continuing to evaluate what type of work is and is not possible with respect to the switchyard. Committee Chairperson Beccaro encouraged WSE to be creative in identifying and evaluating potential future uses.

Ms. Mara segued to the final slide of her presentation, which illustrated a potential portioning of the site under a mixed potential future use scenario, noting that typical considerations for such a development might include recreation along the flood control levee, residential development within view of the river and as far away as possible from the airport, and potential industrial/commercial development on the south and west side that are supportive of, or supported by, the airport and the regional market, respectively.

Committee Chairperson Beccaro recommended that the final report include an executive summary to indicate that the Study is not intended to identify highest and best uses, but that there is a hierarchy of potential future uses that may be developed more easily, quickly, and cheaply than others. Mr. Carr replied that the cost estimating will bring out a lot of those issues. Director Taylor also recommended that a decision matrix also be developed to better visualize estimated costs and estimated time to completion, or something similar. Mr. DiBella noted that the airport remaining in operation does impose some restrictions on development that will have to be considered. Director Barkin recommended that a list of pros and cons be developed for each potential future use.

Member Swarr expressed some concern regarding getting into the details of certain uses. Member Swarr indicated that we are really looking at the work and costs to achieve certain footprints and standards for industrial/commercial uses, residential uses, etc., and less concerned in this Study about what those particular uses are. Director Dayton agreed with Member Swarr's concerns that the Study should not go too far down the path of potential future use options. Committee Chairperson Beccaro concurred, and Director Steuber indicated that the assessments of potential future uses should be as broad in nature as possible. Director Steuber also reminded those in attendance that the Study scope includes an evaluation of property subdivision keyed specifically to remediation requirements, to which Mr. Carr agreed and stated that WSE will be including those evaluations.

5. Update and Discussion Regarding the South Meadows Redevelopment Considerations Study – Hazardous Building Materials Survey and Second Public Informational Meeting

Chairperson Beccaro requested an update regarding the hazardous building materials (HBM) survey and the second public informational meeting that is scheduled for next week on November 12th. Mr. Daley indicated that WSE has been notified to proceed with the analysis of collected building materials for PCBs, as previously discussed with the full Board at its last meeting, and that those analyses are underway. Mr. Daley then introduced Peter Folino from Eagle Environmental, Inc. to provide a summary update of the HBM survey results, with a full review to follow at the December meeting of this Committee.

Mr. Folino then provided a presentation, a copy of which is included as Attachment B to these minutes. The presentation was a high-level overview of the Eagle's process and findings related to its HBM inspection work for asbestos-containing materials (ACM), lead-based paint (LBP), universal waste materials, and other hazardous materials (OHMs). Mr. Folino indicated that universal waste materials that fall under Federal universal waste recycling regulations include lamps, aerosols, batteries, lead-acid batteries, "exit" signs, emergency lighting, and unused pesticides. Mr. Folino also identified OHMs as consisting of lighting ballasts and capacitors that may contain PCBs or DEHP, refrigerants (i.e., in air conditioning systems), and stored chemicals, such as paints, oils, lubricants and other things of that nature.

Mr. Folino then provided an overview of ACM, noting that asbestos is a naturally-occurring mineral that was mined and incorporated into 3,000 to 4,000 different types of building materials for residential, commercial and industrial applications. Mr. Folino also noted that asbestos can still be found in some building materials that are available for sale in retail stores today. Mr. Folino stated that the purpose of the ACM inspection at the South Meadows site was twofold, considering potential renovation or demolition of site structures; first, to aid in compliance with the EPA's National Emission Standard for Hazardous Air Pollutants (NESHAP), and second, to aid in compliance with the Occupational Safety and Health Administration's (OSHA's) construction standards related to ACM.

Mr. Folino continued by summarizing that Eagle sampled 706 suspected building materials for analysis of asbestos. One hundred and twenty-two (122) of the analyzed samples tested positive for asbestos (i.e., contained greater than 1% asbestos by weight). Eagle also identified 61 additional building materials that are assumed to contain asbestos, but that could not be sampled for certain reasons, such as inaccessibility to areas or certain components of

equipment. The assumed ACM also includes vermiculite insulation that was encountered, which EPA has recommended to be handled as ACM.

Mr. Folino asked if anyone had any questions regarding the ACM inspection work or results; hearing none, he then proceeded to a summary of the LBP inspection work. Mr. Folino stated that the purpose of the LBP inspection was also twofold; first, to identify the presence of lead in paints to further develop a sampling strategy to properly characterize (as hazardous or non-hazardous) any waste materials that may be generated during building demolition or renovation, and second, to aid in compliance with OSHA's lead in construction standard to protect building demolition and renovation personnel.

Mr. Folino stated that Eagle utilized a portable x-ray fluorescence (XRF) analyzer in the field to check almost 2,500 locations for the presence of LBP. Of those locations, 375 readings indicated the presence of lead in surface coatings at a level equal or greater than 1.0 milligrams per square centimeter. Mr. Folino noted that most of the LBP was found on structural steel or other metal components, which would not prevent recycling of those metals, contingent on no other hazardous materials being present in the coating.

Mr. Folino then provided a summary inventory of the universal wastes and OHMs identified by Eagle, noting that there was almost 10,000 linear feet of fluorescent light bulbs identified, 123 lighting ballasts with PCBs, 391 lighting ballasts with DEHP, 61 thermostatic controls with mercury ampules, and a number of aerosol cans and stored chemicals. Mr. Folino indicated that all of these universal wastes and OHMs will have to be properly disposed or recycled as part of building renovation or demolition.

Mr. Folino concluded by recommending that an asbestos operations and maintenance program be developed for compliance with OSHA's construction standards, to include things such as labelling, training, and providing notice to contractors and vendors performing maintenance work in the buildings. Mr. Folino also indicated that a waste disposal plan would have to be developed for proper management of the LBP. Finally, Mr. Folino noted that the HBM inspection report should not be considered a bidding document for abatement work, because additional testing will be required in order to further delineate the degree and extent of materials that will ultimately require abatement

6. Such other items that may properly come before the Committee

Committee Chairperson Beccaro asked if there were any other matters to discuss. Hearing none, Committee Chairperson Beccaro requested that Mr. Daley provide an update regarding the second scheduled public informational meeting.

7. Update and Discussion Regarding the South Meadows Redevelopment Considerations Study – Second Public Informational Meeting

Mr. Daley noted that the second public informational meeting is scheduled for Tuesday, November 12th at 5:30PM, which is the day before the next Board meeting. Mr. Daley stated that the meeting will be held at the Metzner Community Center, which is the same location as the first public informational meeting. Mr. Daley also noted that the informational meeting has been noticed as a Special Board Meeting so all Directors can attend the meeting if it fits

into their schedules. Mr. Daley also noted that Led By Us ramped up the outreach and advertisement for the meeting, as was previously requested.

7. Executive Session to discuss pending Request for Services relative to prospective public supply contract associated with engineering design and permitting services related to the abandonment of floodwall penetrations at the South Meadows site.

Committee Chairperson Beccaro read the purpose of the Executive Session into the record and asked Mr. Daley to advise who would be invited to the executive session. Mr. Daley confirmed the attendees for the executive session as: all Board Members and Directors, Mr. Daley, Attorney Catino, and Mr. Shepard.

Director Dayton made a motion to enter executive session. The motion was seconded by Committee Chairperson Beccaro. The motion passed by voice vote.

Executive session began at 12:25 PM and concluded at 12:31: PM. Committee Chairperson Beccaro confirmed no decisions were made and no votes were taken.

7. Adjournment

Committee Chairperson Beccaro asked if there were any other matters to discuss. Hearing none, Committee Chairperson Beccaro requested a motion to adjourn. Director Dayton moved to adjourn, and Committee Chairperson Beccaro adjourned the meeting at 12:32 PM.

Attachment A to 11/6/2024 Committee Meeting Minutes

Presentation Entitled "Milestone Report #1 – Review of Existing Site Conditions and Restrictions and Potential Future Uses"

The South Meadows Redevelopment Considerations Study

Milestone Report #1 Review of Existing Site Conditions and Restrictions and Potential Future Uses

Prepared for South Meadows Transition Committee
10-9-24

Existing Conditions - Introduction and Site Overview

Project Location: 80-acre site, South Meadows neighborhood of Hartford, CT.

Key Boundaries: West (Interstate 91), South (Hartford-Brainard Airport), East (Connecticut River & associated flood control levee system).

Regional Connectivity: Proximity to major transportation networks (I-91, I-84), Access to the Connecticut River.

Site aerial map
Source: South Meadows Site General Layout Plan 2024

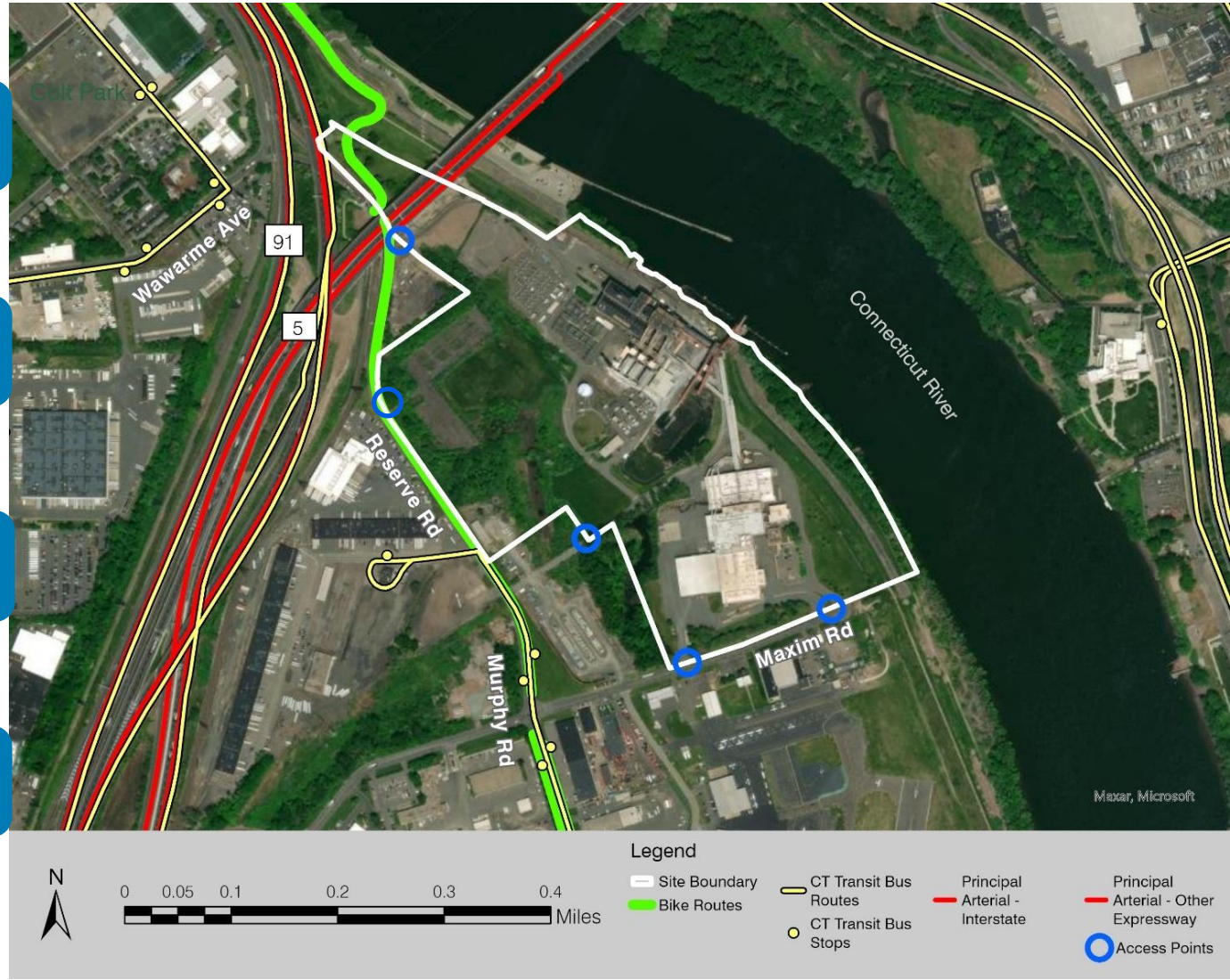
Transportation

Site Access

Bus Network

Pedestrian Resources

Bicycle Resources



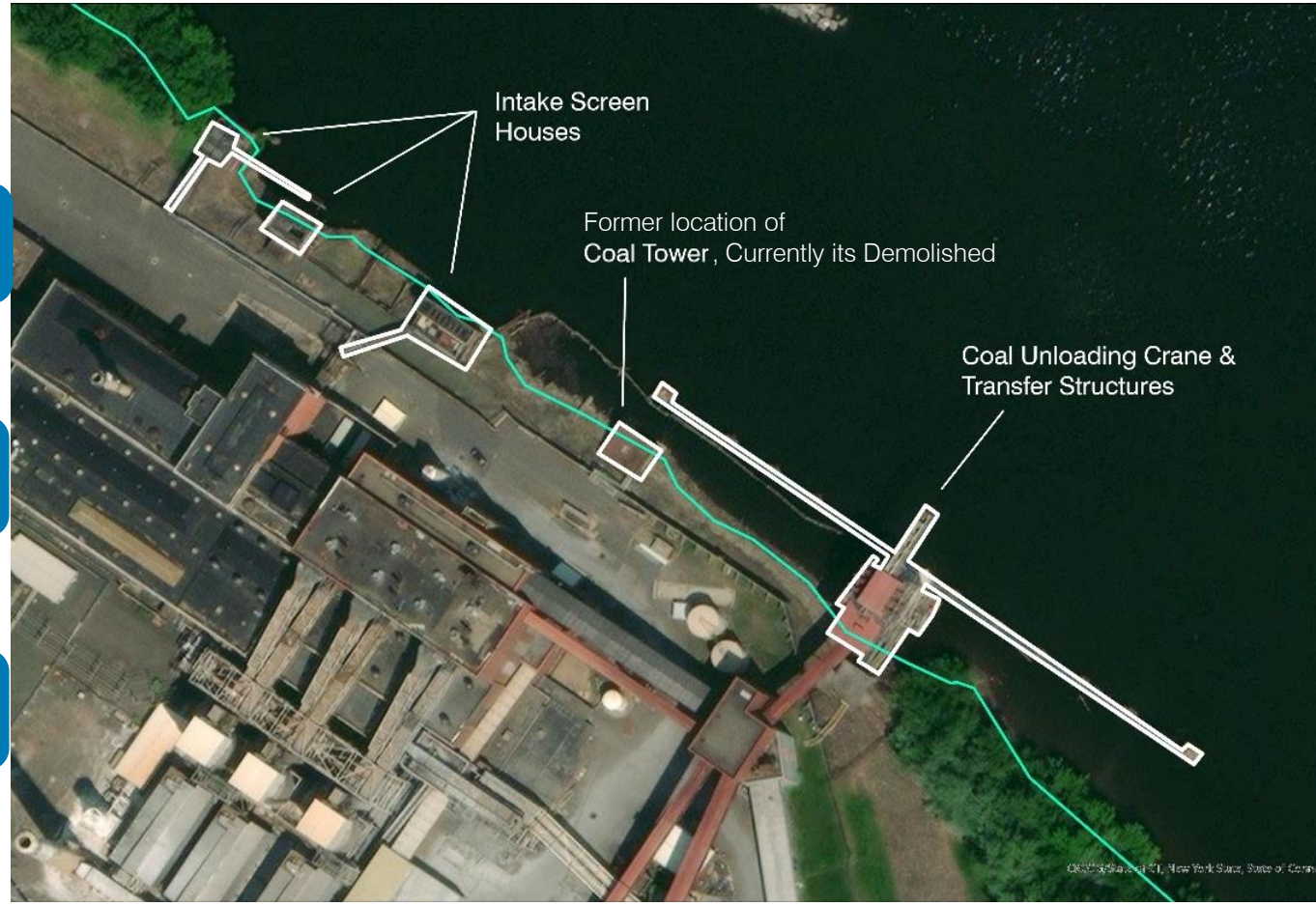
Transportation map
Source: City of Hartford Open Data 2024

Structures

Power Block Facility (PBF)

Waste Processing Facility (WPF)

Facility Structures on the Connecticut River



Facility structures on the Connecticut River
Source: City of Hartford Open Data 2024

Historic Preservation of PBF

Historical Importance
Built in **1921**, the South Meadow Power Plant played a key role in Hartford's industrial growth.

Architectural Features
Historic **T-shaped structure**, **arched windows**, and original **steam turbines** remain intact.

Preservation Potential
Opportunity for **adaptive reuse** to incorporate historic features into redevelopment plans

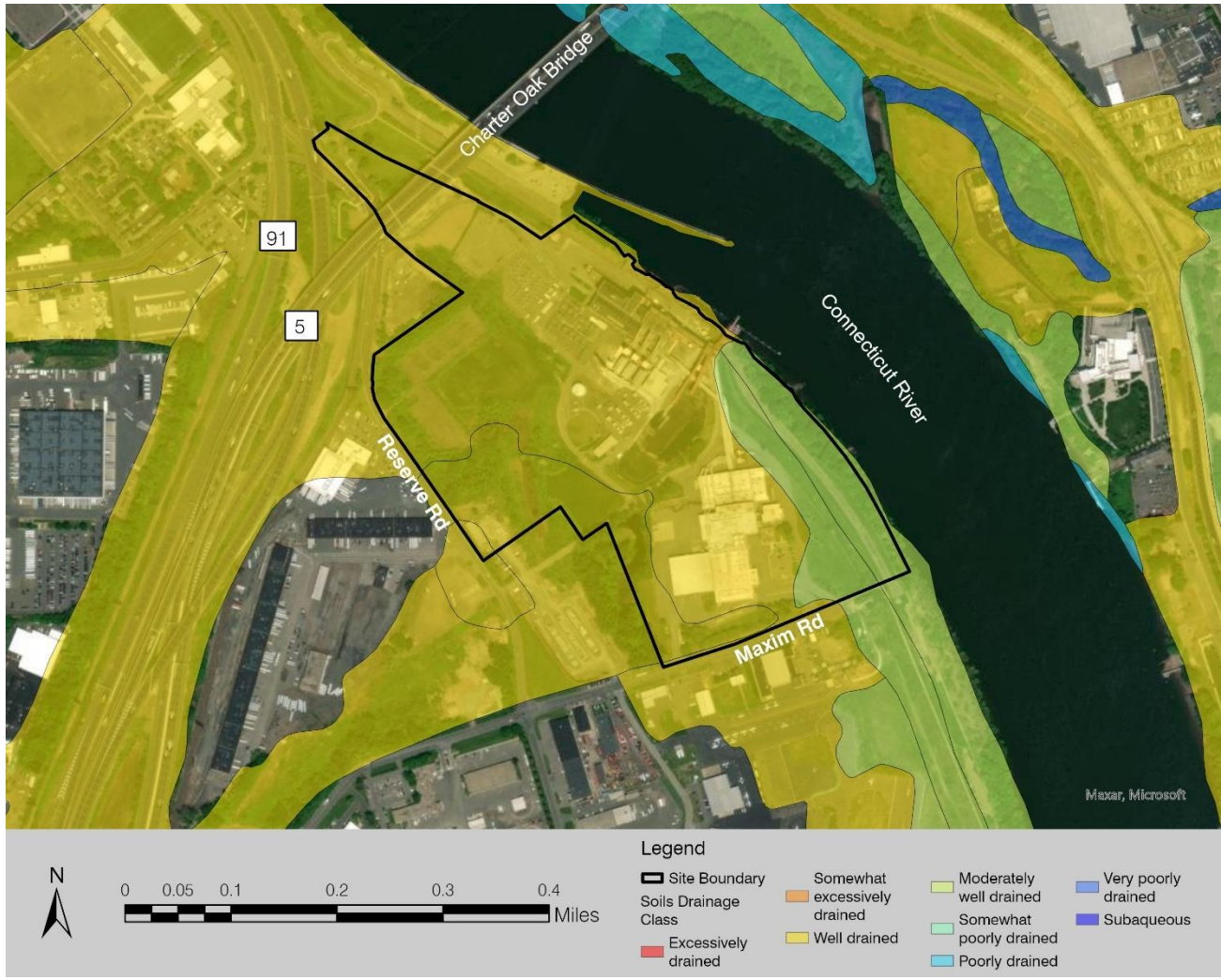
View of the north elevation of the building today, with the historic portion seen on the right hand side
Source: Weston & Sampson site visit, 2024

Environmental Conditions

Soil: Mostly clay, sand, and gravel. Well-drained soil, typical for river areas

Topography: Elevation ranges from 15 to 35 feet

Flood Control and Levee - Part of the Hartford Flood Control System (HFCS), which includes a combination of concrete floodwalls and earthen dikes.

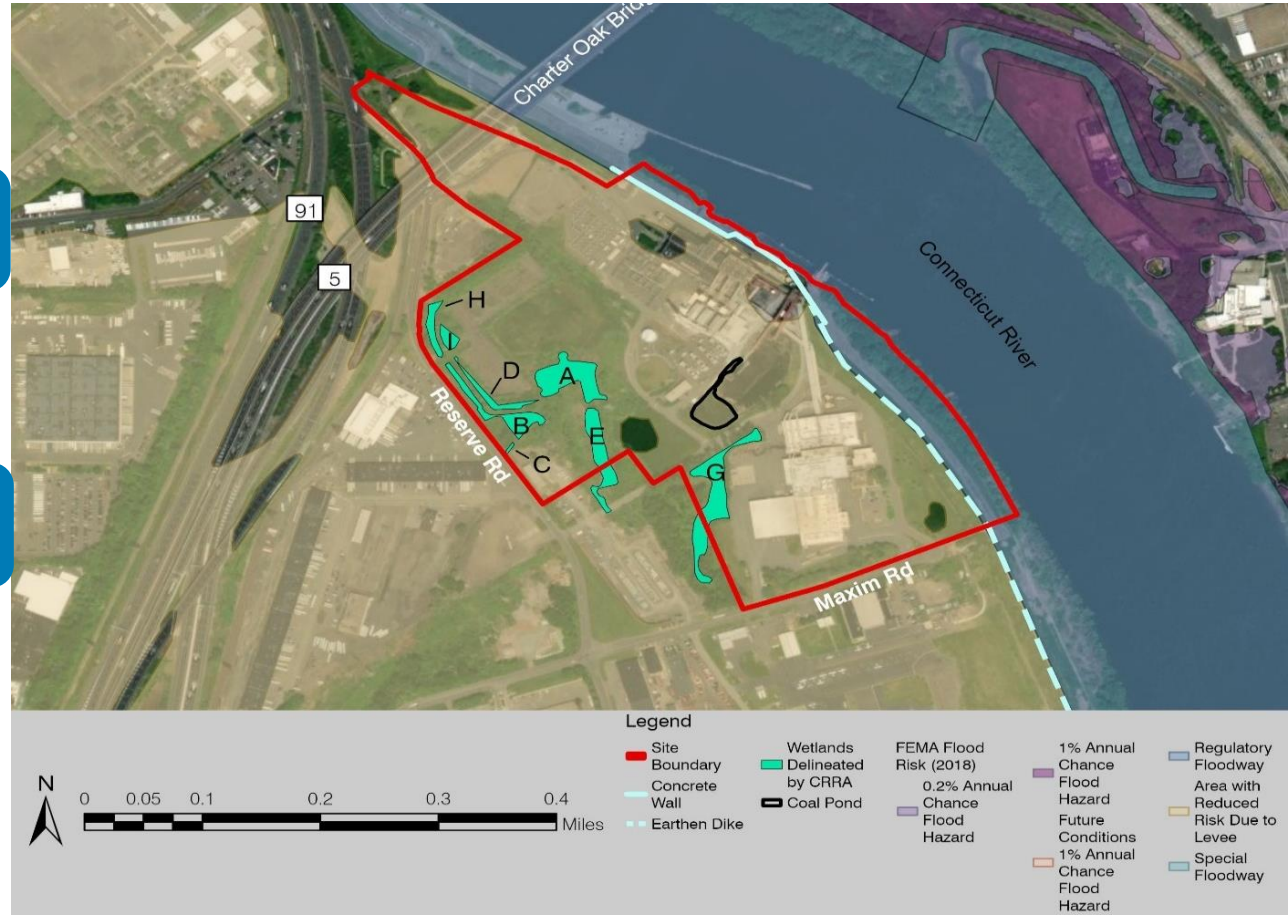


Soils drainage class map
Source: Connecticut Environmental Conditions Online 2023, USDA National Cooperative Soil Survey 2023

Environmental Conditions

Brownfields and Land Use Restrictions (ELURs)

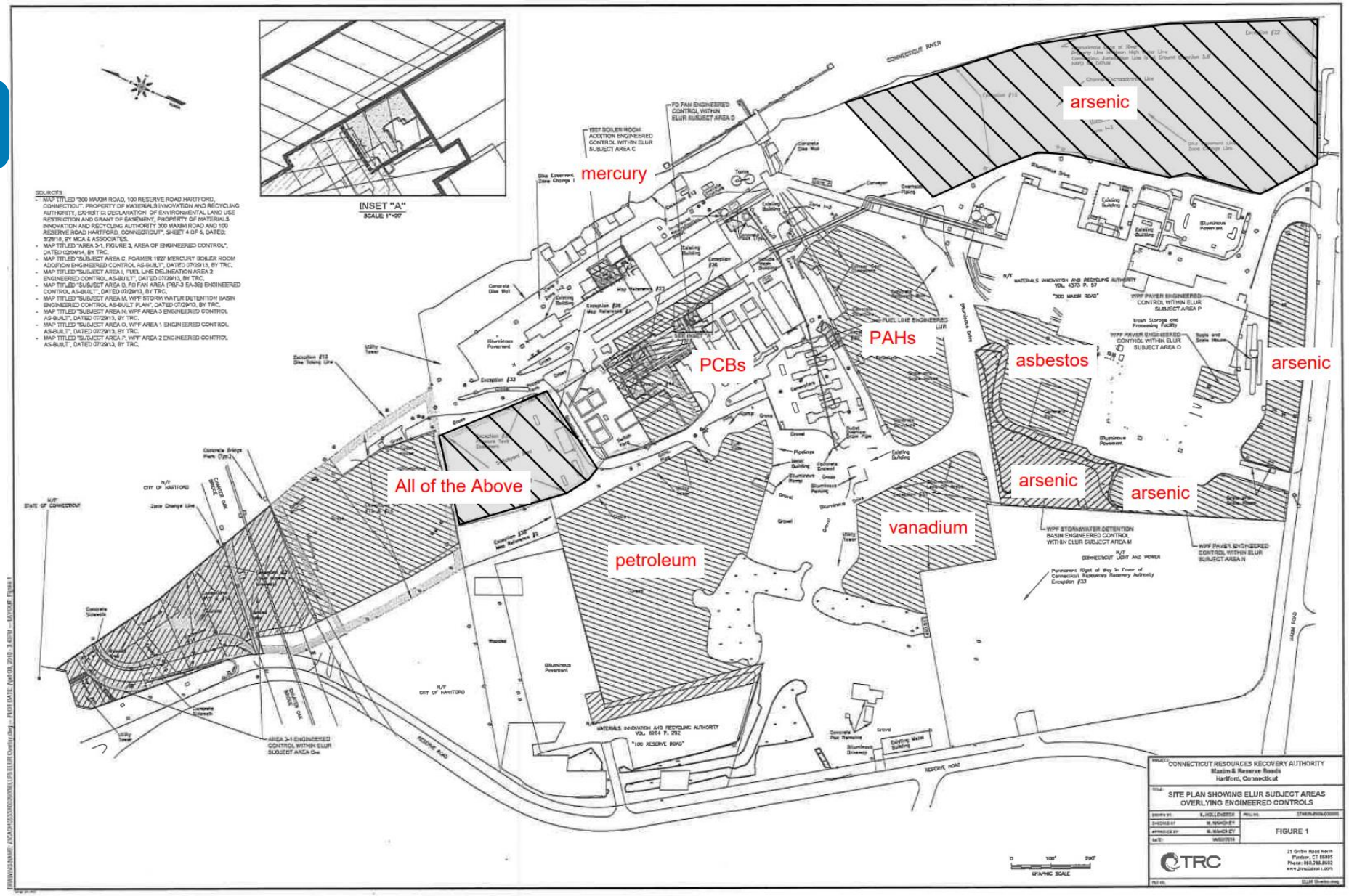
Wetlands and Water Resources



Water resources map
Source: City of Hartford Open Data 2024

Conceptual Site Considerations - Constraints

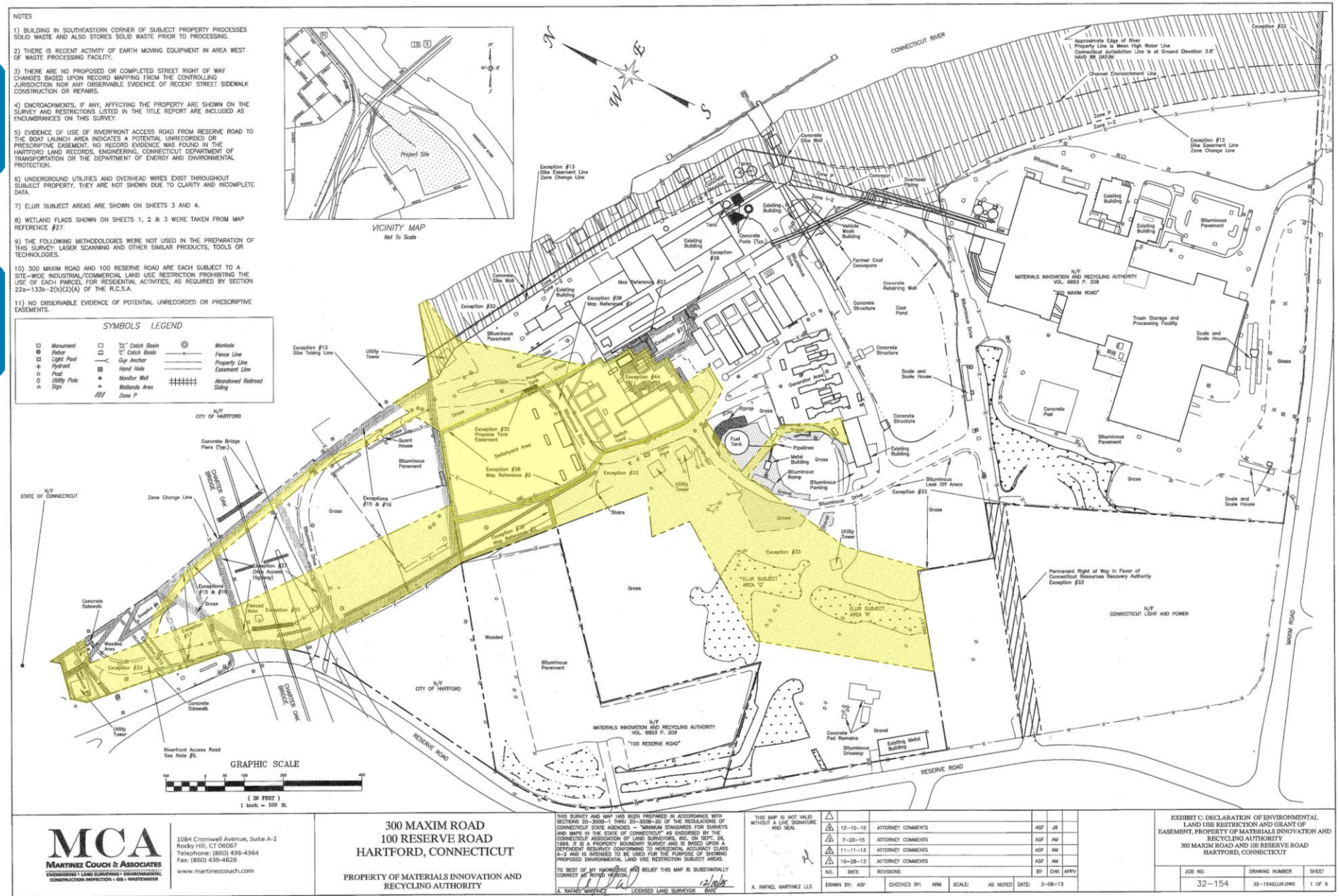
Brownfields



Other Site Restrictions

Easements

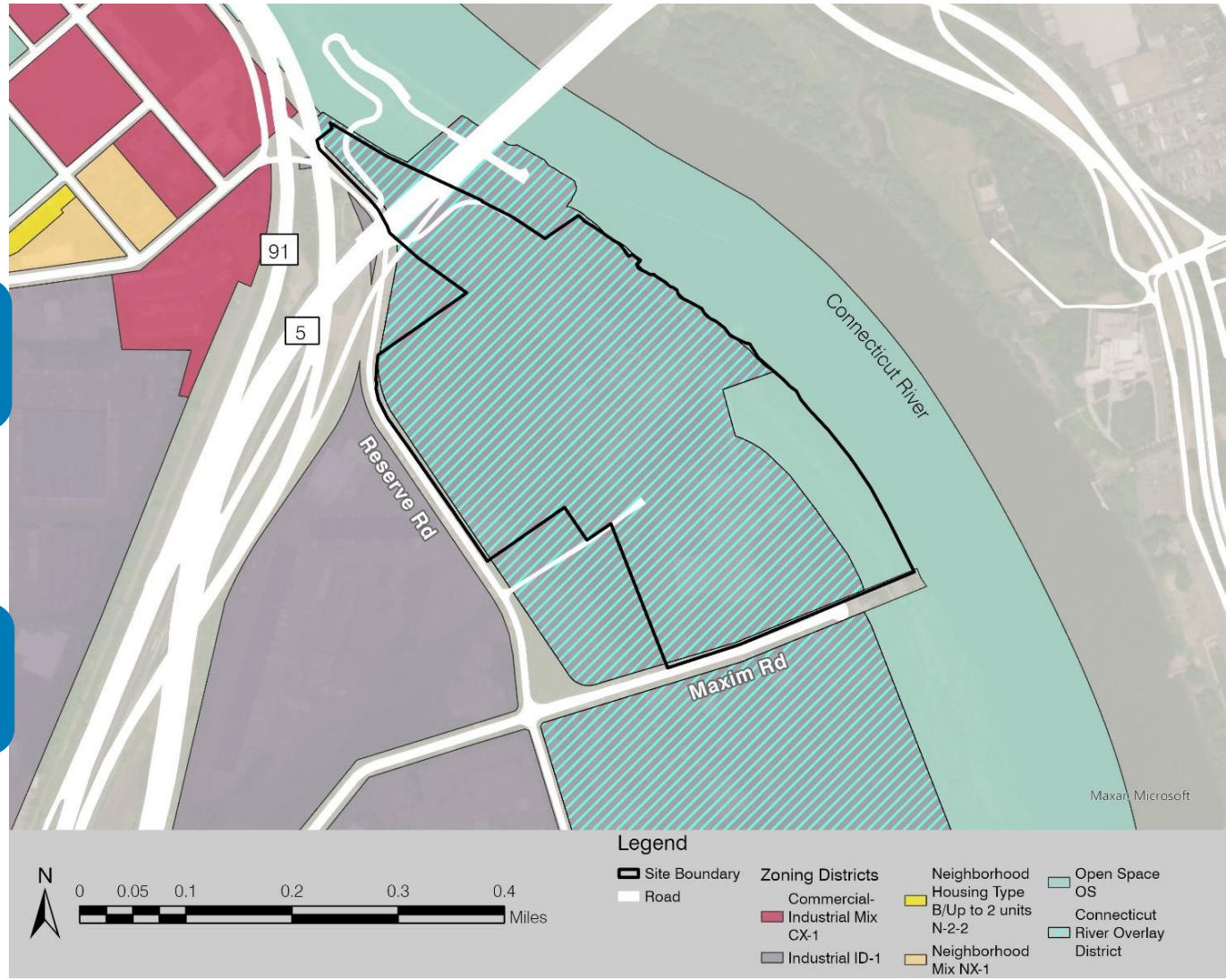
Proximity to Airport



Zoning

Industrial (ID-1) District

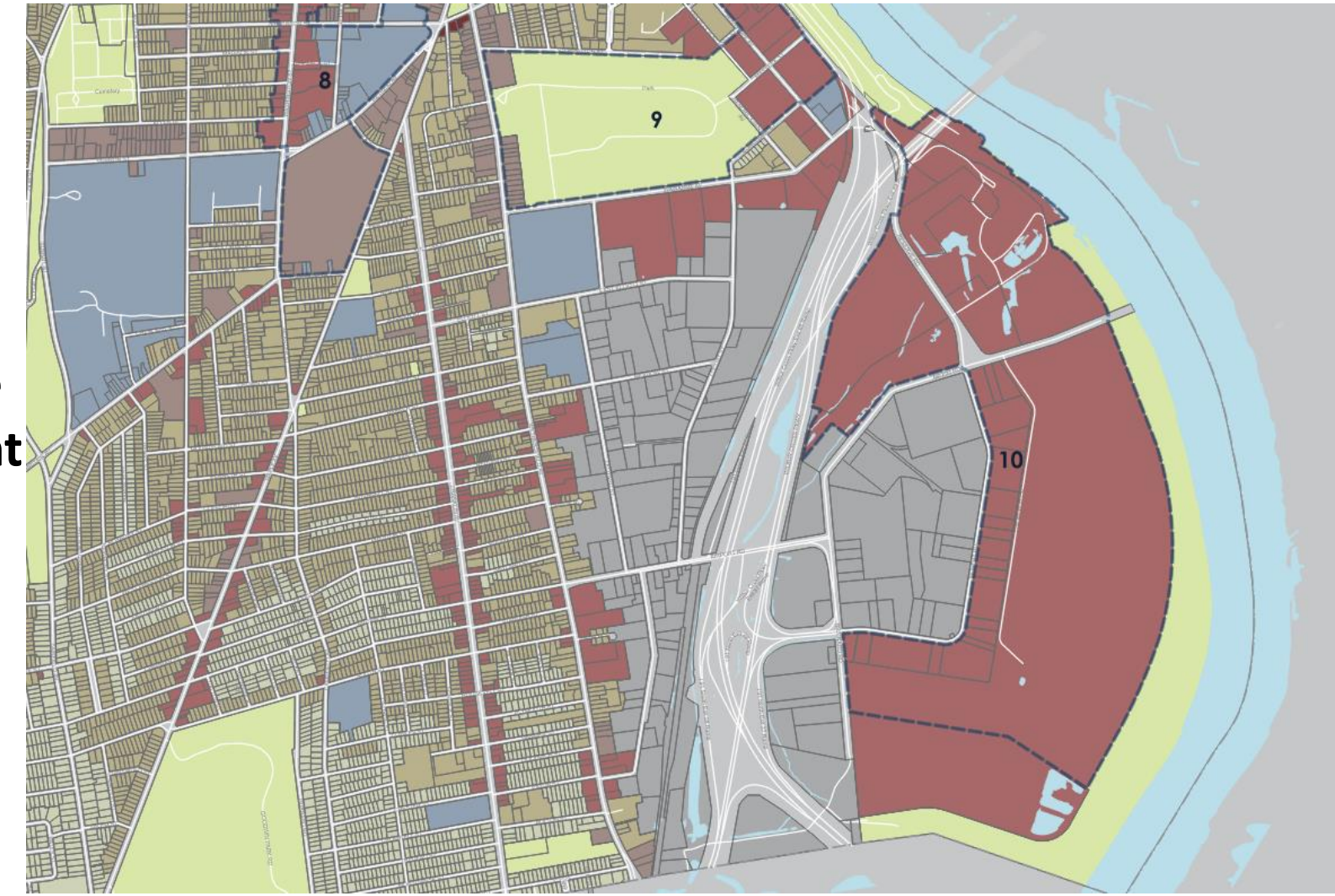
Connecticut River Overlay District



Zoning map
Source: CT Environmental Conditions Online 2012, City of Hartford Open Data 2024

Planning Studies

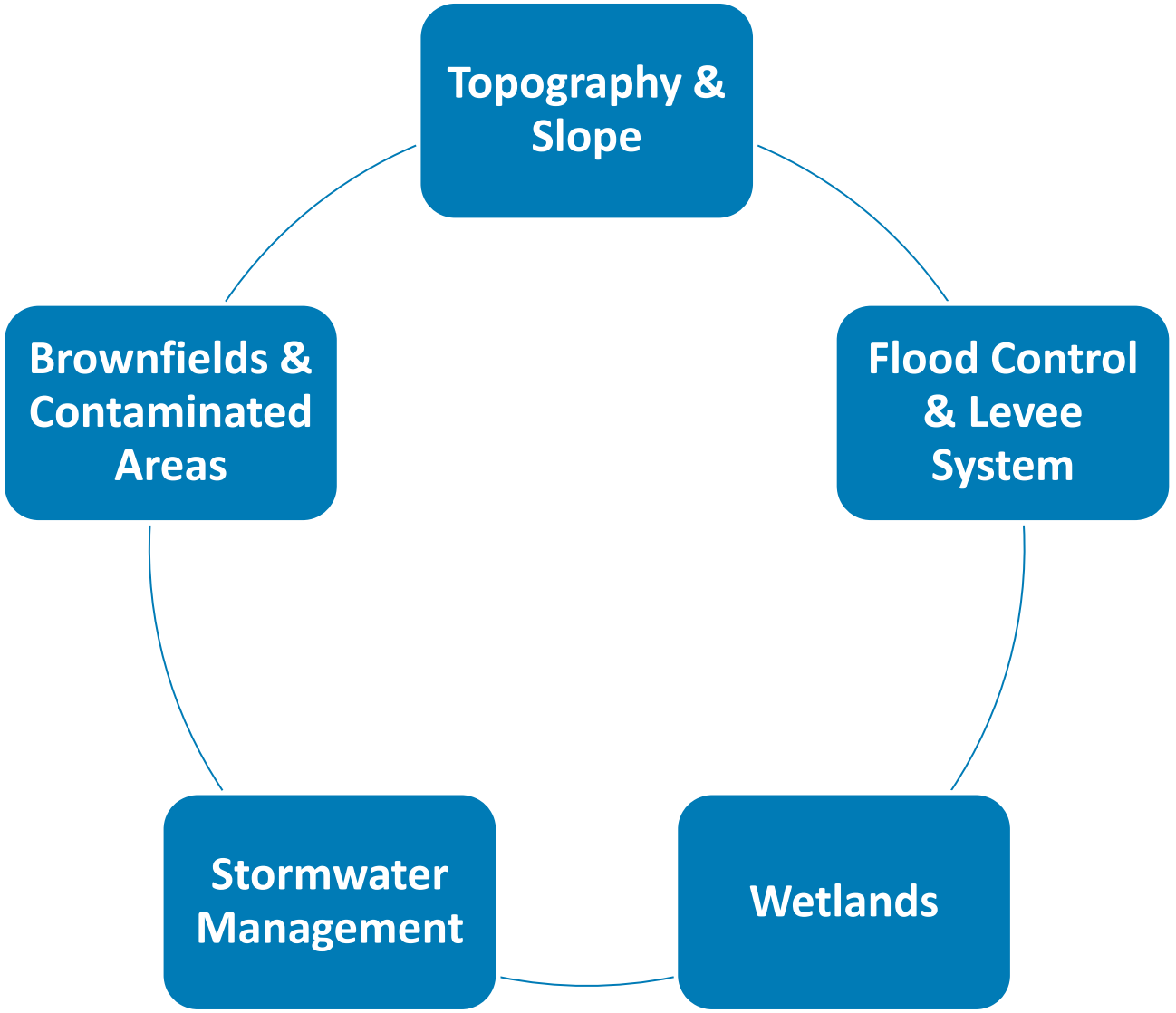
- **Hartford City Plan, City of Hartford, 2020**
- **Hartford-Brainard Airport: A Visioning Report for the Future, City of Hartford, 2022**
- **Connecticut Regional Agriculture Market Proposed Redevelopment Concept, Capital Regional Development Authority, 2022**
- **River Reach Park and Vision, Riverfront Recapture, Ongoing**
- **Bicycle Master Plan, City of Hartford, 2019**



Hartford City Plan, 2020

Conceptual Site Considerations - Opportunities

Site Design Considerations



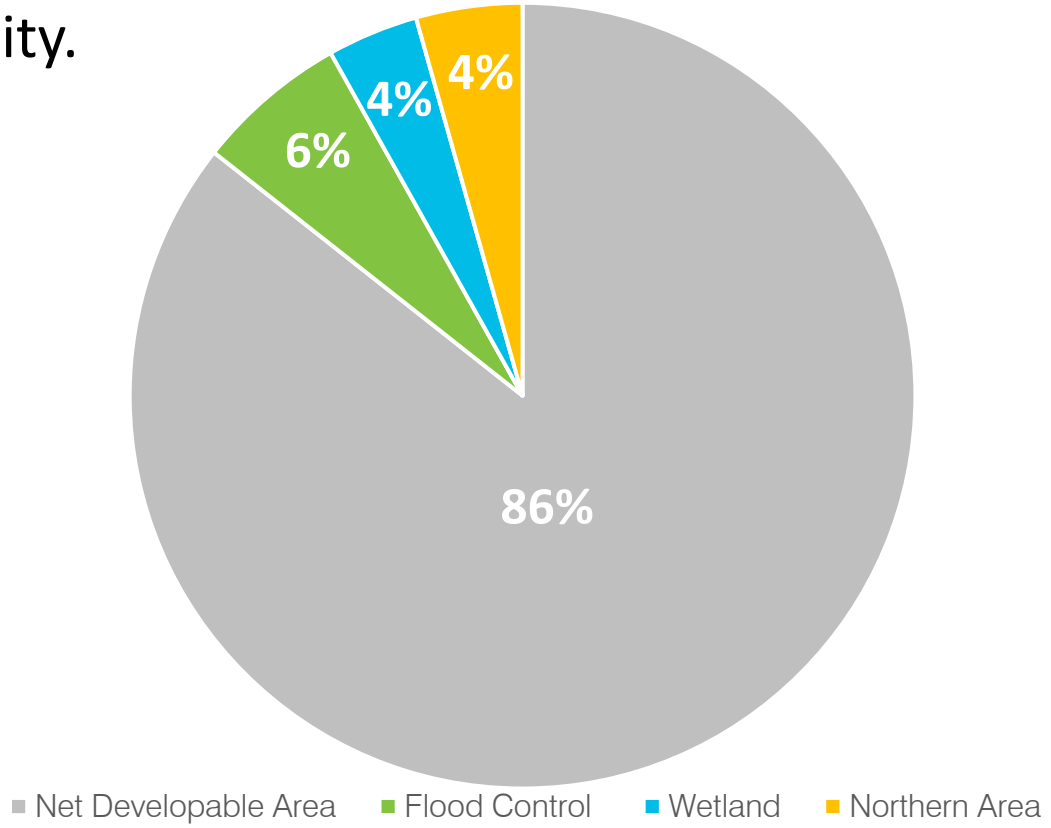
Net Developable Area – Conceptual

Total Site Area

Gross Area: 80 acres of land in the South Meadows Facility.

Exclusions

- Flood Control Infrastructure: **5** acres
- Wetlands: **3** acres
- Northern Area Exclusion: **3.5** acres



Net Developable Area

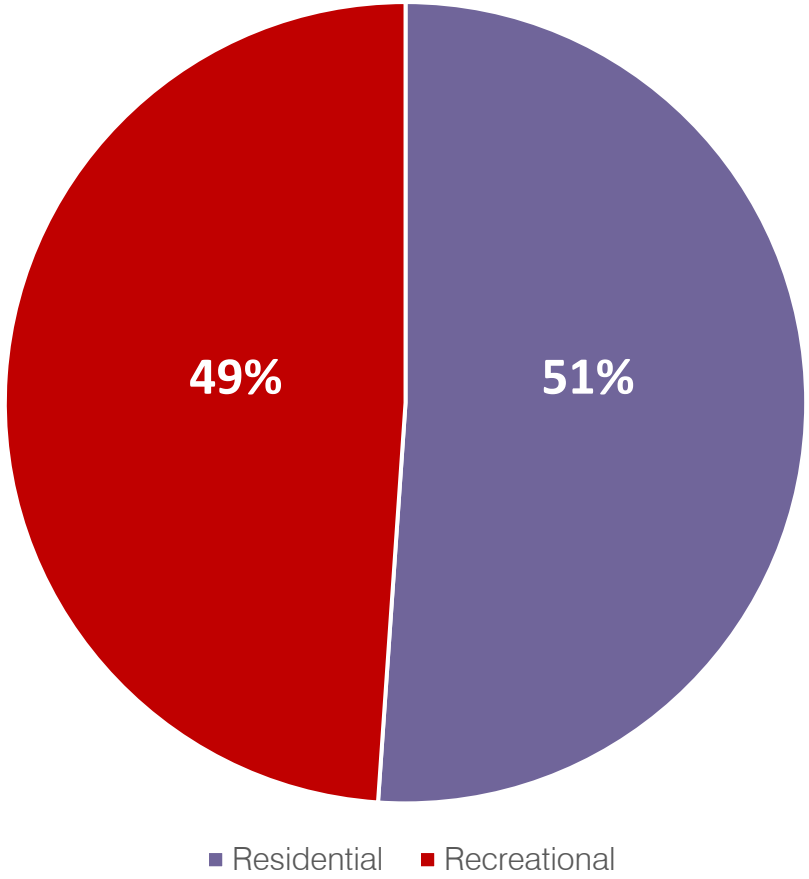
Gross Area (80 acres) – Exclusions (11.5 acres) = **68.5 acres**

Potential Future Uses – Residential/ Recreational

Weston & Sampson

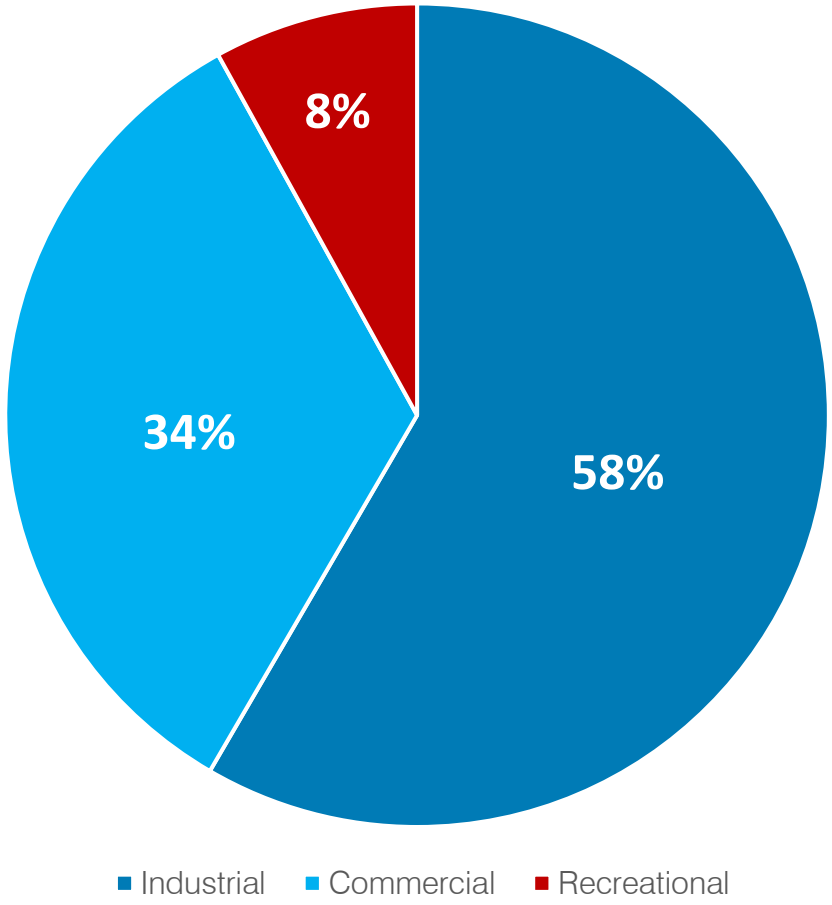
Residential Area (35 acres)

Recreational and Open Space (33.5 acres)



Potential Future Uses – Commercial/Industrial

- Industrial Area (40 acres)
- Commercial Area (23 acres)
- Recreational and Open Space (5.5 acres)

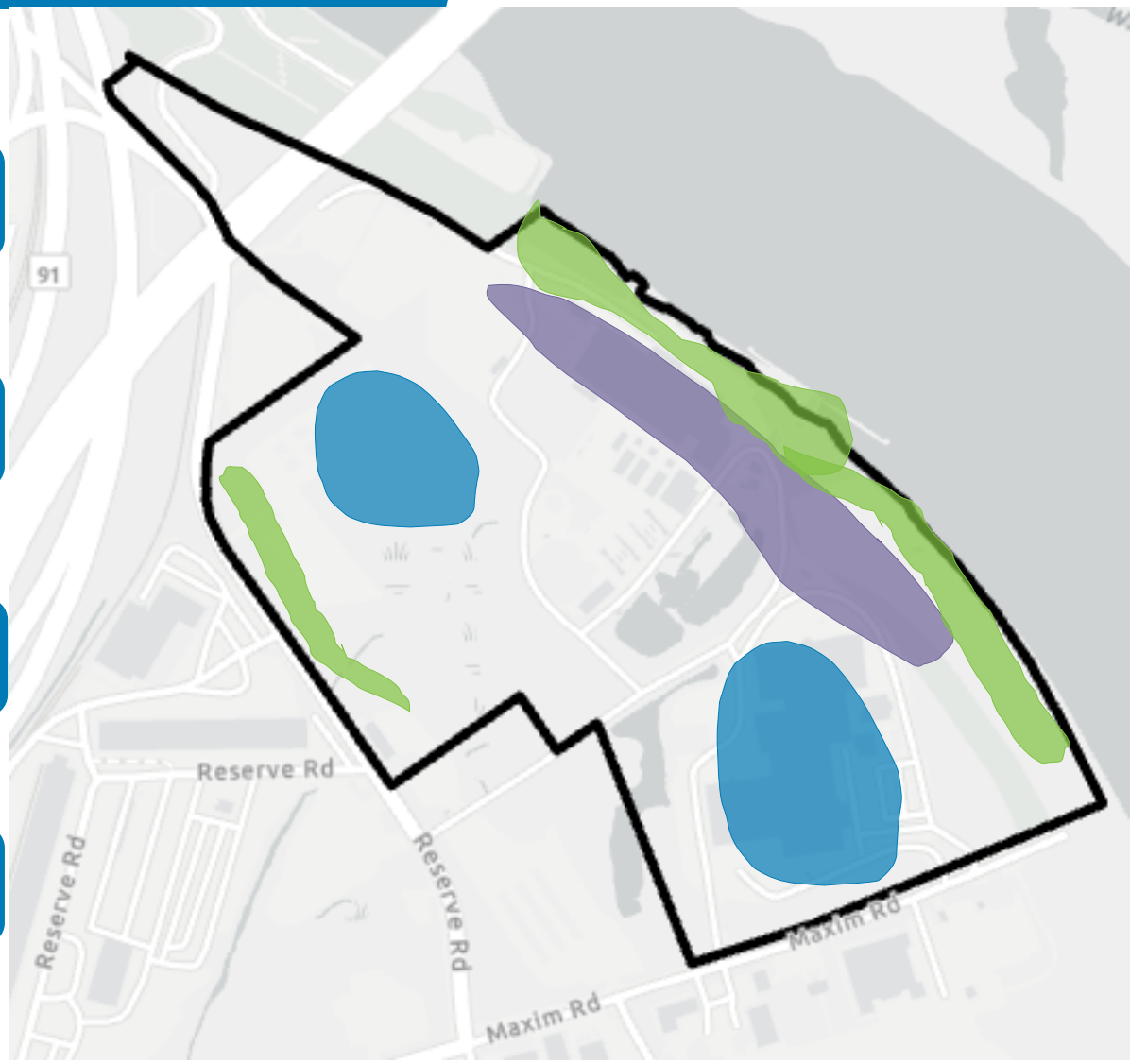


Potential Future Uses – Current Permitted Use

- The WPF structure remains in use
- The electrical infrastructure remains.
- The PBF may or may not remain.

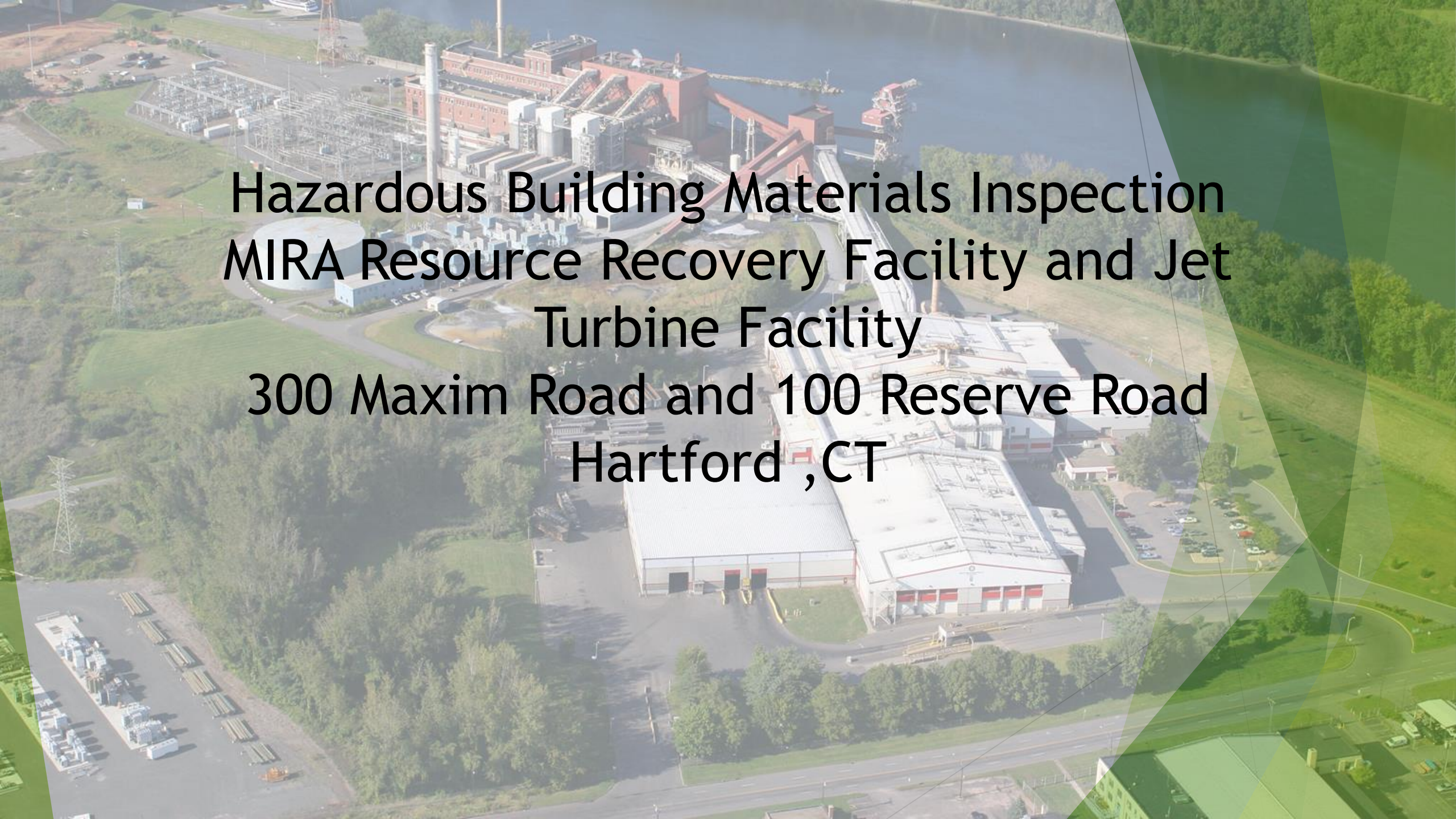
Potential Future Uses – Mixed-Use Development

- Industrial Area (20 acres)
- Residential Area (18.5 acres)
- Commercial Area (13 acres)
- Recreational and Open Space (17 acres)



Attachment B to 11/6/2024 Committee Meeting Minutes

Presentation Entitled "Hazardous Building Materials Inspection"



Hazardous Building Materials Inspection
MIRA Resource Recovery Facility and Jet Turbine Facility
300 Maxim Road and 100 Reserve Road
Hartford ,CT

Scope of Services

- Asbestos-Containing Materials
- Lead-Based Paint
- Universal Waste and Other Hazardous Materials (OHMs)
  - Universal Waste: Lamps, Batteries, Mercury-Containing Items, Aerosols, Pesticides (stored)
  - OHMs: PCB/DEHP Lighting Ballasts and Capacitors, CHCs/HCFCs, Stored Chemicals and Solvents, Stored Petroleum Products
- Polychlorinated Biphenyls (PCBs) in Building Materials (Not included in this summary)

Asbestos-Containing Materials (ACMs)

- Purpose: Perform a thorough inspection of the buildings and structures for asbestos-containing materials for compliance with the USEPA NESHAP regulation and the OSHA Asbestos in Construction Standard 29 CFR 1926.1101.
- Physical inspection of accessible areas of buildings and structures
- Locate and quantify suspect ACM
- Key sample locations on to general layout plans
- Collection and analysis of bulk samples for asbestos
- Classify ACM into one of three US EPA categories and determine friability
- Tabulate ACM and Non-ACM Summary Tables
- 706 suspect ACMs identified resulting in the collection of 1,507 asbestos bulk samples with 1,394 samples analyzed by PLM analysis. 81 samples confirmed by TEM analysis.
- 122 suspect ACMs (Homogeneous Areas) confirmed to be ACM and 61 suspect ACMs assumed to be positive (ACM)
- ACM= Equal to or greater than 1% asbestos

Lead-Based Paint

- Purpose: Develop data to prepare a waste disposal characterization sampling plan for renovation or demolition and provide data to contractors performing renovation or demolition at the Site for compliance with the OSHA Lead in Construction Standard 29 CFR 1926.62.
- Physical inspection of the Site buildings and structures.
- Surface coating (paint, varnish, shellac, etc.) screening utilizing an X-Ray Fluorescence Analyzer (XRF).
- Categorize results into “High” and “Low” levels. High levels are those that are above the Residential definition of Lead-Based Paint of 1.0 mg/cm2.
- 2,383 XRF measurements collected with 375 readings with a “High” level of lead.
- Primarily metal or steel components that can be recycled contingent upon no other hazardous or regulated constituents present in the coating.
- Disposal characterization testing will be required for certain solid waste streams.

Universal Waste Materials and Other Hazardous Materials (OHMs)

- Purpose: Perform a visual inventory for universal waste materials and OHMs to support recycling or disposal during renovation or demolition activities.
- Visual inventory of lamps, emergency lighting, exit signs, motors, equipment, and stored materials. No sampling was performed.
- Quantify and categorize items by Type.
- 9,895 linear feet of fluorescent lights, 61 thermostatic controls with mercury ampules, 645 lead acid batteries, 285 aerosol cans, and some stored herbicides.
- 123 PCB ballasts, 391 DEHP ballasts, multiple types of stored chemicals, paints, petroleum products and compressed gas cylinders.

Summary

- Several types of ACMs were identified that will require removal prior to or concurrently with renovation or demolition activities.
- Recommendation for an Asbestos Operations and Maintenance (O&M) Program.
  - O&M should include repairs to damaged ACMs, labeling, training, notification
- Preparation of a lead waste disposal characterization plan once the final outcome for the Site is determined.
- Report is not a bidding document. Plans and specifications should be developed to address proper abatement of asbestos, management and disposal of lead-contaminated materials and proper recycling and disposal of Universal Waste Materials and OHMs.
- Supplemental testing is often needed during scope development.
- Alternative Work Practices may be required to address site-specific conditions