

FROM W. E. SNEE

TO P. R. ATKINS

ENVIRONMENTAL AFFAIRS
PITTSBURGH 19

ENVIRONMENTAL AFFAIRS
PITTSBURGH 19

APRIL 3, 1994

**RE: ALCOA BUILDING ENVIRONMENTAL ASSESSMENT
MODIFIED PHASE I FINAL REPORT**

Attached is the final "Modified" Phase I Environmental Assessment report for the Alcoa building. The consultant has listed their conclusions and recommendations on page 35 of the report. I have the following comments regarding the recommendations:

1. Based on my conversations with I. C.F. Kaiser and others within Alcoa (Gary Crouth & John George), I do not feel that soil and groundwater sampling is warranted due to past problems with leaks in the snow melt system. The leakage did not appear to be major and the heat exchange fluid would be very biodegradable and most likely would not be present at this point in time. Perhaps the only reason to conduct any sampling would be to take a "belt & suspenders" approach. I would recommend not conducting sampling and to wait until a buyer is found to see if testing is an issue in the transfer.
2. I would not recommend that we perform wipe sampling to determine the chemical composition of the suspected chromate contamination. The staining is very small and is most certainly a result of minor leakage from the cooling system when chromate based corrosion inhibitors were used. The condition is extremely minor in nature.
3. Don Burrell has informed me that the problem with the stained shelves and floor tile in the basement has been corrected.
4. The hydraulic lift in the Executive Annex is inspected regularly and has not presented a problem. Future building owners would be responsible for proper maintenance.
5. The asbestos issue is still under investigation. Galen Anderson is sharpening the estimate to remove the asbestos in the building so that a more exact cost can be factored into the decision as to what asbestos material will be removed. I have also asked Laura Rippey and Karen Krall to look at the health effects and potential sampling plans.

At this time I do not see any driving reason to perform any additional Phase II testing. If you agree, I will write a letter to Rick Kelson explaining the reasons for no additional Phase II work. If you recall, we used Rick as the person to be notified when I did the assessment of the 14th floor of the building when the outside legal group moved in. I wanted to get your concurrence before proceeding.

Bill Snee
Bill Snee

Attachment

M/AB.Assess.Final.PRA

C60763 0082



ENVIRONMENTAL AFFAIRS

FROM BILL SNEE
PITTSBURGH OFFICE - 19

TO RUSS PORTER
PITTSBURGH OFFICE - 25

NOVEMBER 15, 1993

**RE: ALCOA BUILDING - MODIFIED PHASE I
ENVIRONMENTAL ASSESSMENT DRAFT REPORT**

Attached for your review, is the draft report of the Phase I Environmental Assessment for the Alcoa Building. The report highlights four environmental findings, some which would be considered minor and some that would be significant. The following summarizes those findings.

1. Chemically stained shelves and floor tile were observed in the old darkroom located in the former duplication center in the basement. This would be a minor finding that could be easily remedied.
2. Suspected chrome deposits were found on some of the piping in the fan room and in some areas above the metal pan ceiling. It is suspected that this was a result on minor leakage in the heating/cooling system when chrome based corrosion inhibitors were used. This would also be a minor finding that could be confirmed by additional testing. Chrome based corrosion inhibitors are no longer used.
3. The consultant's investigation indicated a possible leakage of a ethylene glycol solution (antifreeze) from the snow melt system installed beneath the sidewalks outside the building. The snow melt system was in use between 1987 and 1990. There may be a need to conduct testing of the soil/groundwater beneath the sidewalk to determine the significance of this release. This however, should not be a major issue.
4. The normal Phase I protocol was modified to include a more detailed asbestos survey so that an asbestos abatement cost estimate might be generated. In order to better estimate the quantities of friable asbestos in the building, the contractor conducted a detailed asbestos survey of seven floors and a more general survey of the remaining floors. Based on the contractor's investigation, a very broad and preliminary cost estimate of \$2,222,082 was generated for the cost of asbestos abatement. This estimate does not include the cost of removal of the metal pan ceilings and some heating and cooling piping located above the ceiling. Alcoa Building Services had previously estimated that removal of the ceiling would cost approximately \$250,000. This item is obviously the most significant item raised in the assessment.



C60763 0083

ENVIRONMENTAL AFFAIRS

Meetings will be held with the consultant and Building Services to better define the asbestos abatement cost and to determine what, if any, asbestos could remain in the building and still comply with the Alcoa mandatory practice for asbestos abatement. I will keep you posted on the outcome of those meetings.



Bill Snee

cc: Ron Katila - cover letter and report
Don Burrell - cover letter and report
Pat Atkins - cover letter only
Russ Yester - cover letter only

C60763 0084



ICF KAISER ENGINEERS GROUP

ICF Kaiser Engineers, Inc.
Gateway View Plaza
1600 West Carson Street
Pittsburgh, PA 15219-1031
412/497-2000 Fax 412/497-2212

March 19, 1997

Mr. William Snee
Aluminum Company of America, Inc.
425 Sixth Avenue
Alcoa Building, Room 1920
Pittsburgh, PA 15219

Subject: Phase I Environmental Assessment
Alcoa Building
Color Photos from Final Report

Dear Mr. Snee:

As you requested, I have enclosed a set of copies of the color photos from the Final Report for the Phase I Environmental Assessment conducted by ICF Kaiser for Alcoa at the Alcoa Building in 1993. I have also sent a copy of Volume II of this report to Burt Hill Kosar Rittelmann Associates as you requested.

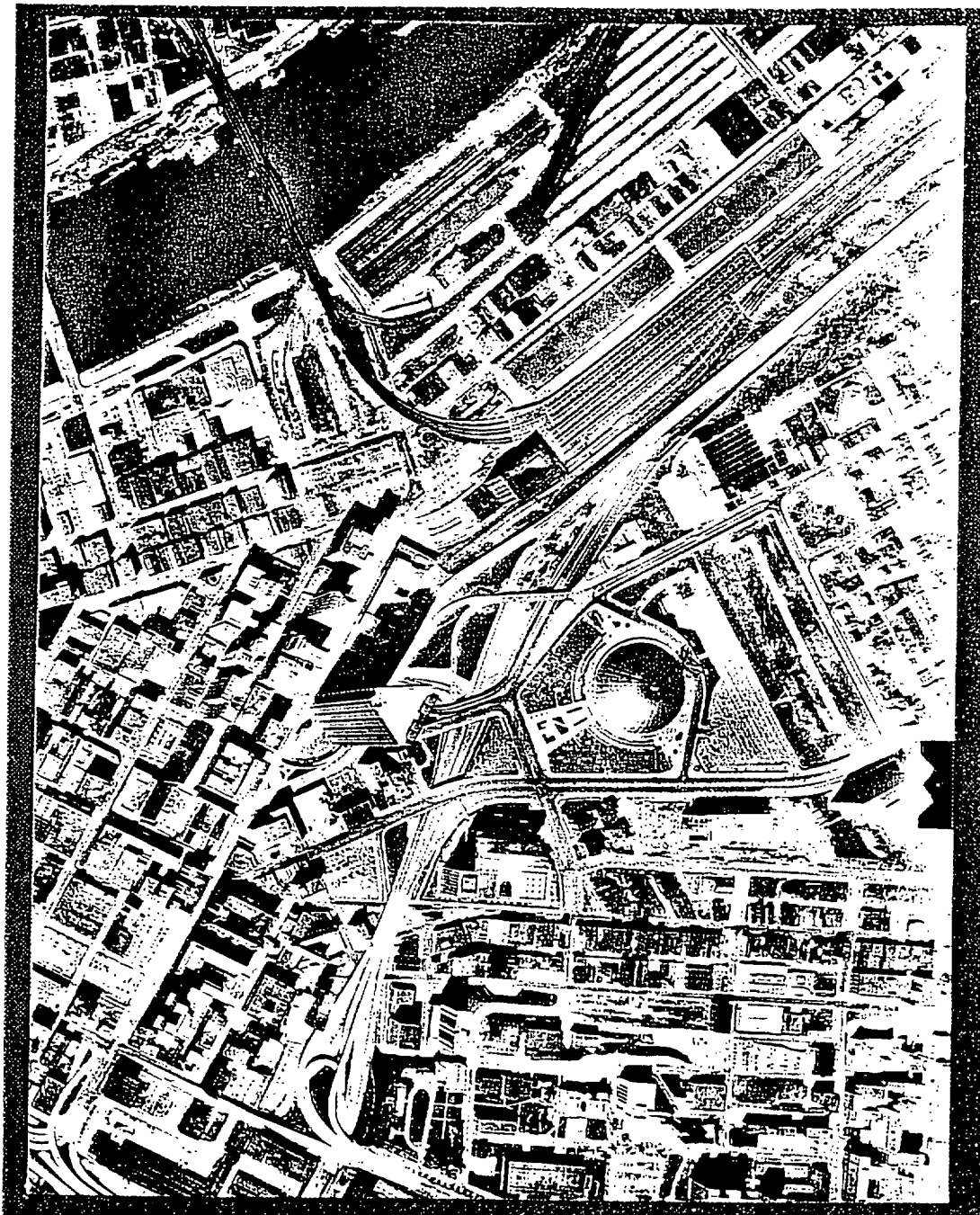
Please call me at (412) 497 - 2391 if you need any additional information or if ICF Kaiser can be of assistance in any other way.

Very truly yours,

Andrew J. Kandray
Project Manager

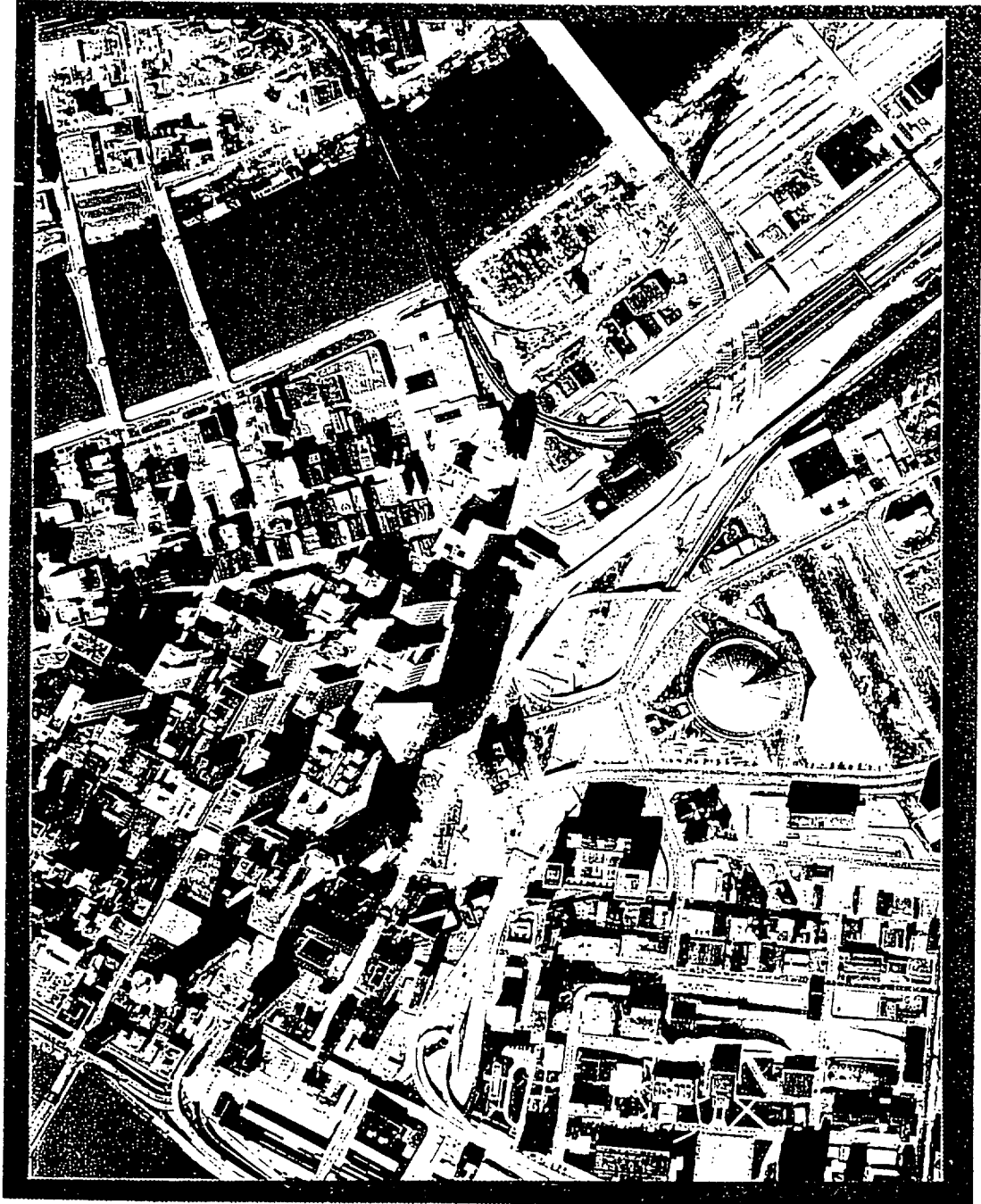
Enclosure

C60763 0085



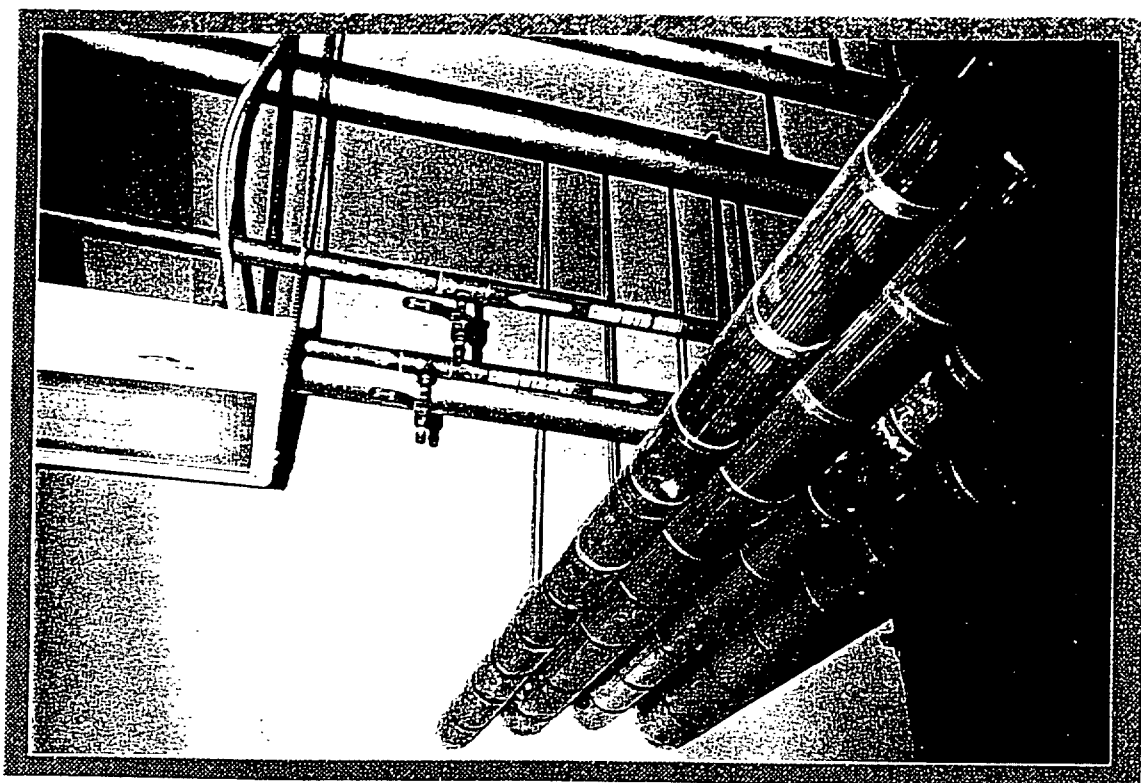
April 14, 1973

C60763 0086

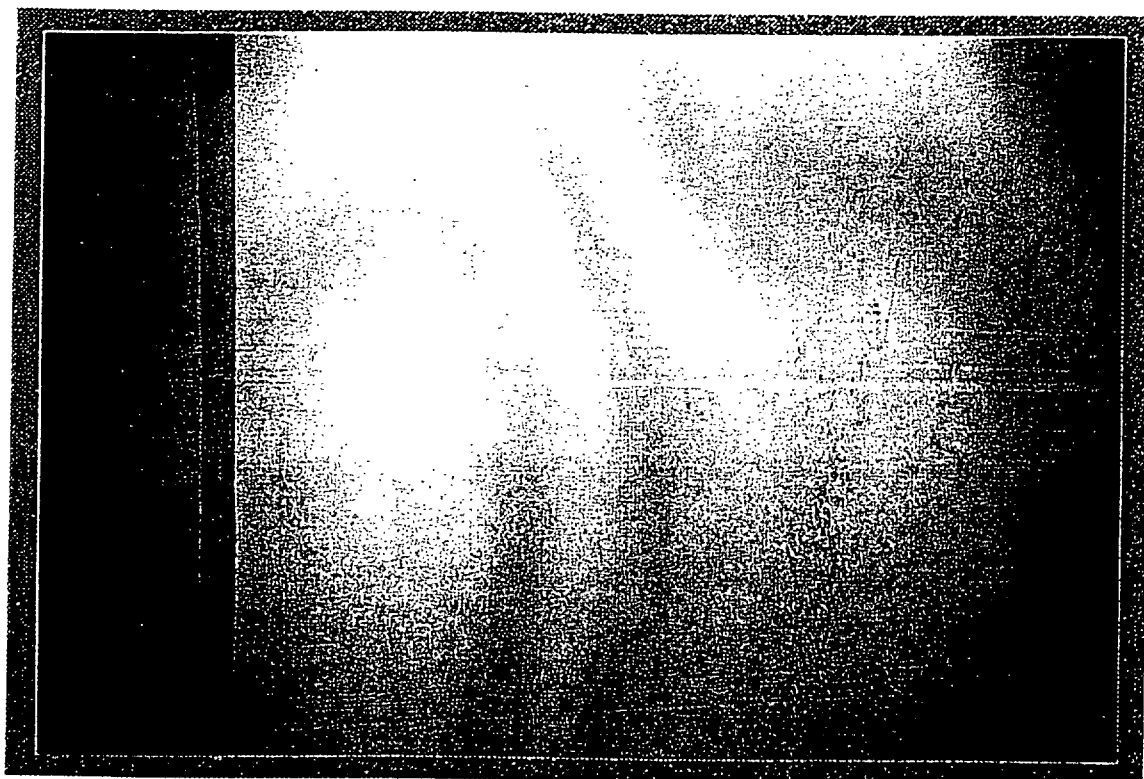


March 22, 1986

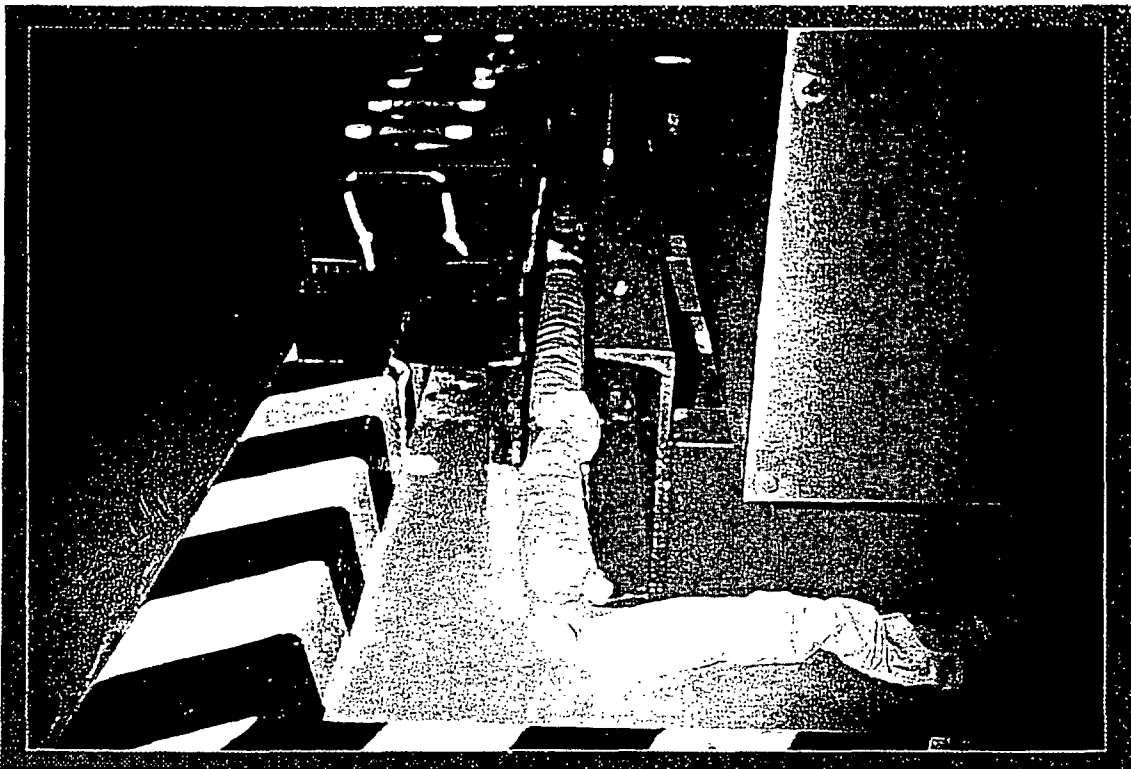
C60763 0087



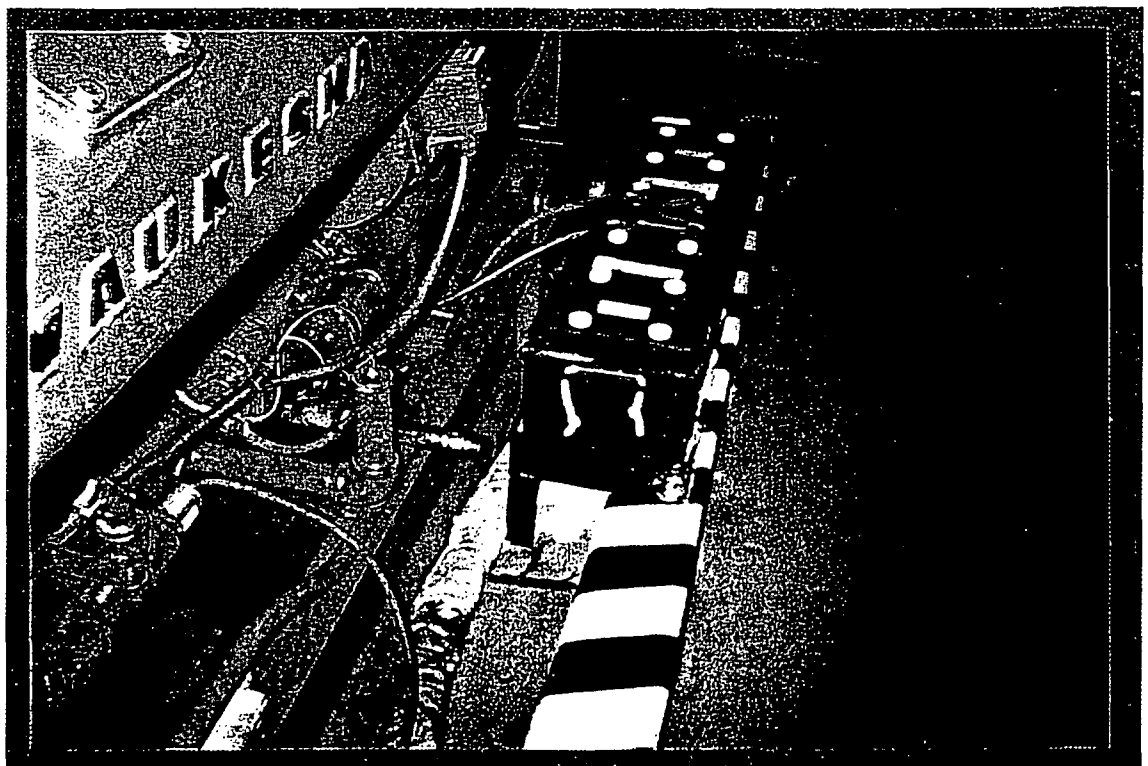
Cooling tower conditioned water piping, room SB-65.

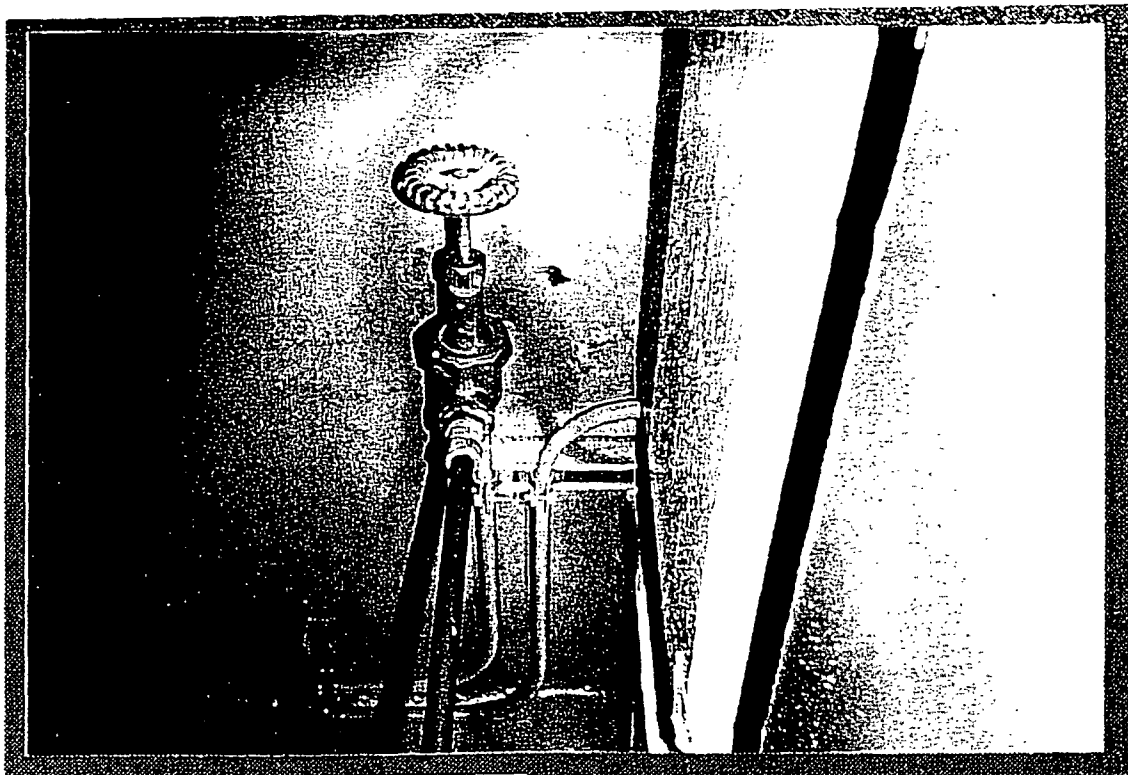


Wall in room SB-80.



Batteries for diesel emergency generator in generator room.



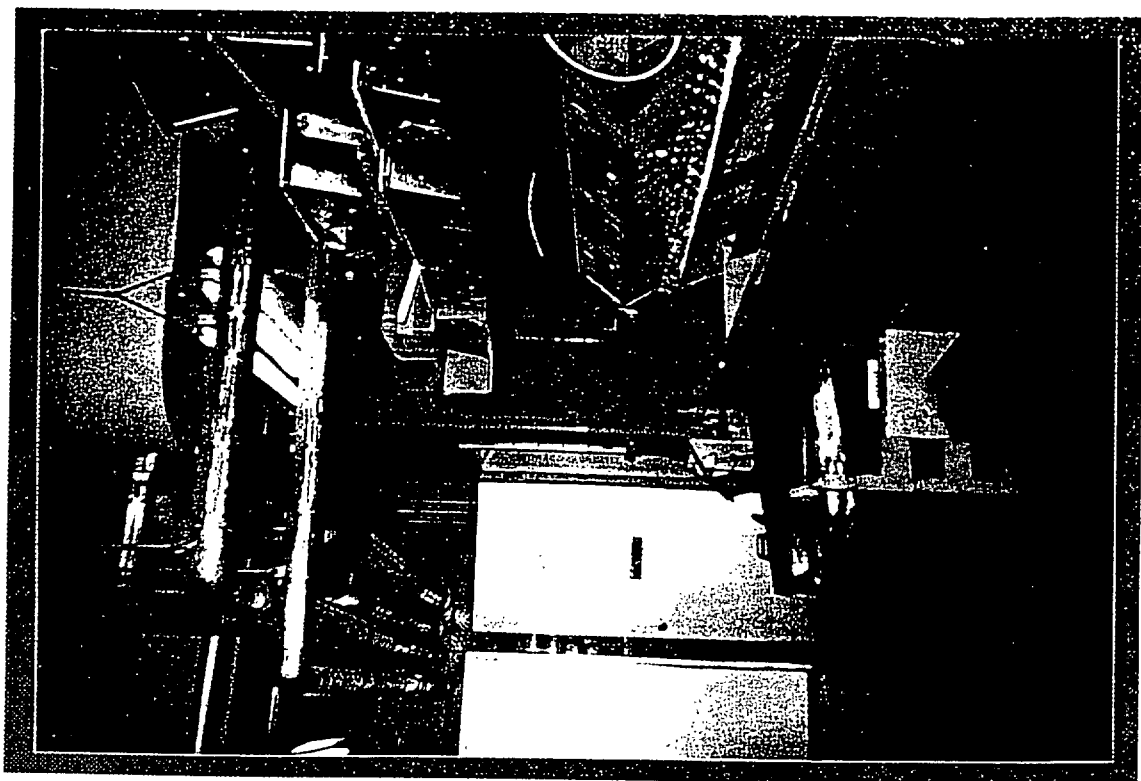


*Slight diesel leak at fuel line
valve in generator room.*

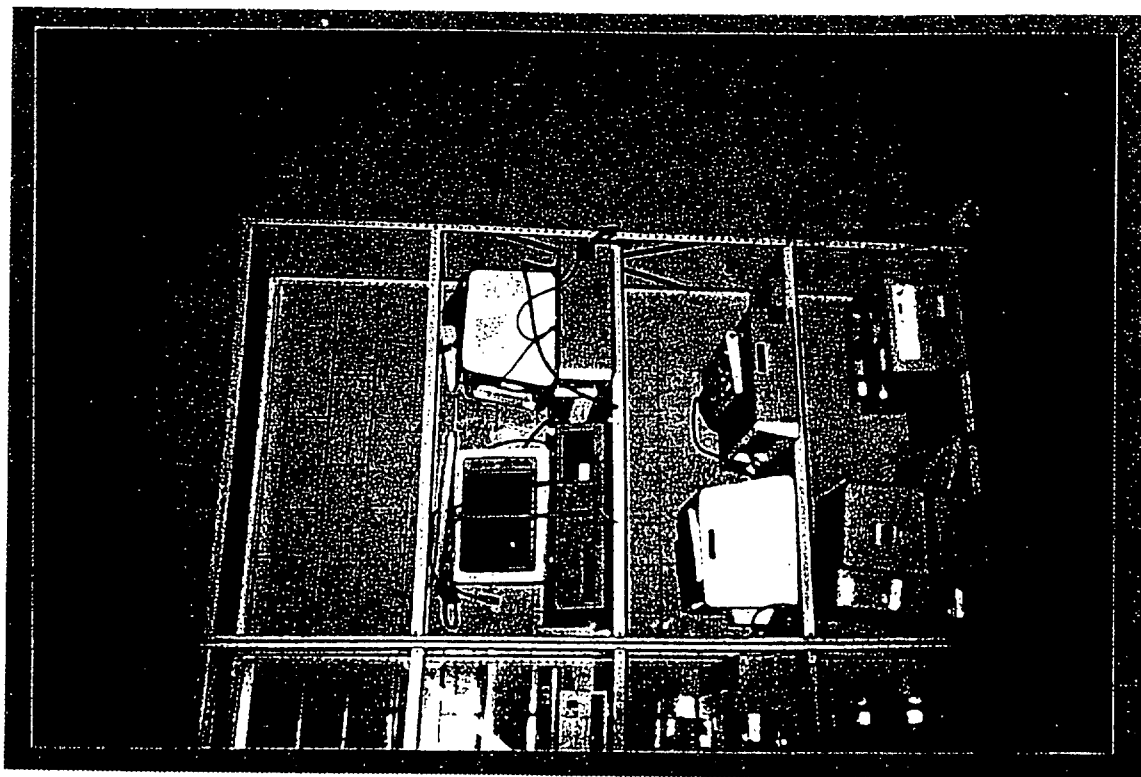


Interior of room SB-82.

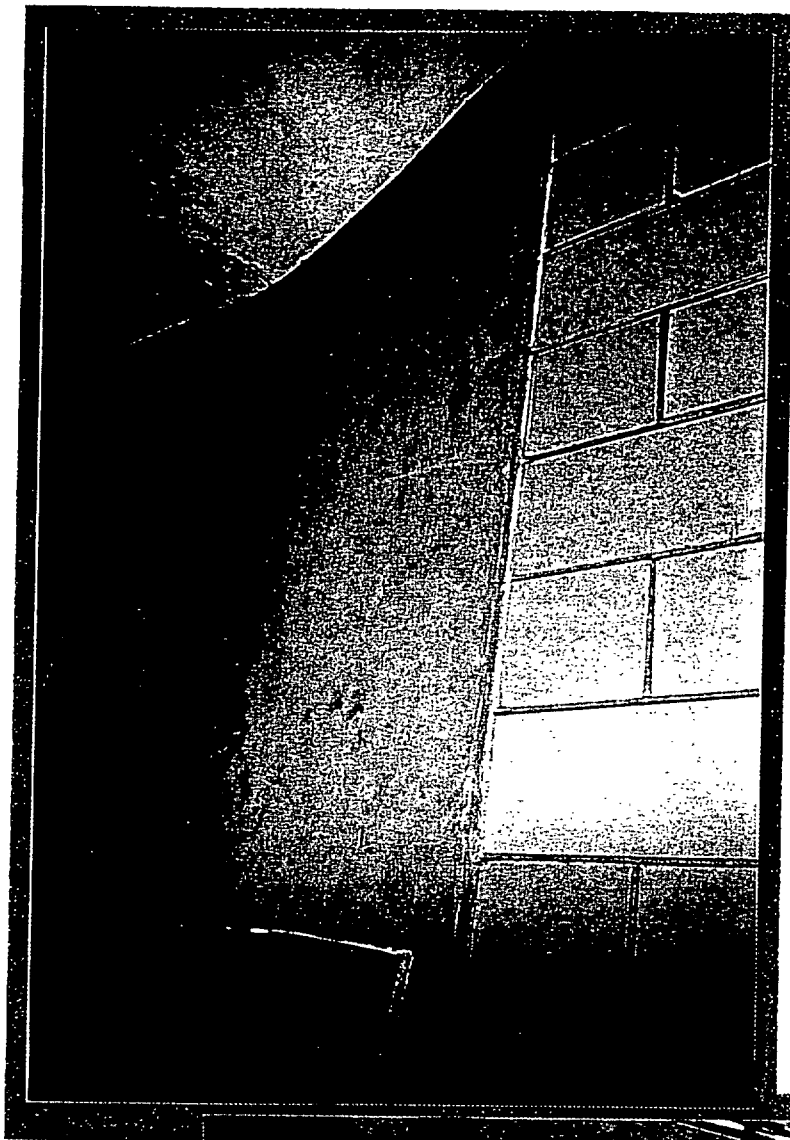
C60763 0090



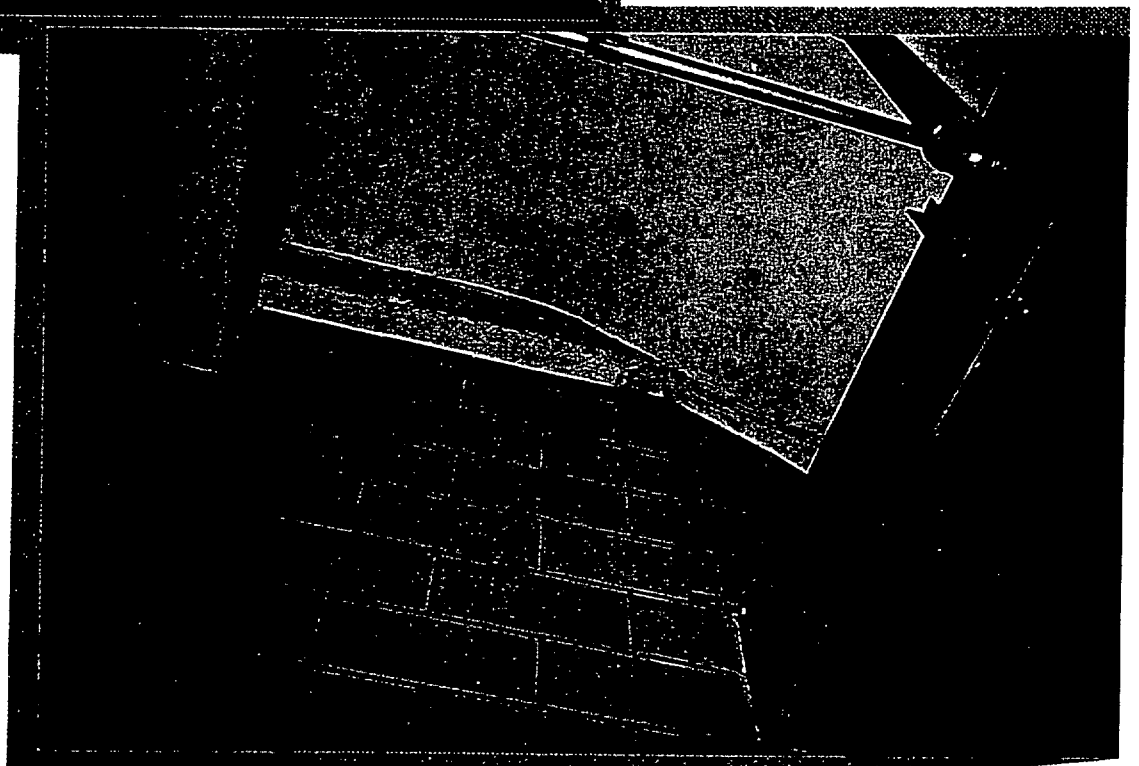
Interior of room SB-65.



Computer storage room interior, room SB-86.



*Oil leaking from escalator
lubrication, on wall of corridor
in subbasement.*

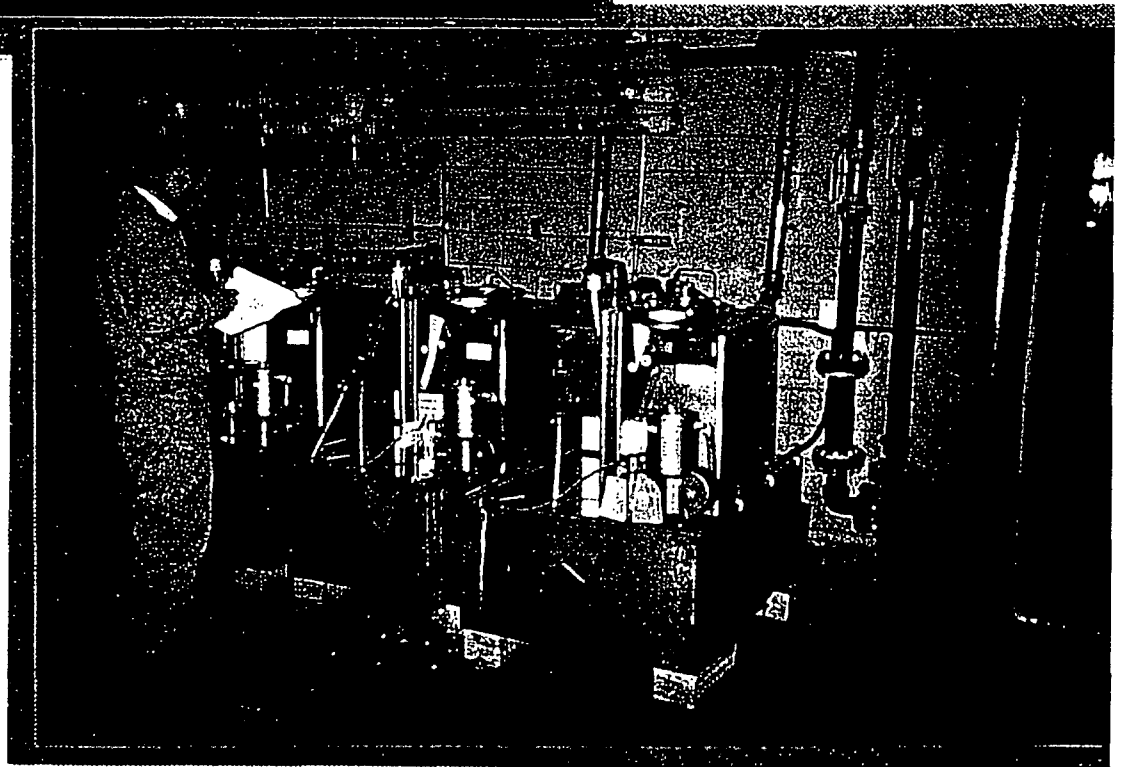


Oil stain on subbasement corridor ceiling, beneath escalator.

C60763 0092

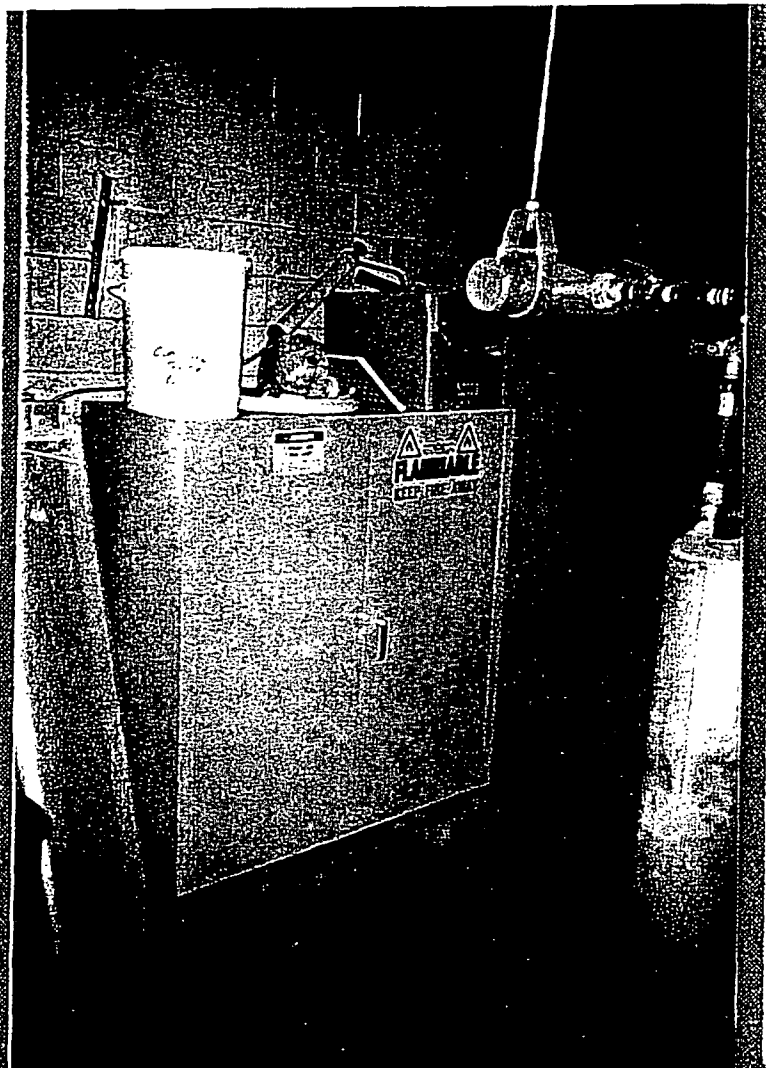


Fireproof doors stored in SB-55.



Water treatment mixing tanks in room SB-50.

C60763 0093



Solvent storage cabinet in room SB-50

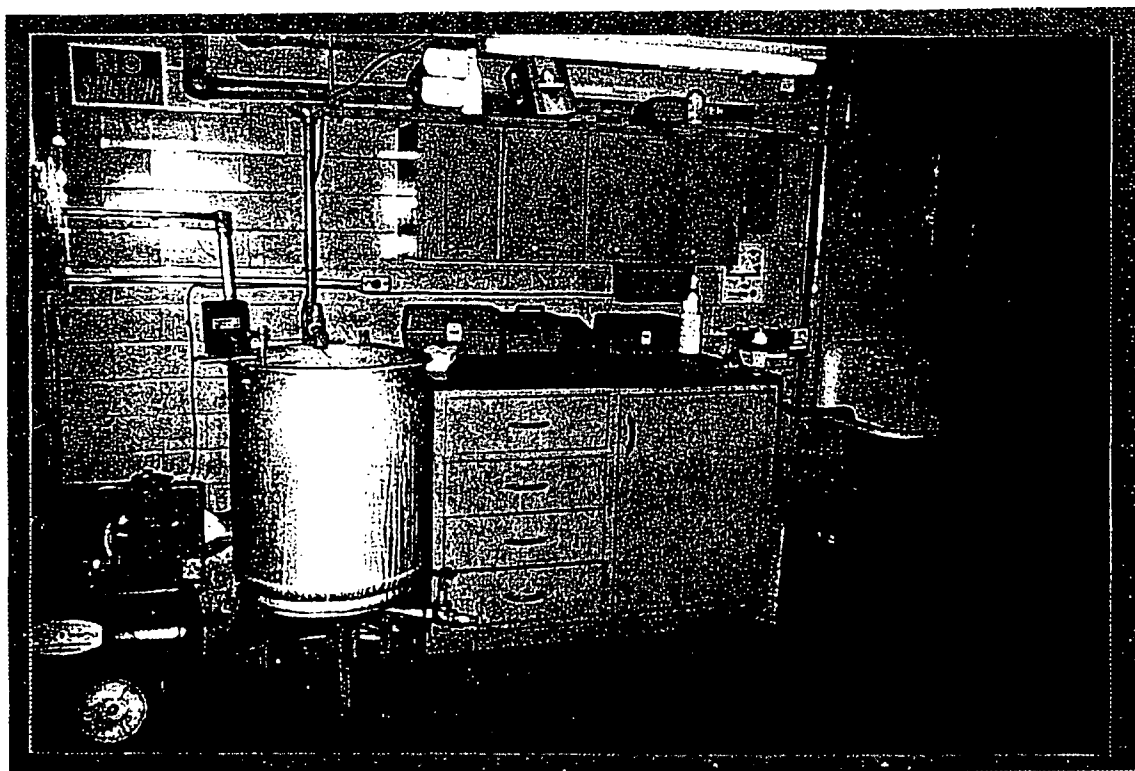


Chemical storage area in room SB-50.

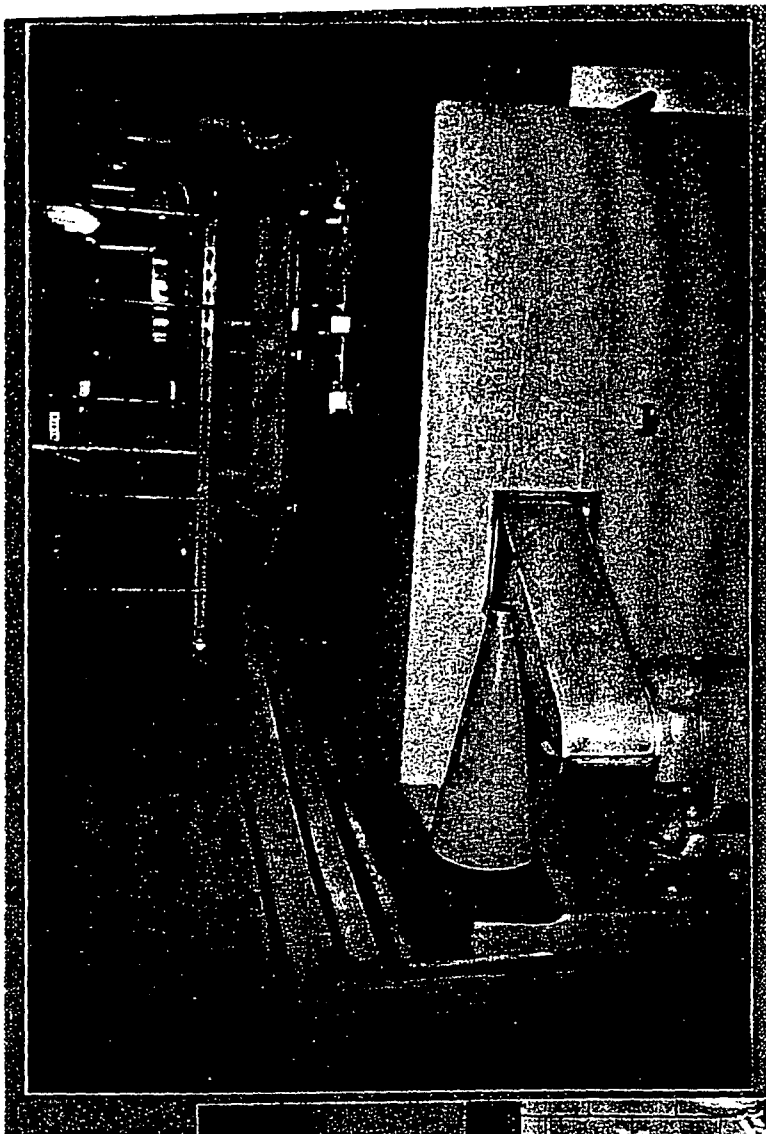
C60763 0094



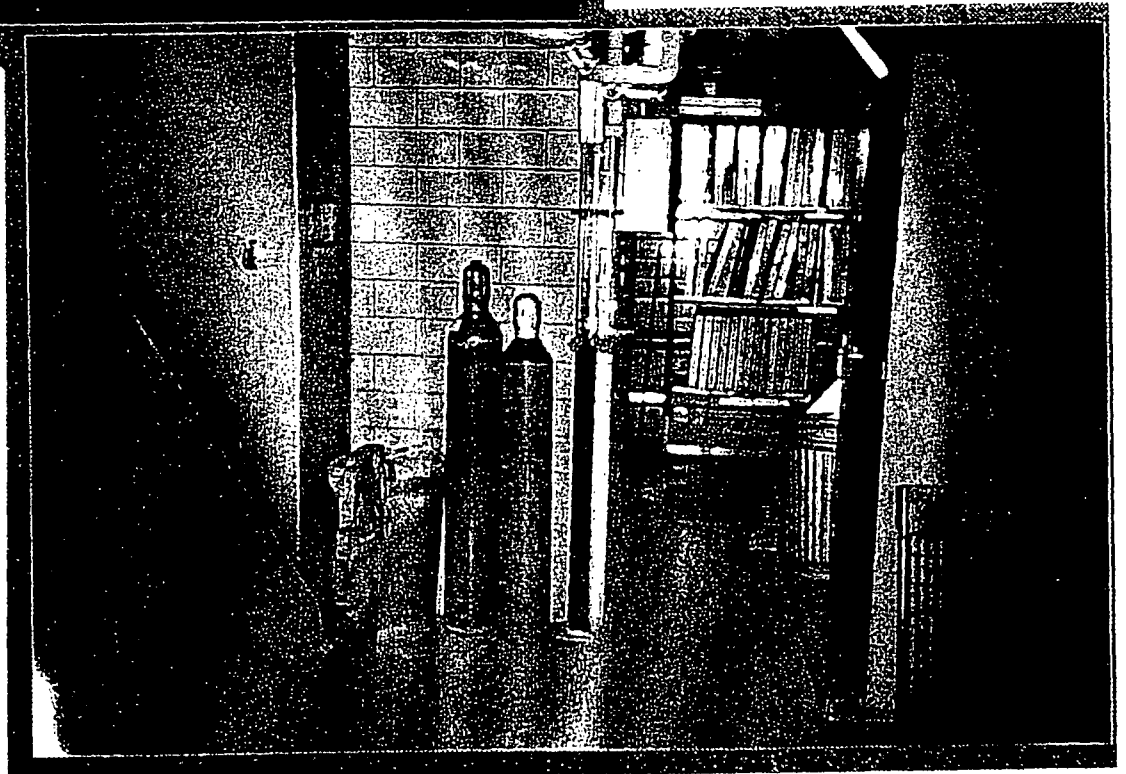
Waste chemical storage in room SB-50.



Chemical mixing area in subbasement engine room.



Air handlers in subbasement engine room.



General condition of subbasement engine room.



Hot water pump area in subbasement engine room.



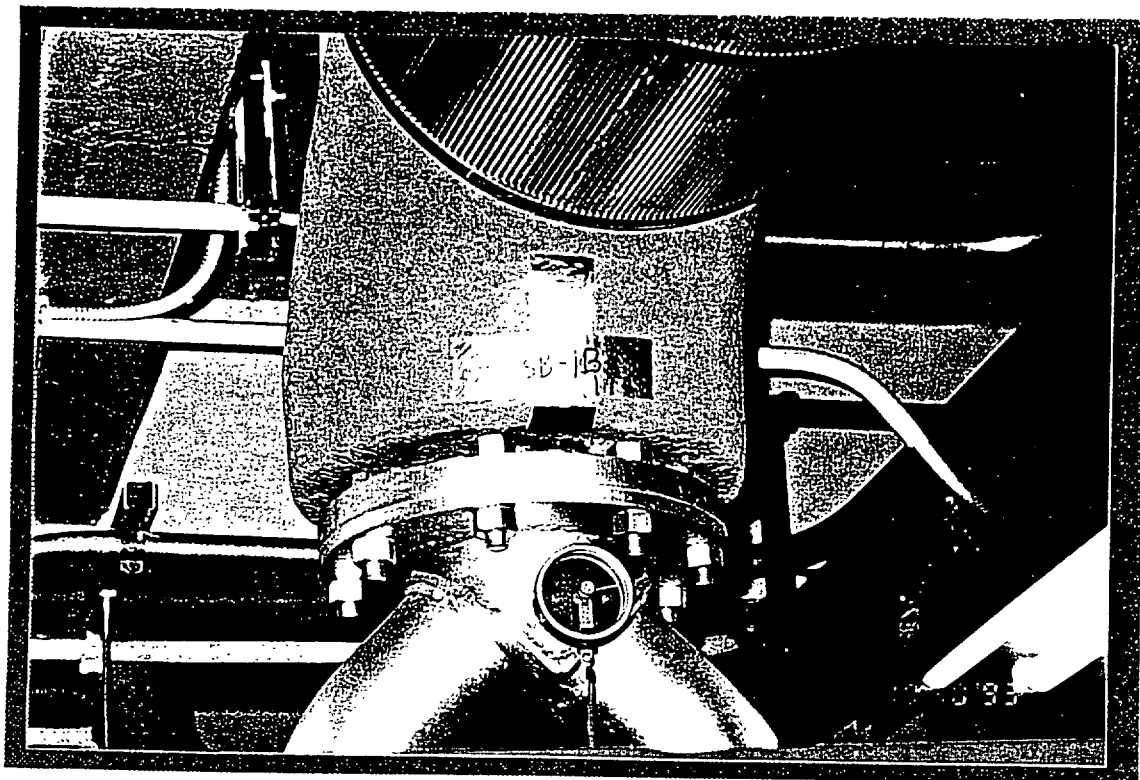
Metal lathe in subbasement engine room.



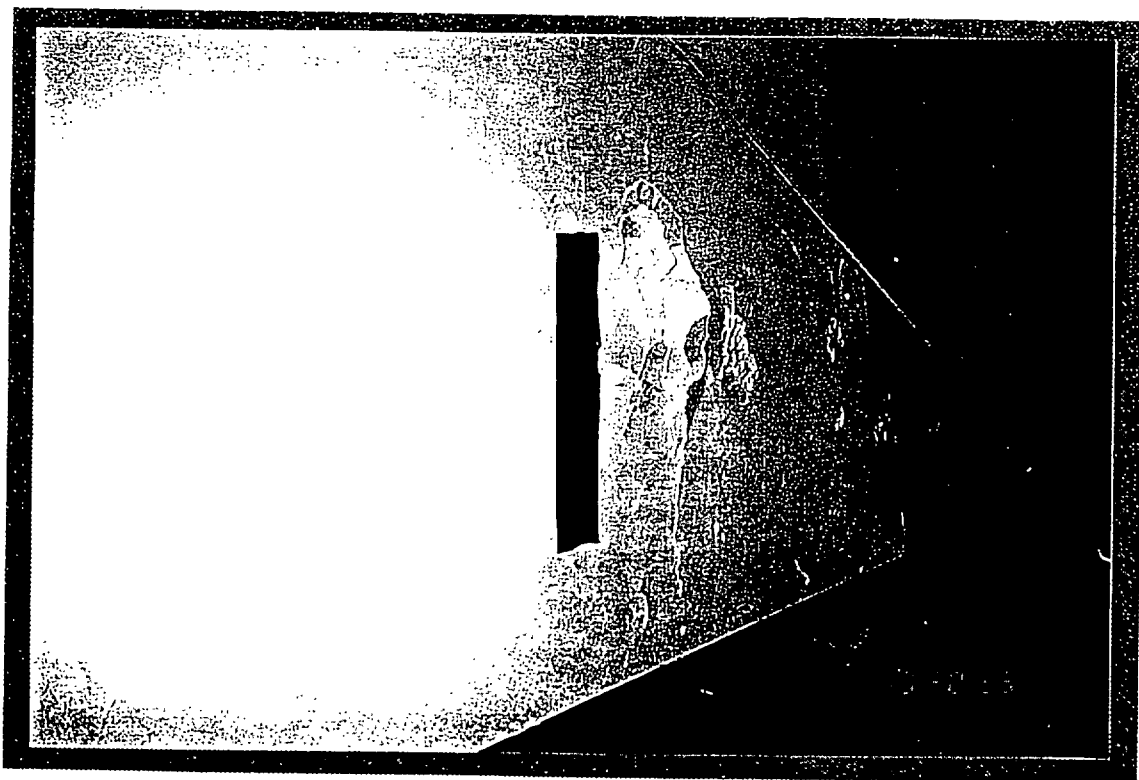
Condensate pump located in sump in floor of subbasement engine room.



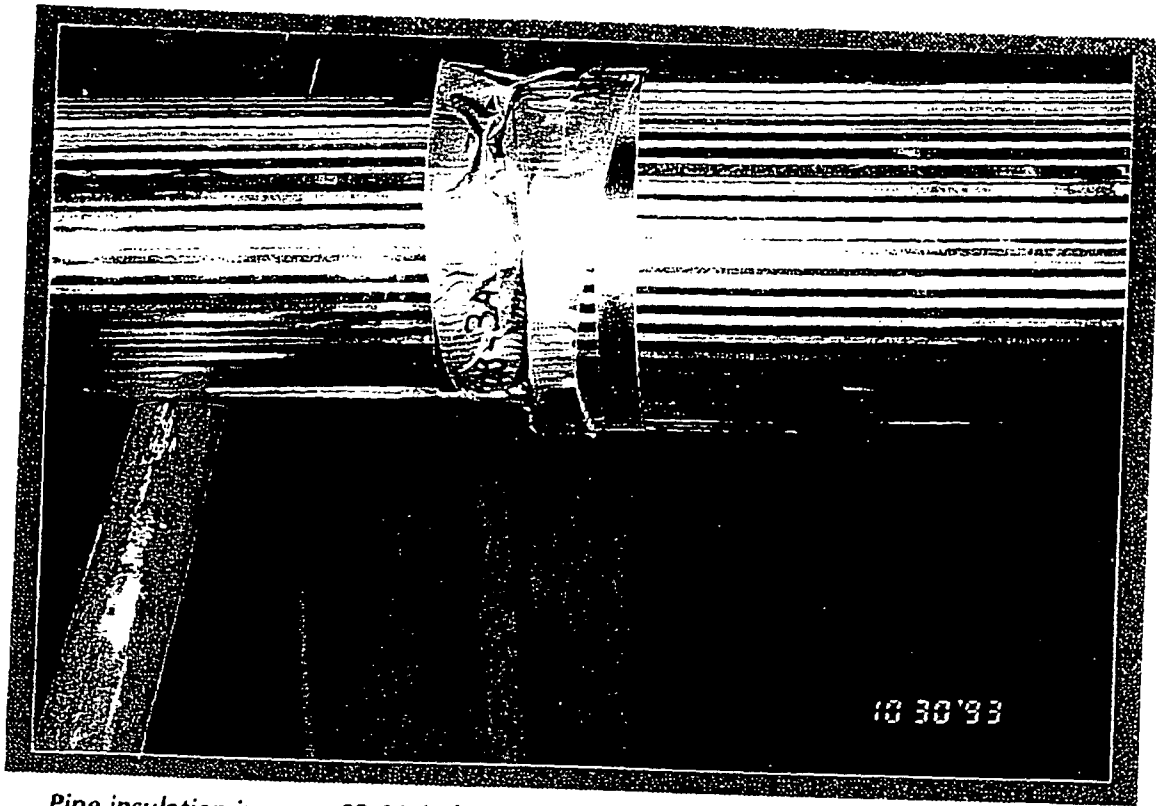
Sump pumps and sewer ejector pumps in subbasement engine room.



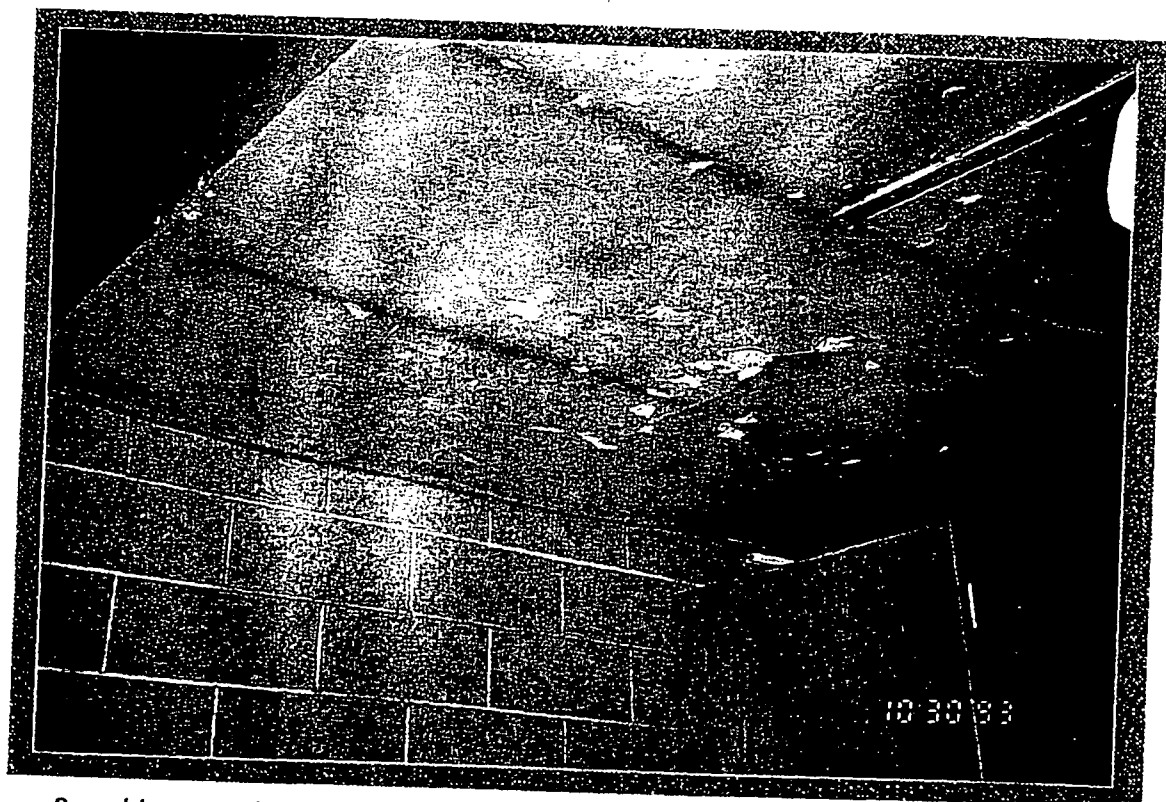
Generator exhaust stack insulation in room SB-2 (asbestos sample SB-1B).



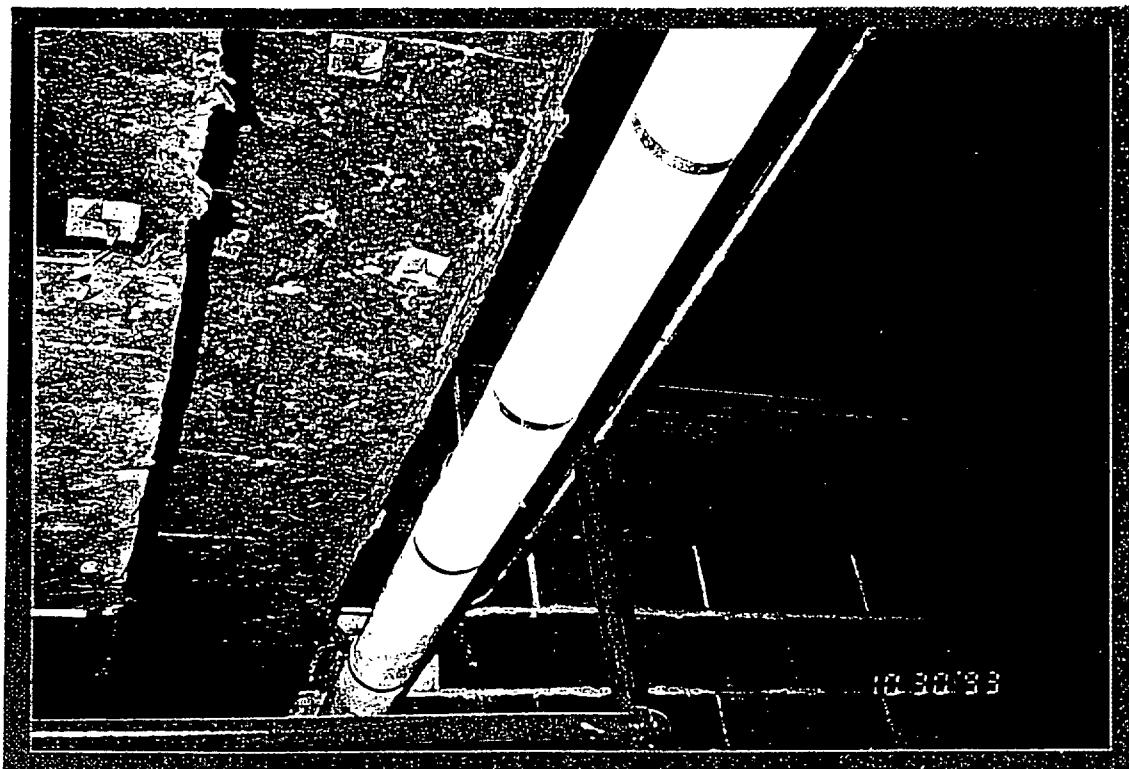
Breeching over ductwork insulation in subbasement fan room #1 (asbestos sample SB-2G).



Pipe insulation in room SB-82 (asbestos sample SB-3A).



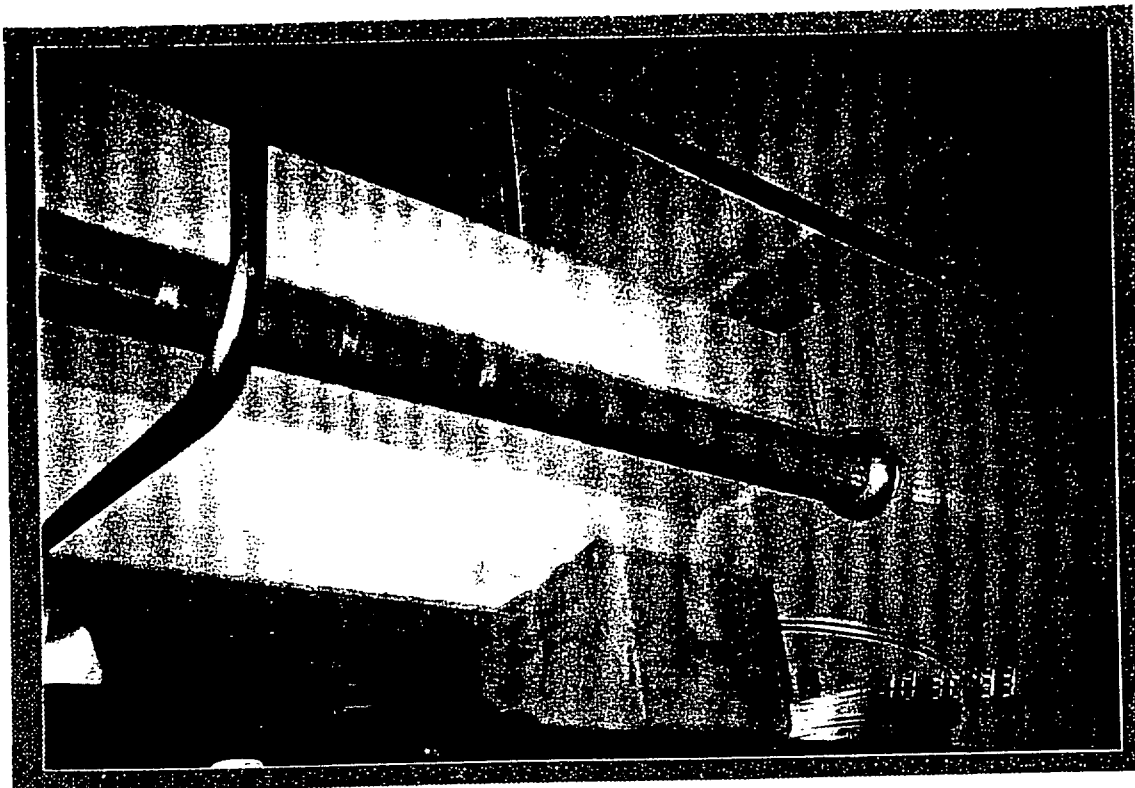
Breeching over ductwork insulation in room SB-80.



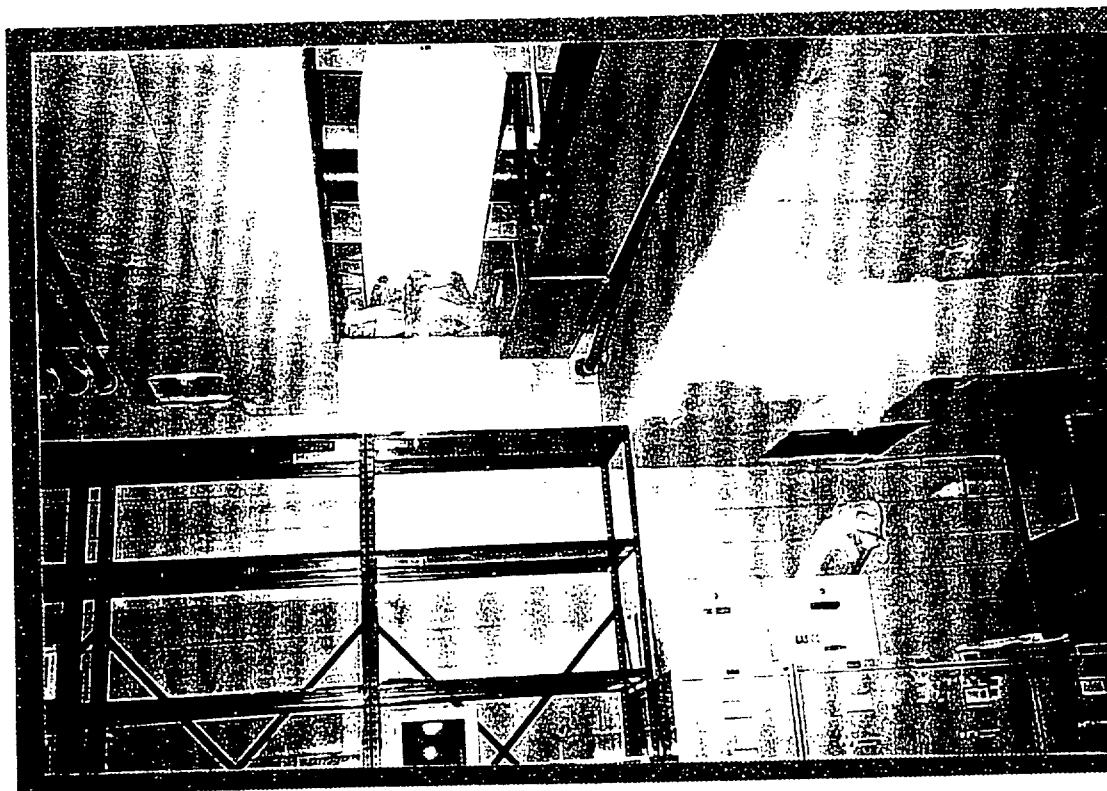
Pipe insulation in room SB-78.



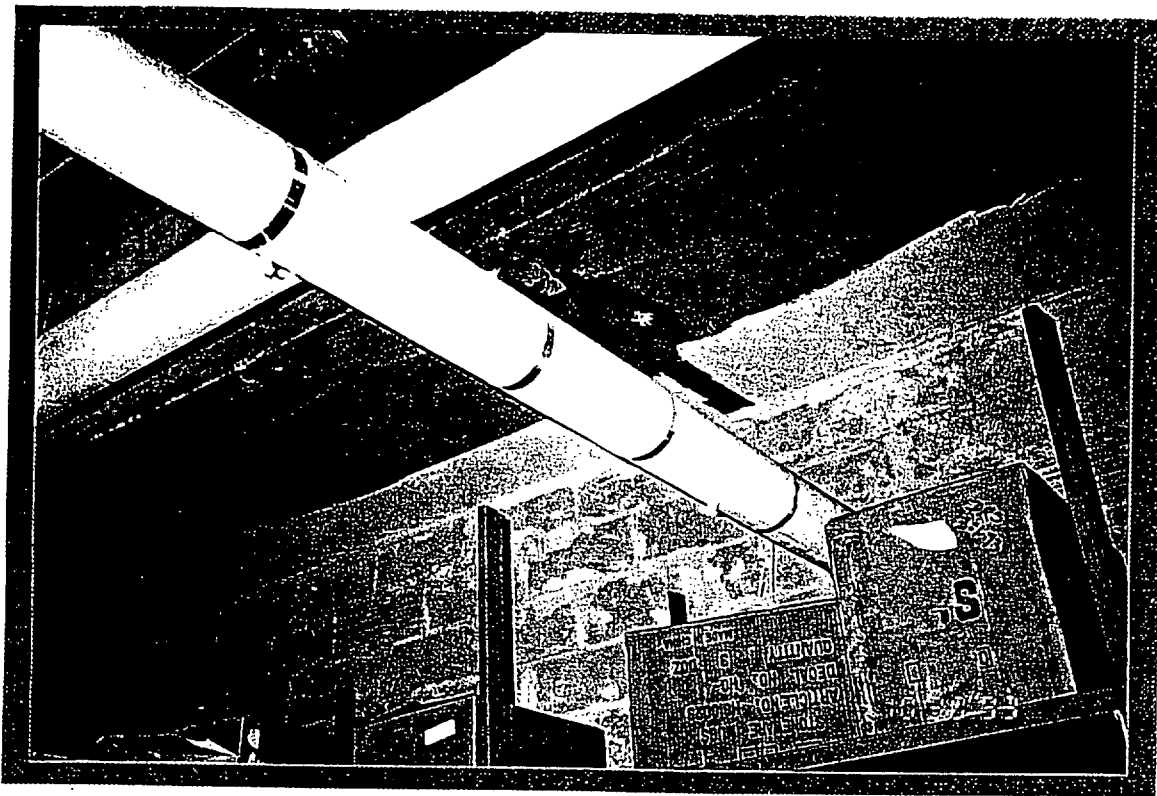
Breaching over ductwork insulation in subbasement locker room.



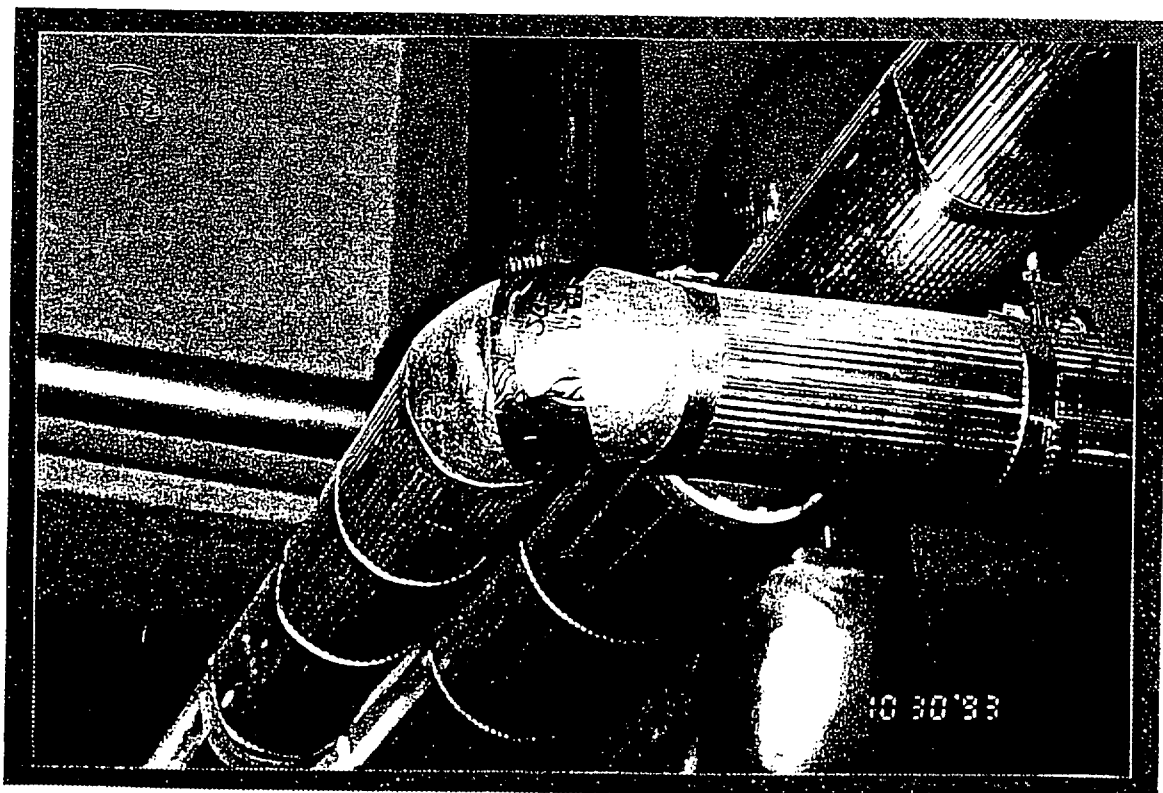
Breaching over ductwork insulation in room SB-76.



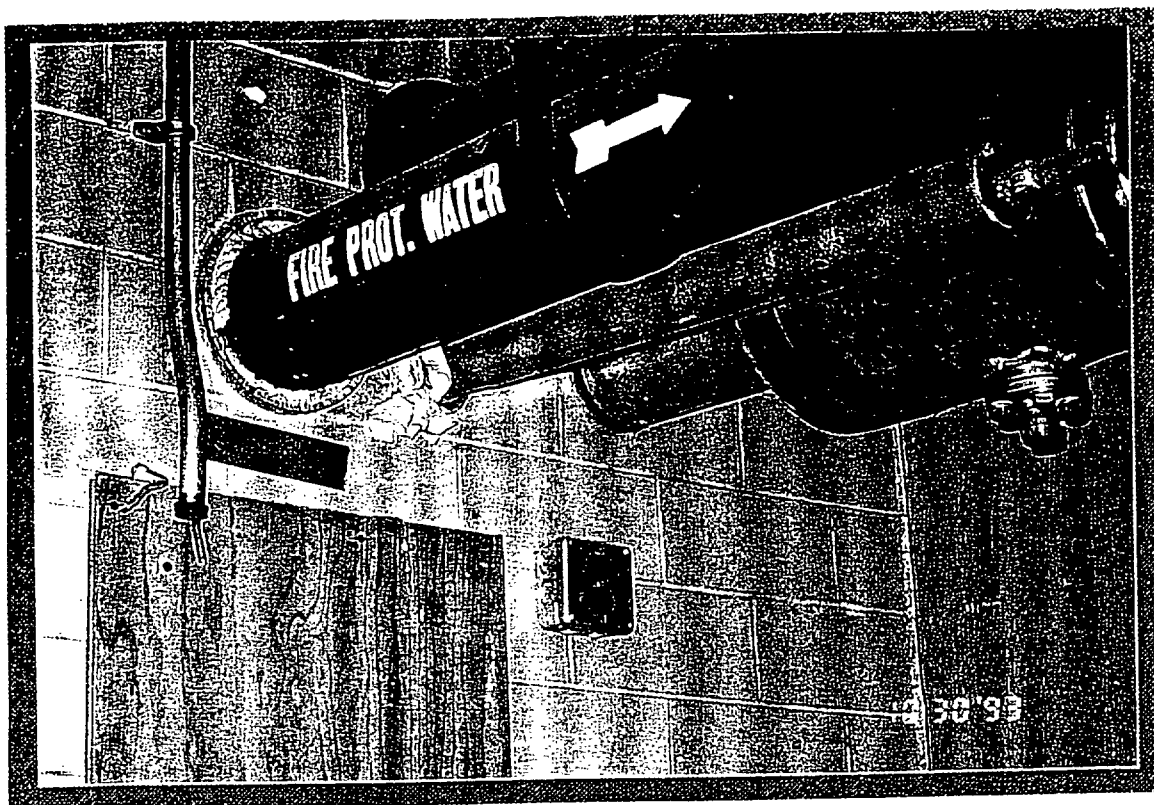
Breaching on ceiling ductwork in room SB-86.



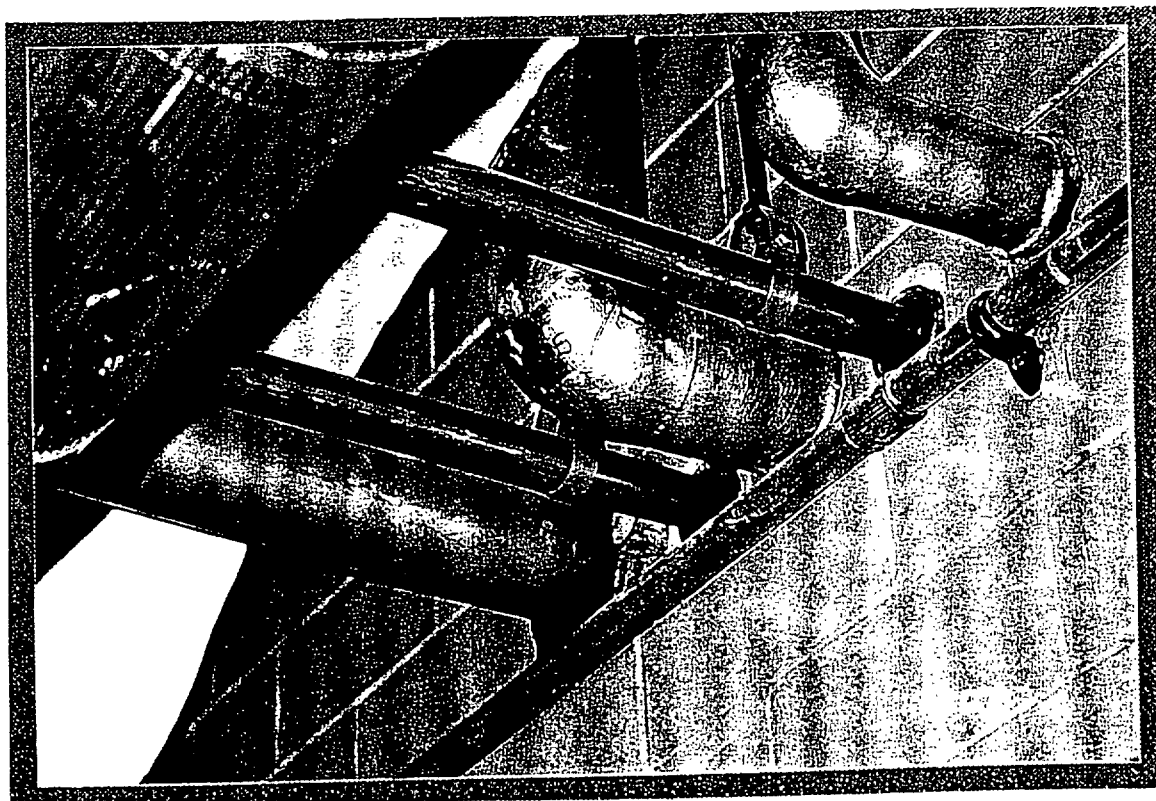
Pipe insulation in room SB-74.



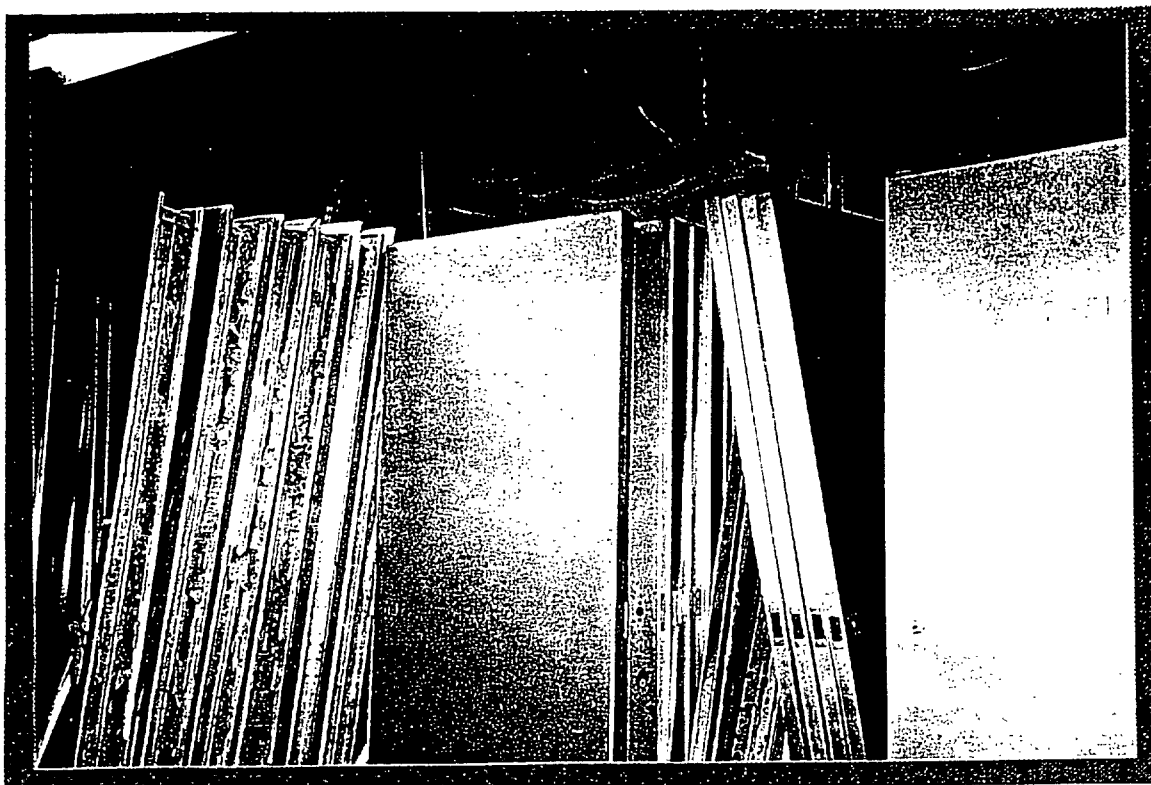
Pipe elbow insulation in room SB-65 (asbestos sample SB-5B).



Rope packing around fire protection water line (asbestos sample SB-6) and pipe insulation on city water line (asbestos sample SB-7A) in room SB-65.



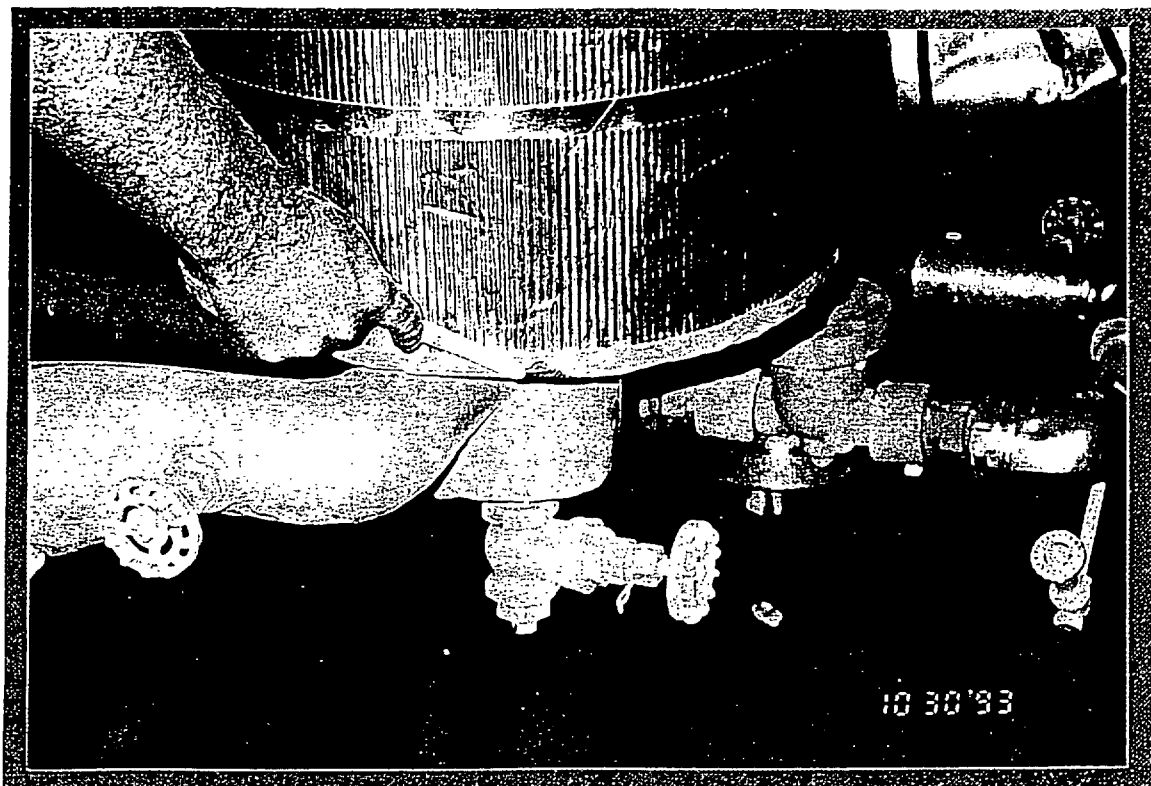
Pipe elbow insulation in room SB-65A (asbestos sample SB-8B).



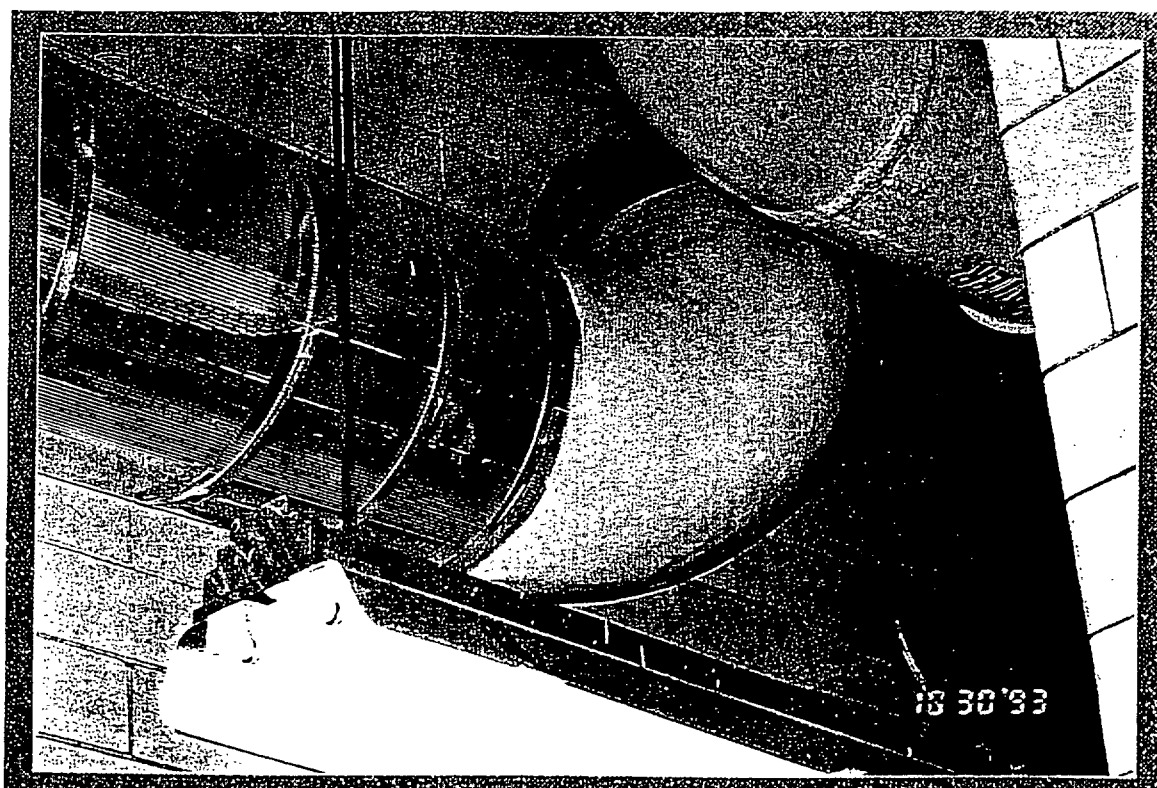
Fire doors stored in room SB-55.



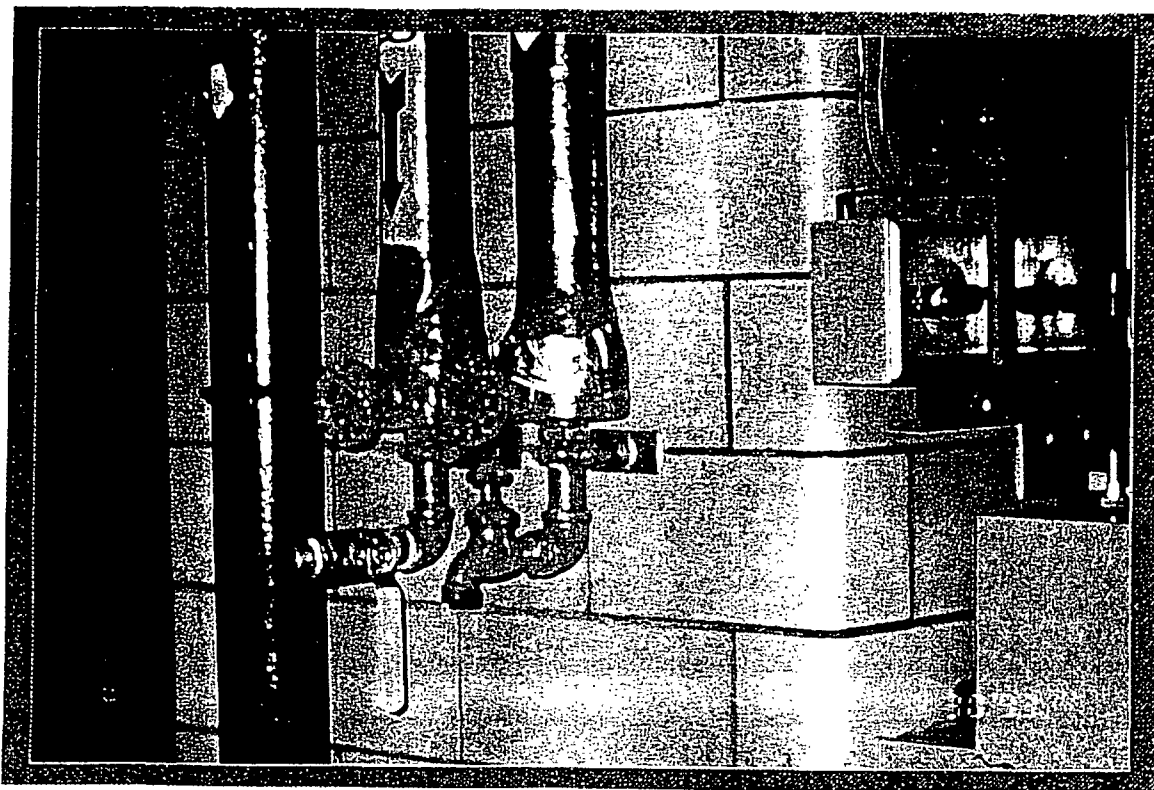
Pipe elbow insulation in subbasement meter room (asbestos sample SB-9B).



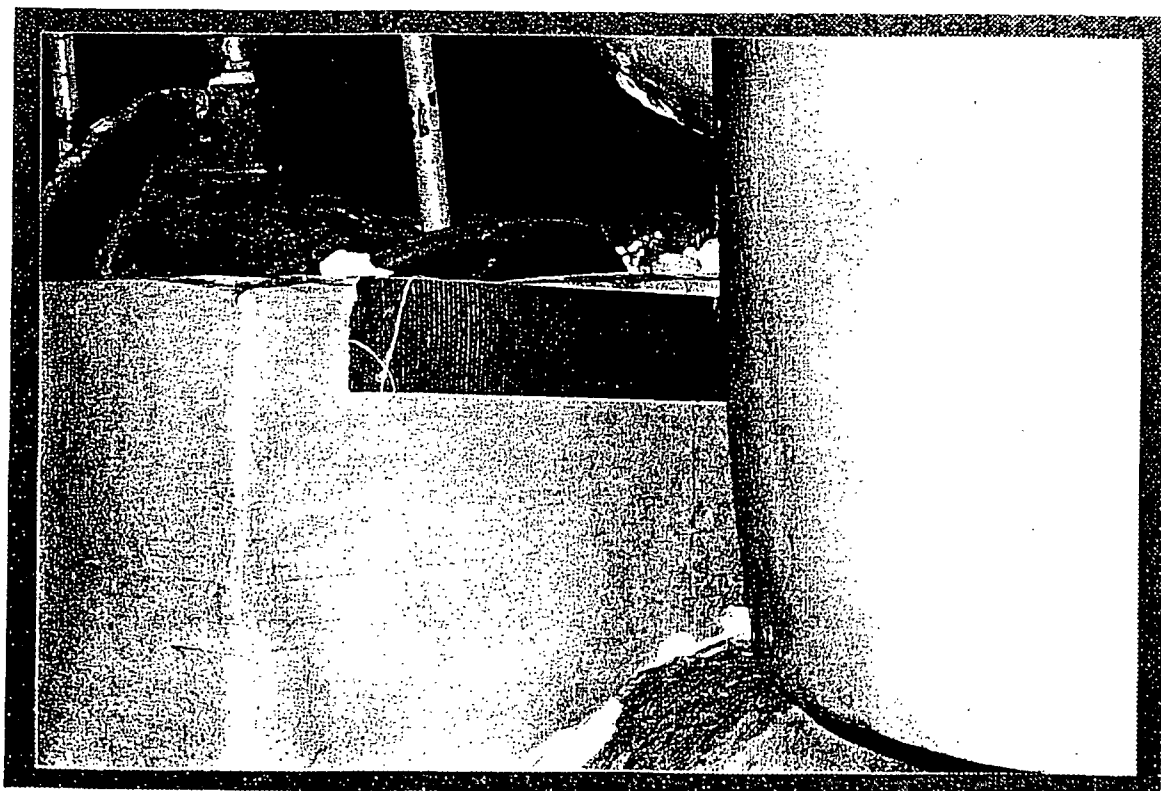
Pipe insulation in subbasement meter room (asbestos sample SB-10A).



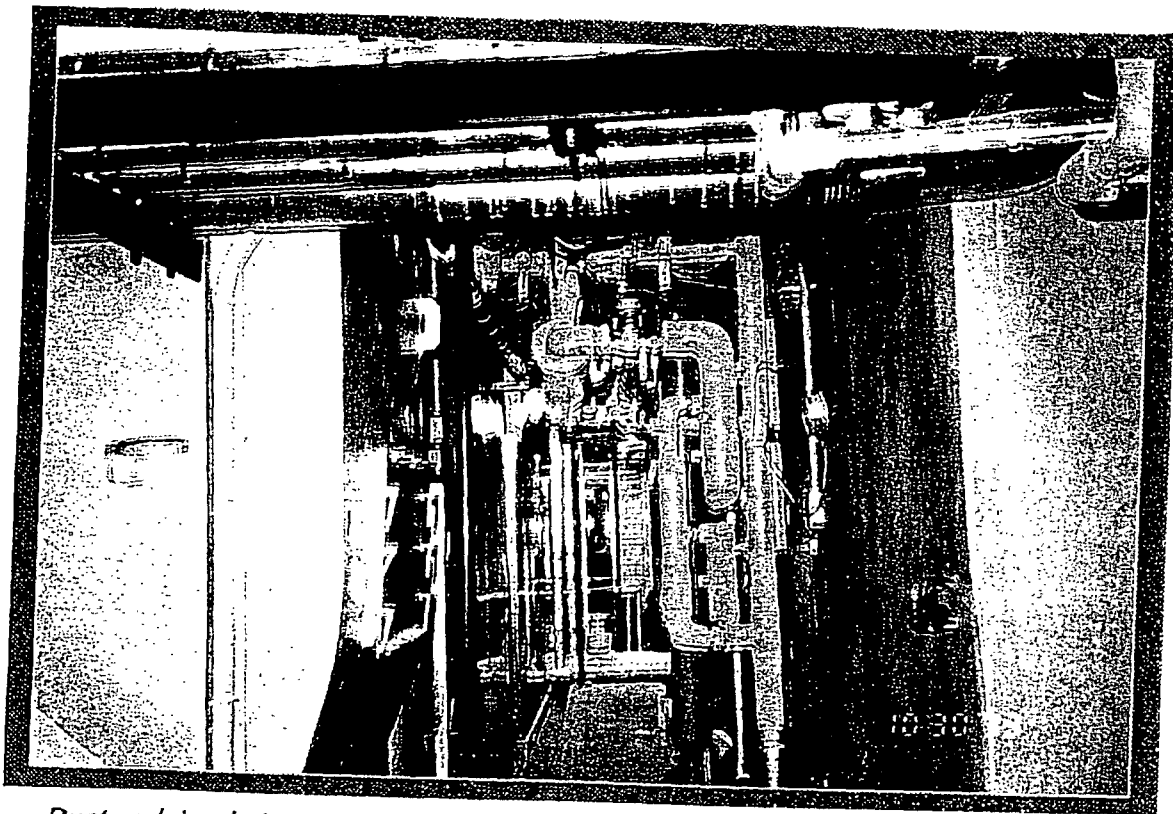
Insulation on steam line in engine room.



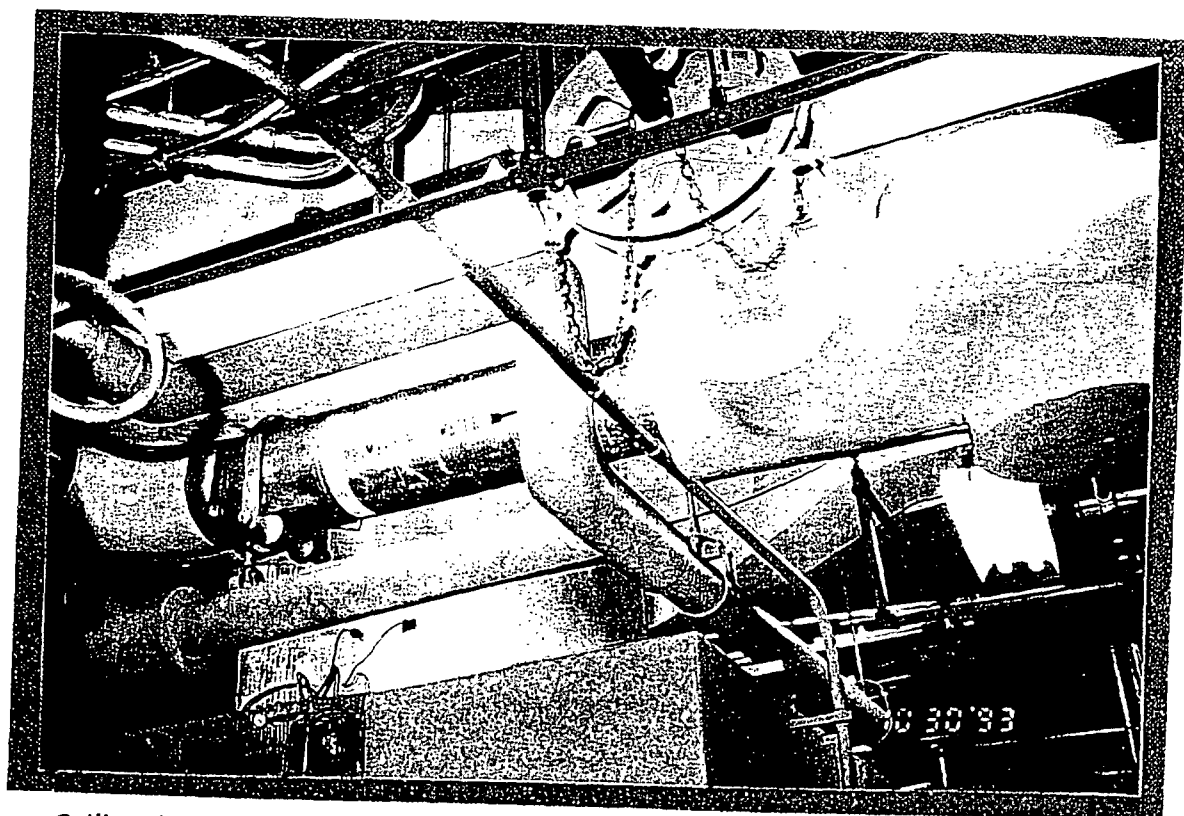
Pipe insulation on city water line in subbasement in engine room (asbestos sample SB-11B).



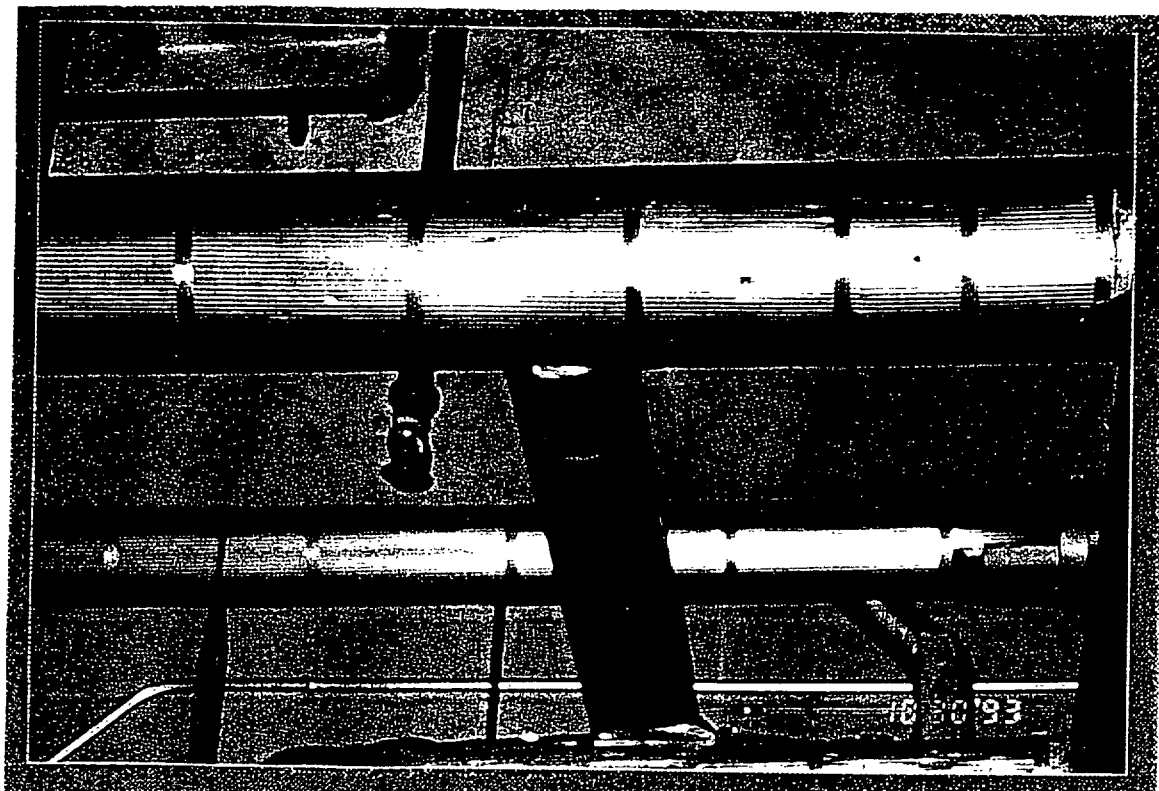
Pipe elbow insulation on chillers in subbasement engine room (asbestos sample SB-12).



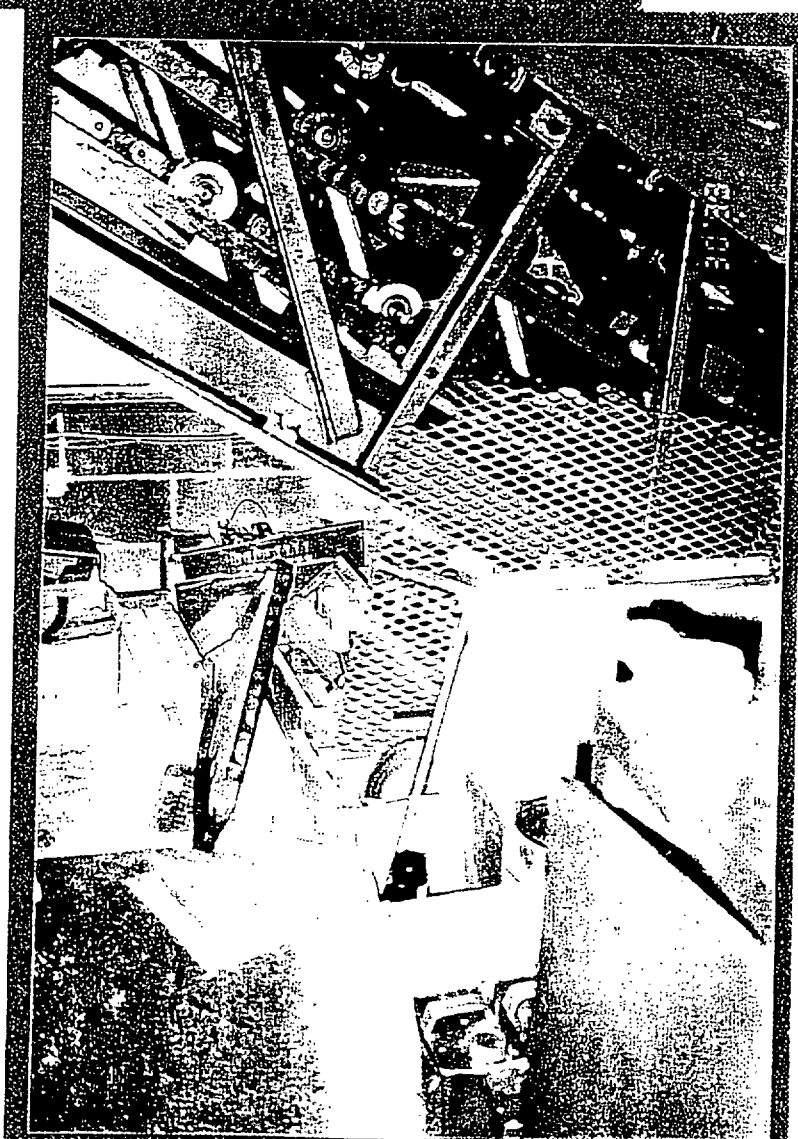
Ductwork insulation on primary air handlers in subbasement engine room.



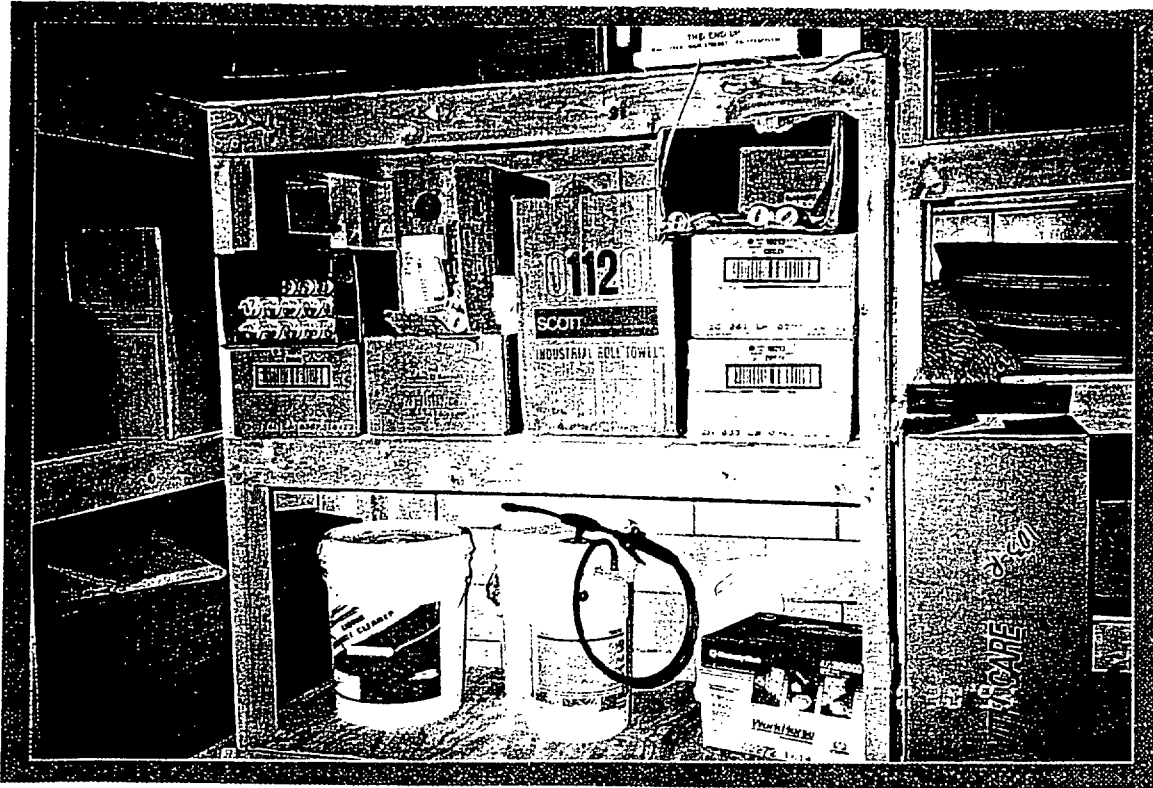
Ceiling ductwork above primary air handlers in subbasement engine room.



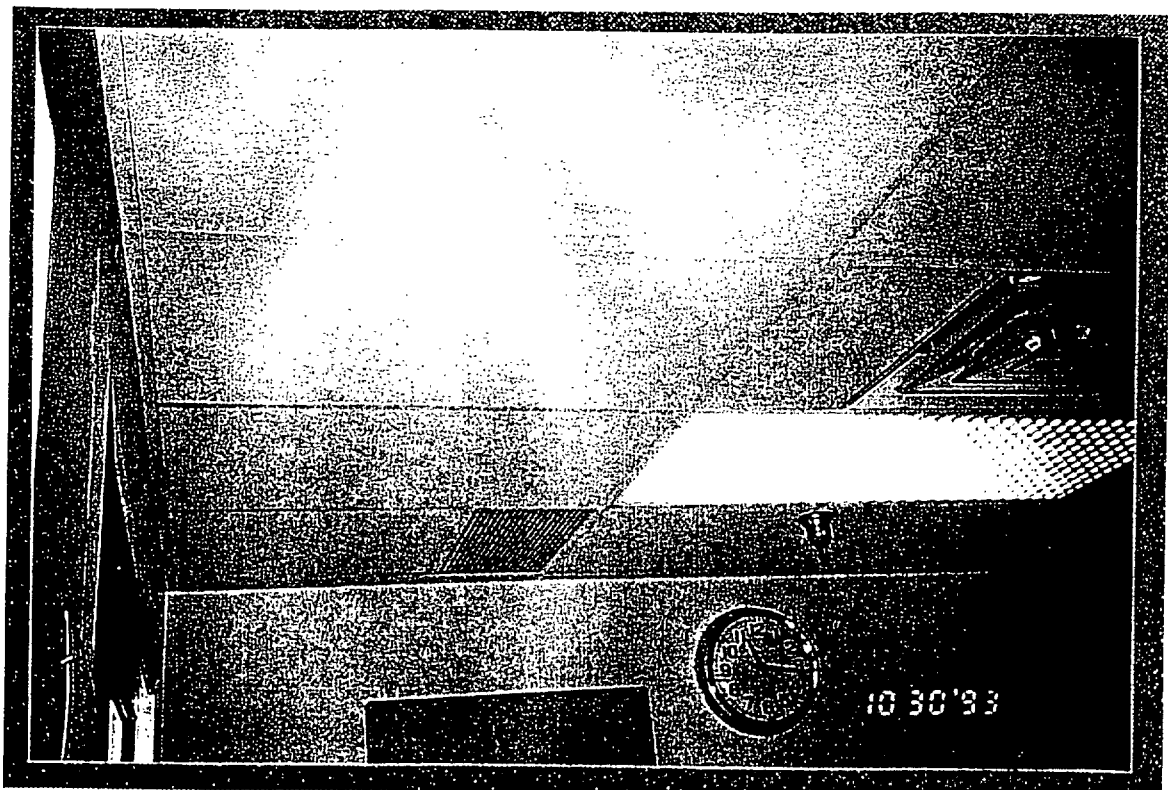
*Pipe insulation in room B-61
(asbestos sample B-1).*



*Underside of escalator at
basement level (above stained
area in subbasement corridor).*



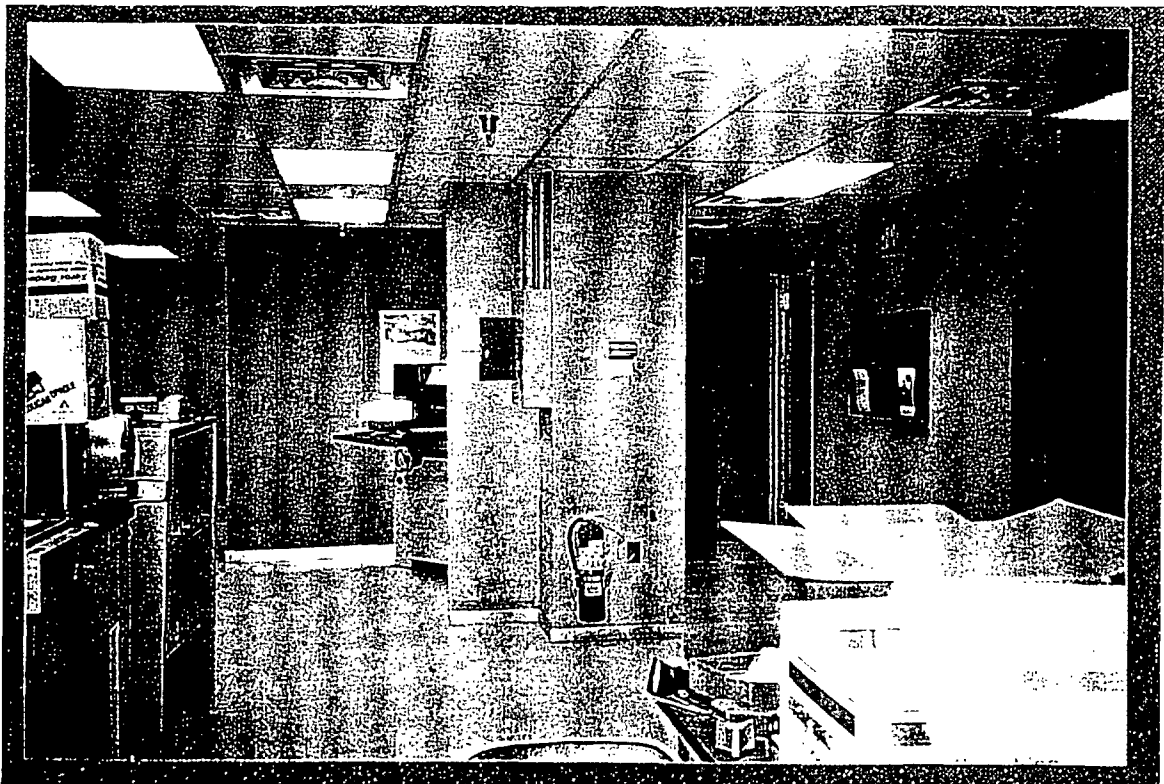
Storage area for chemicals in room B-61.

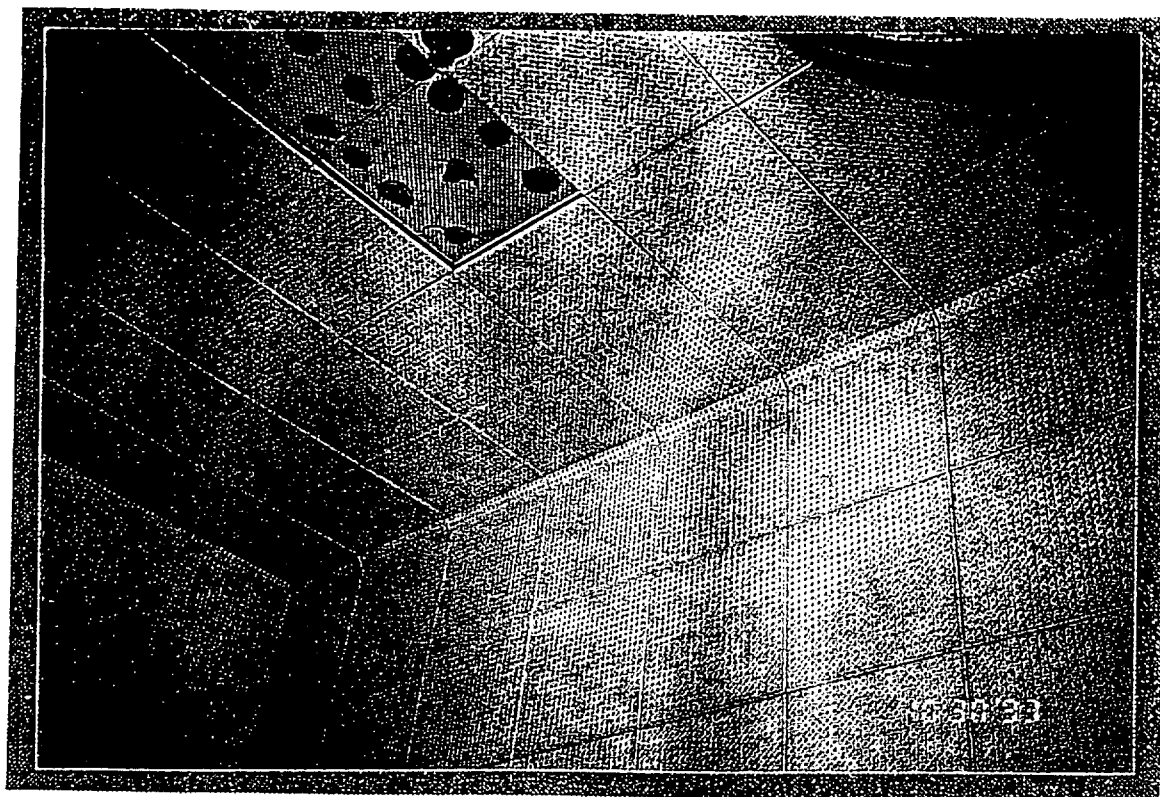


Ceiling tile in former duplication center in basement (asbestos sample B-2).



General condition of former duplication center in basement (rooms B-58, B-58A, & B-58B).





Acoustical tile in recording studio, room B-51E (asbestos sample B-4).



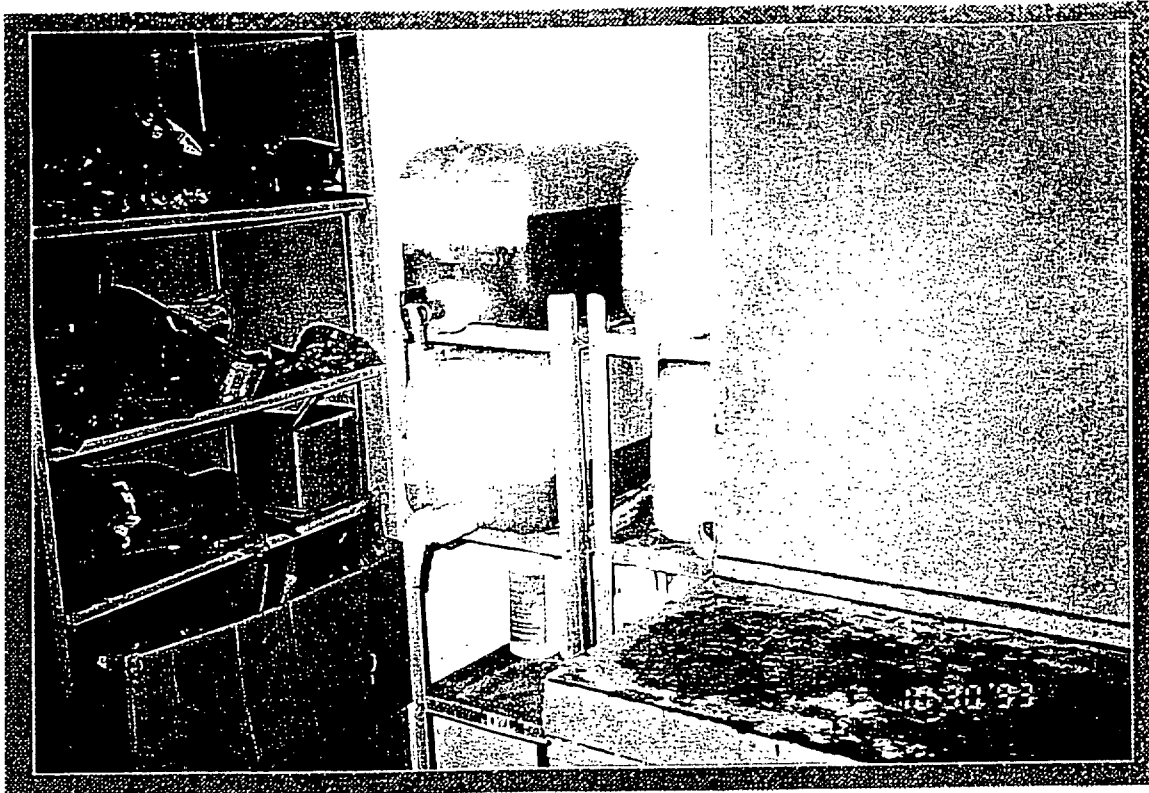
Wallboard in duplication center, room B-48 (asbestos sample B-3).



Stained floor tile in former basement darkroom, room B-51.



Stained shelves in former basement darkroom, room B-51.



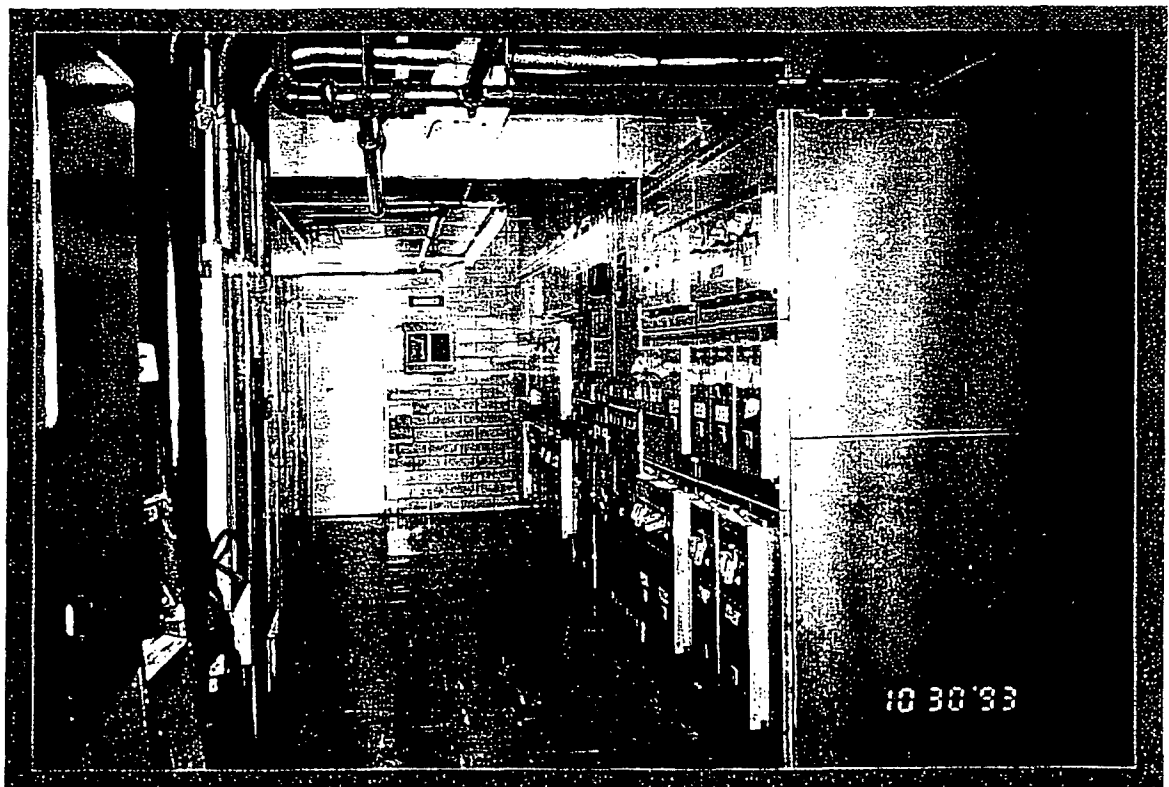
Chemical storage in cleaning supply room, room B-84.



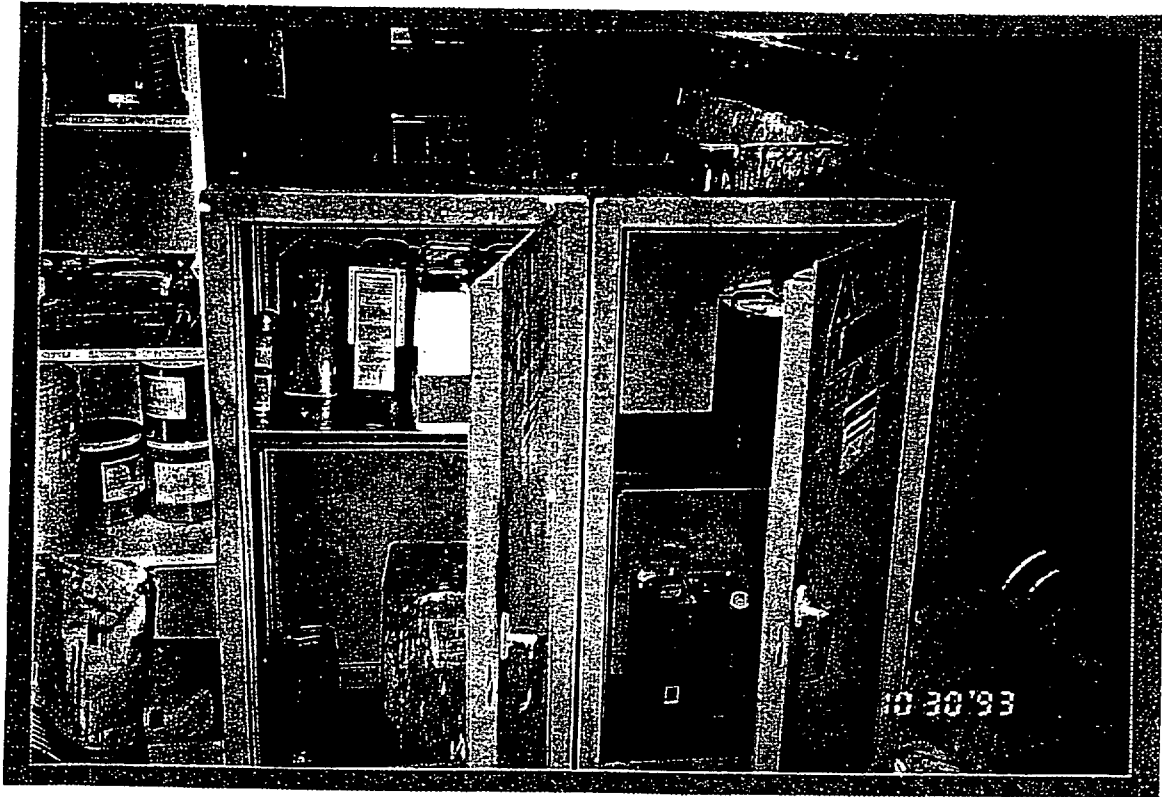
Chemical storage cabinet in room B-84.



Fireproof insides of fire door to room B-74 (asbestos sample B-6).



Basement transformer and electrical switchgear room, room B-26D.



Solvent cabinet in basement paint shop, room B-28A.

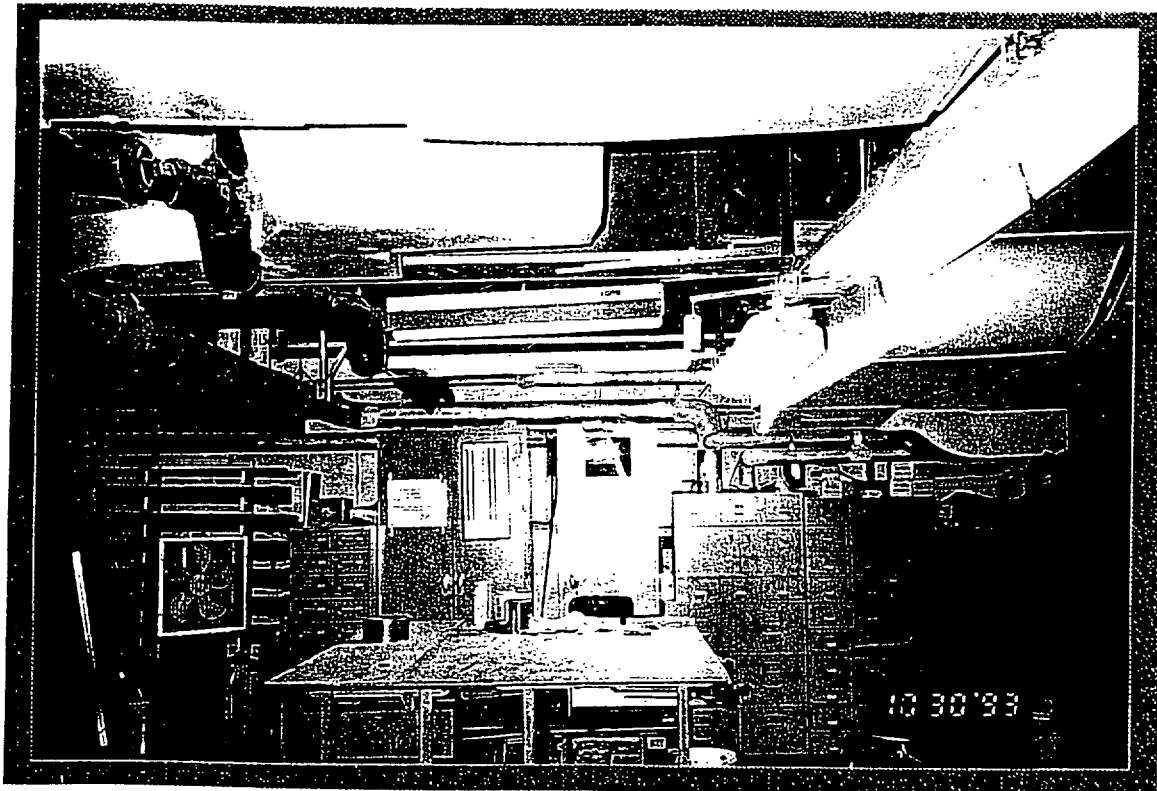


Paint spray shop in basement, room B-28A.

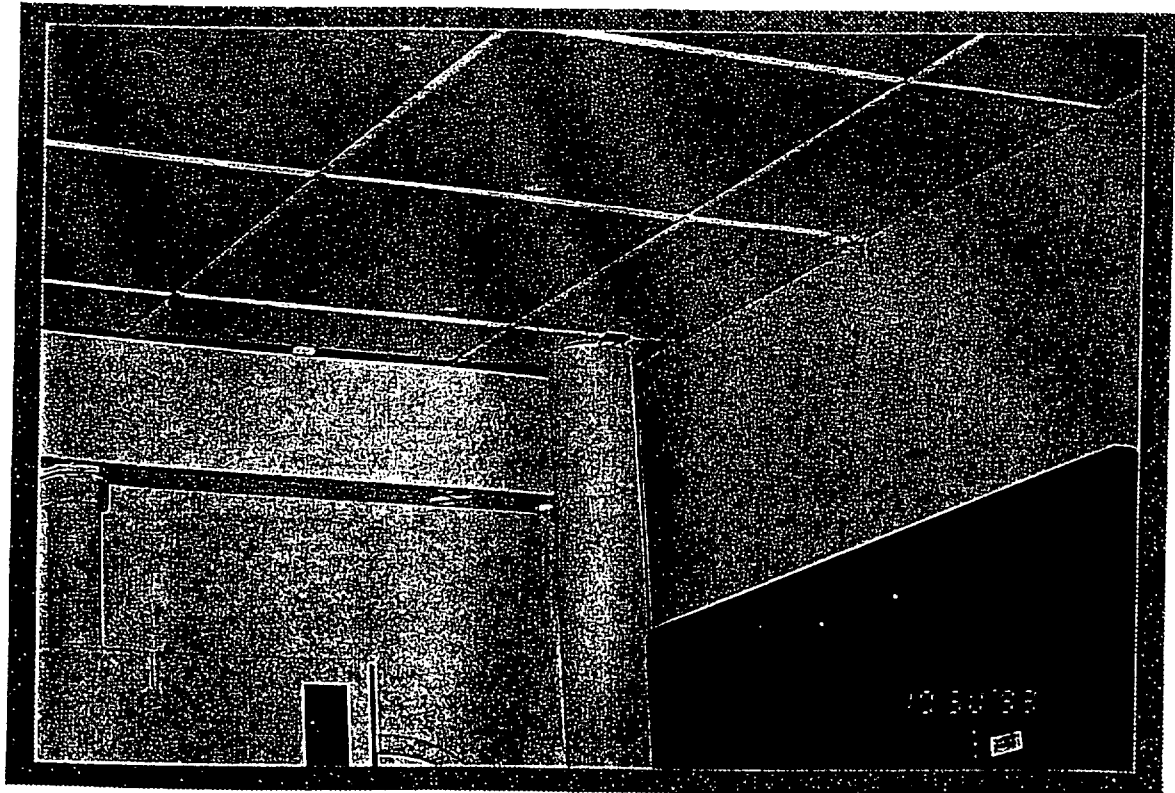


Paint storage area in basement, room B-28B.

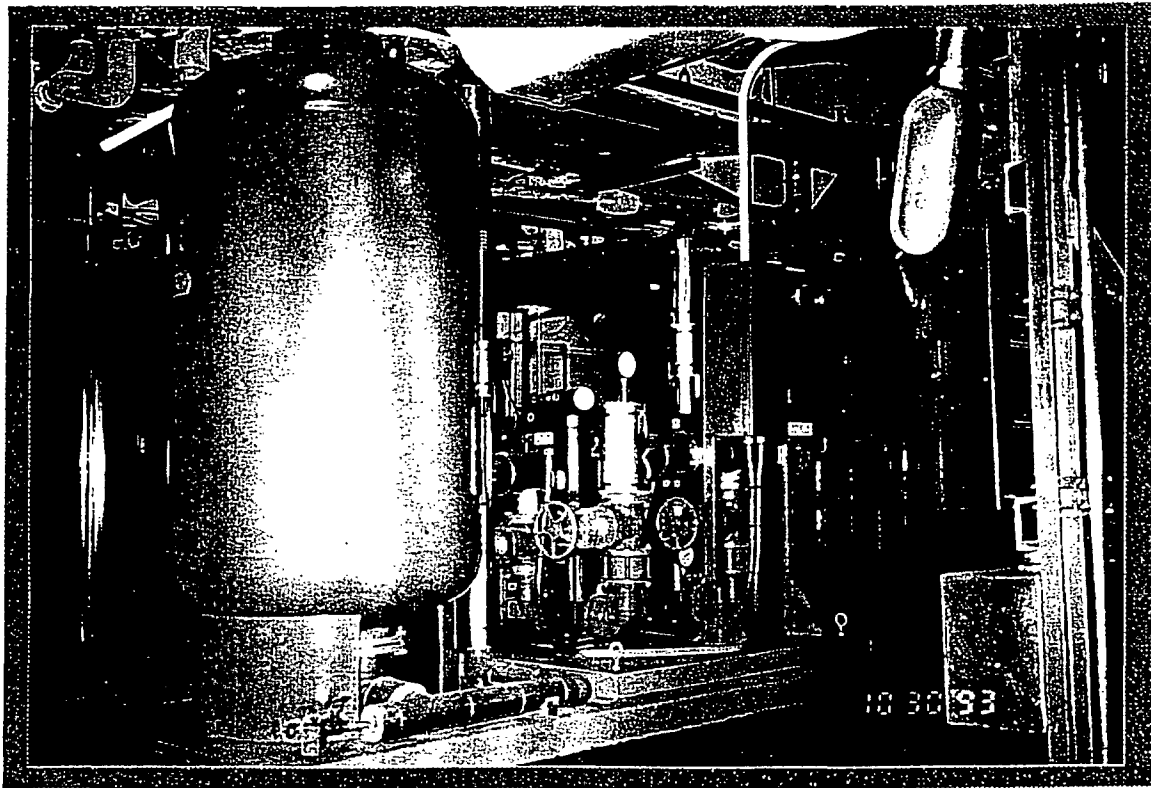




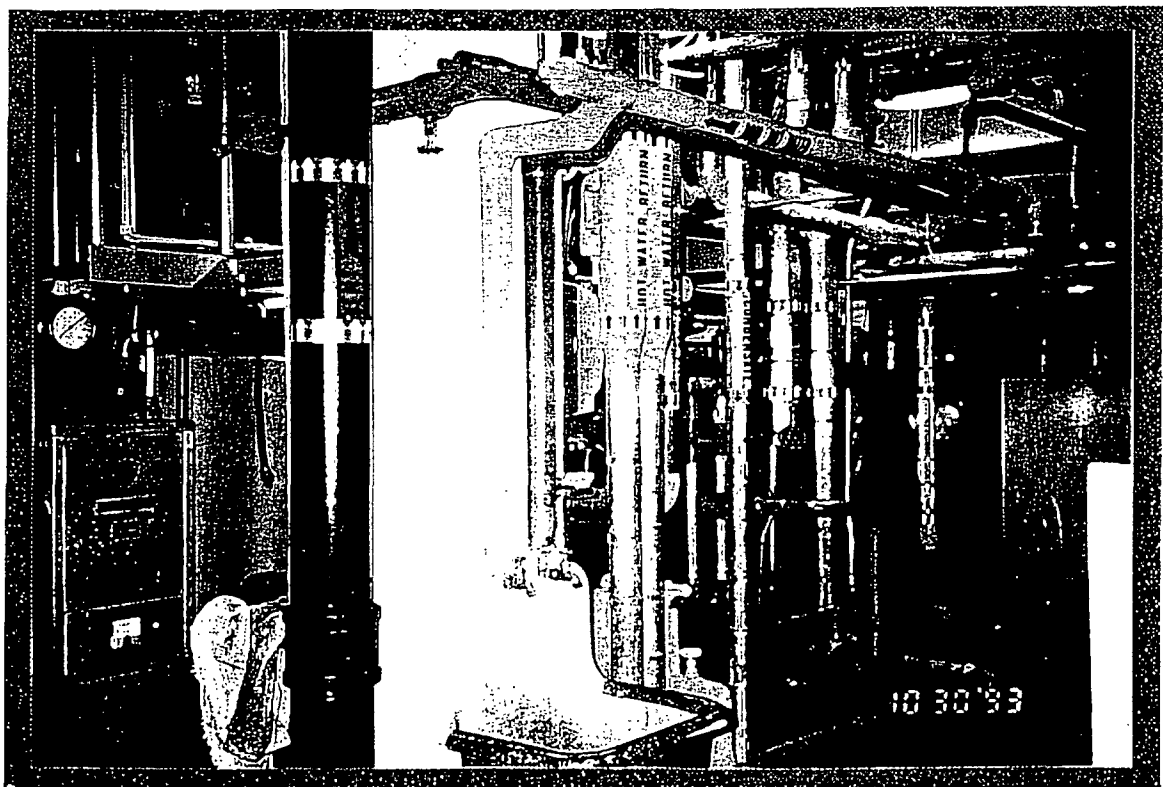
Basement carpenter's shop, room B-28.

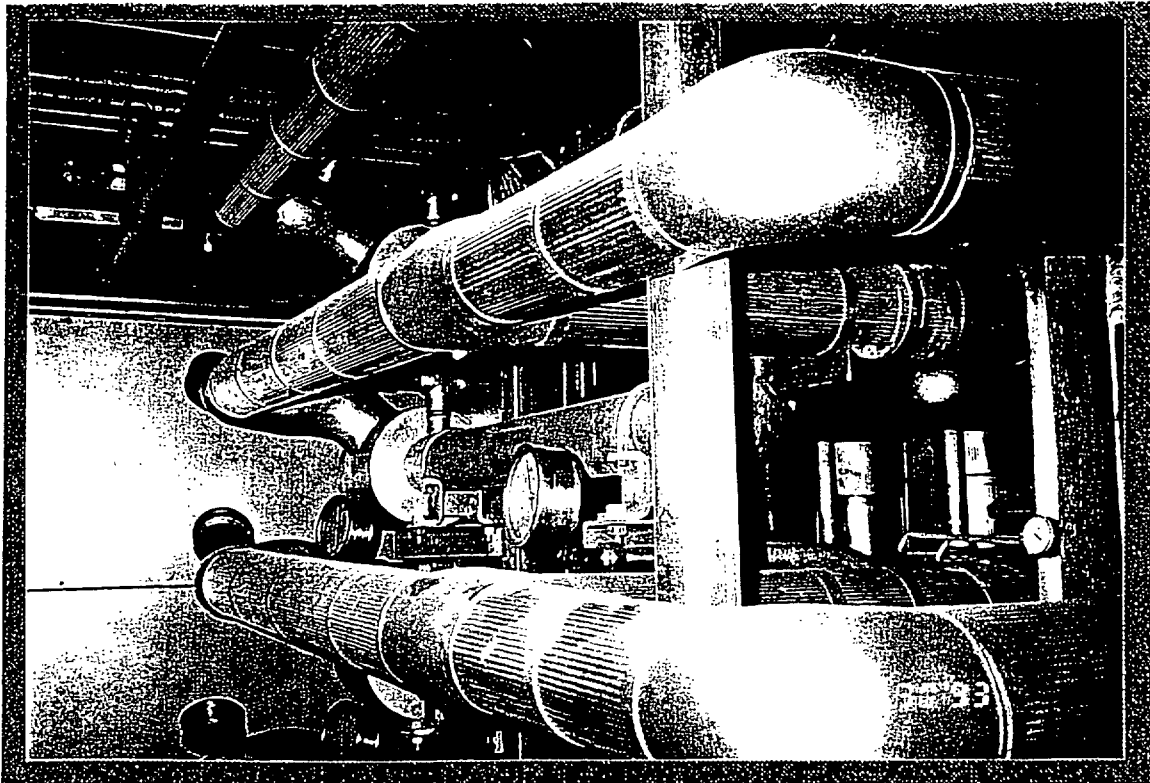


Ceiling tile in basement guardroom, room B-26 (asbestos sample B-7).



Main fan room on 31st floor.

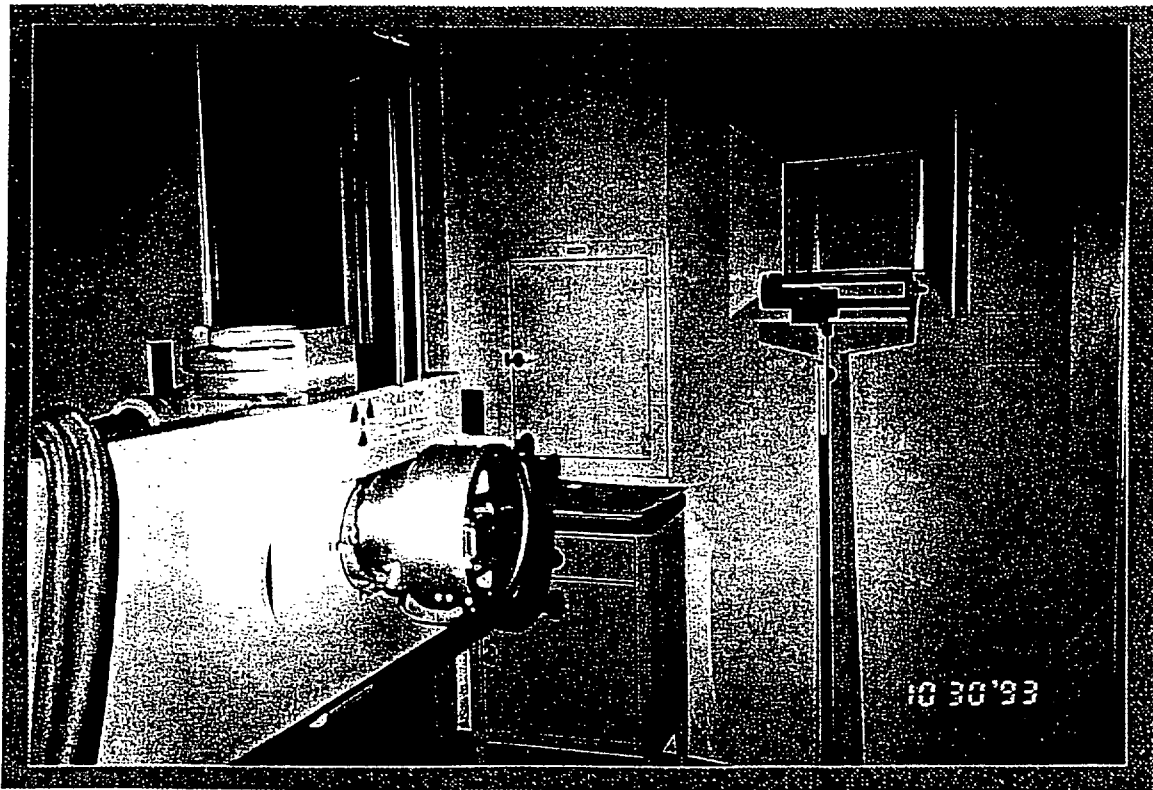




Fan room on 28th floor.



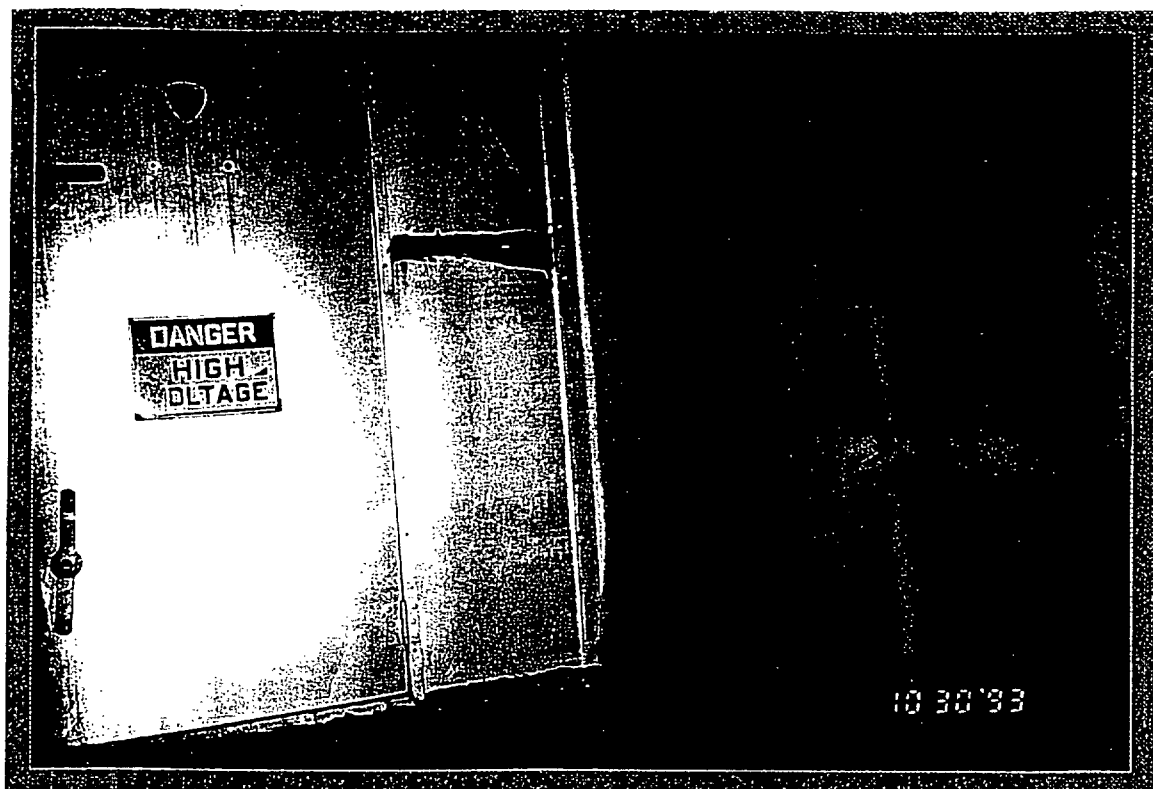
Medical waste storage area on 15th floor.



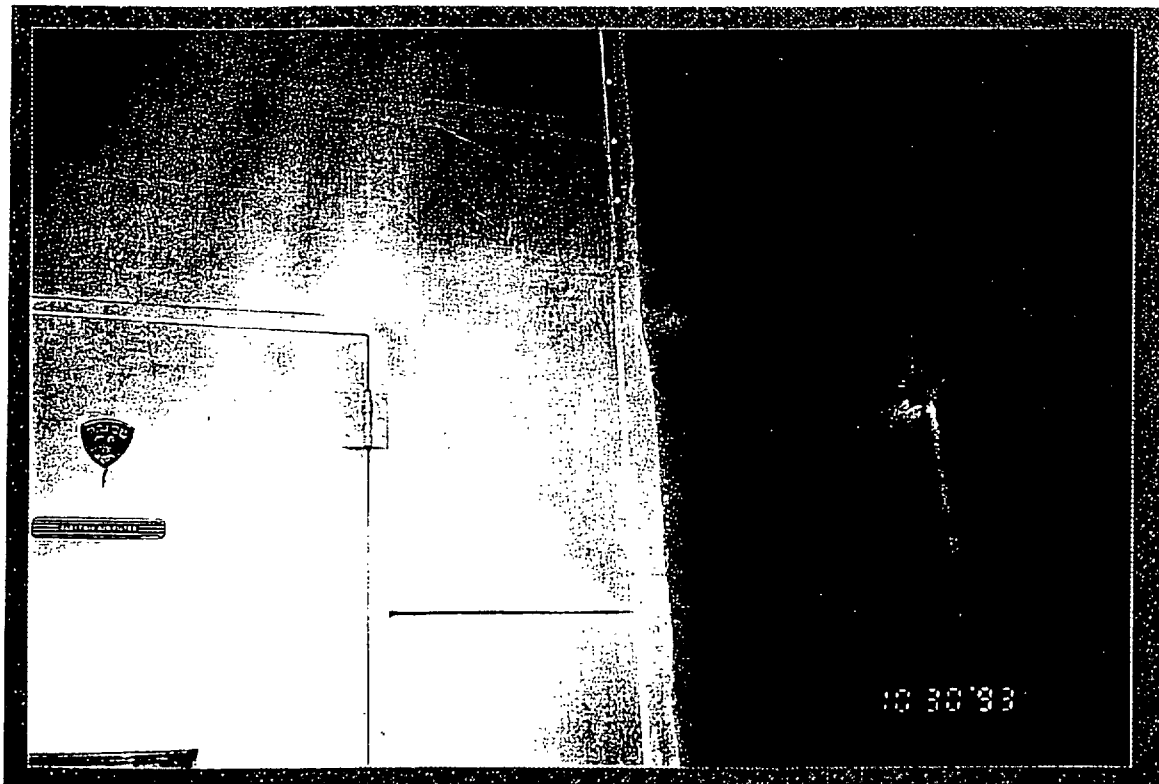
X-ray room on 15th floor.



Intake chamber for outside makeup air in 14th floor primary air handling crossovers (outermost chamber).



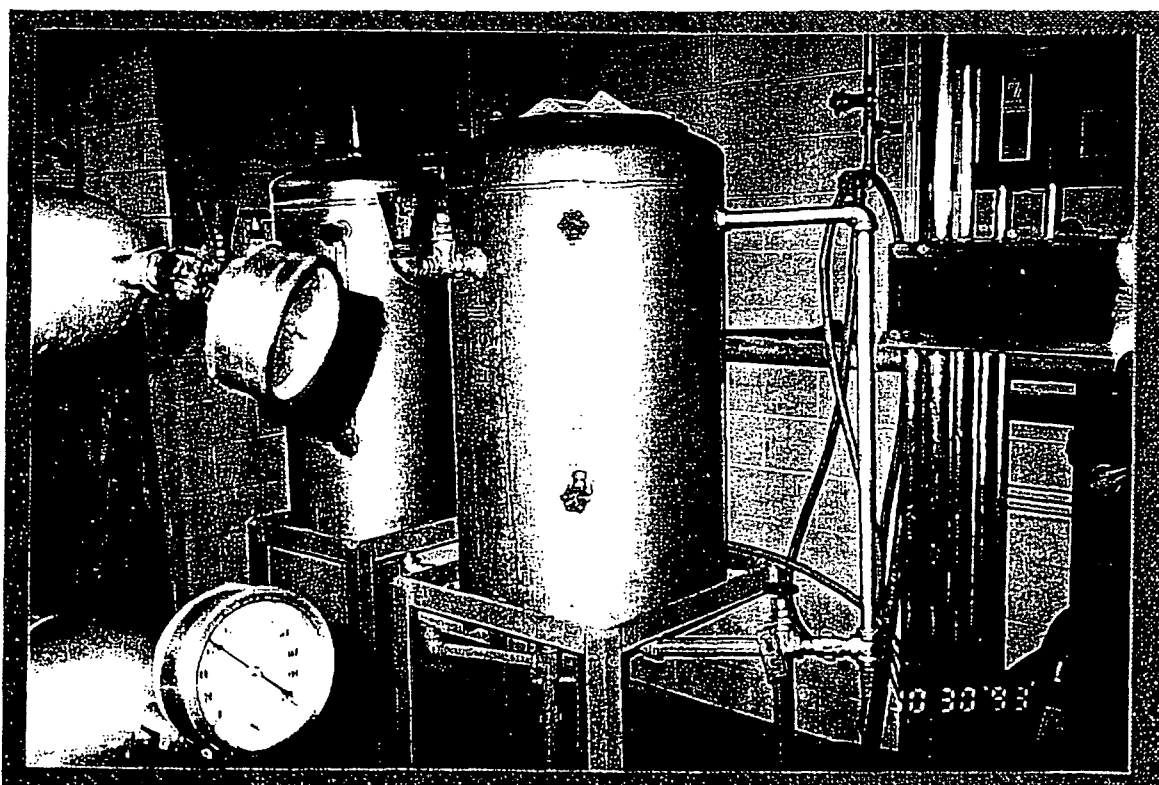
Return air chamber in 14th floor primary air handling crossovers (middle chamber).



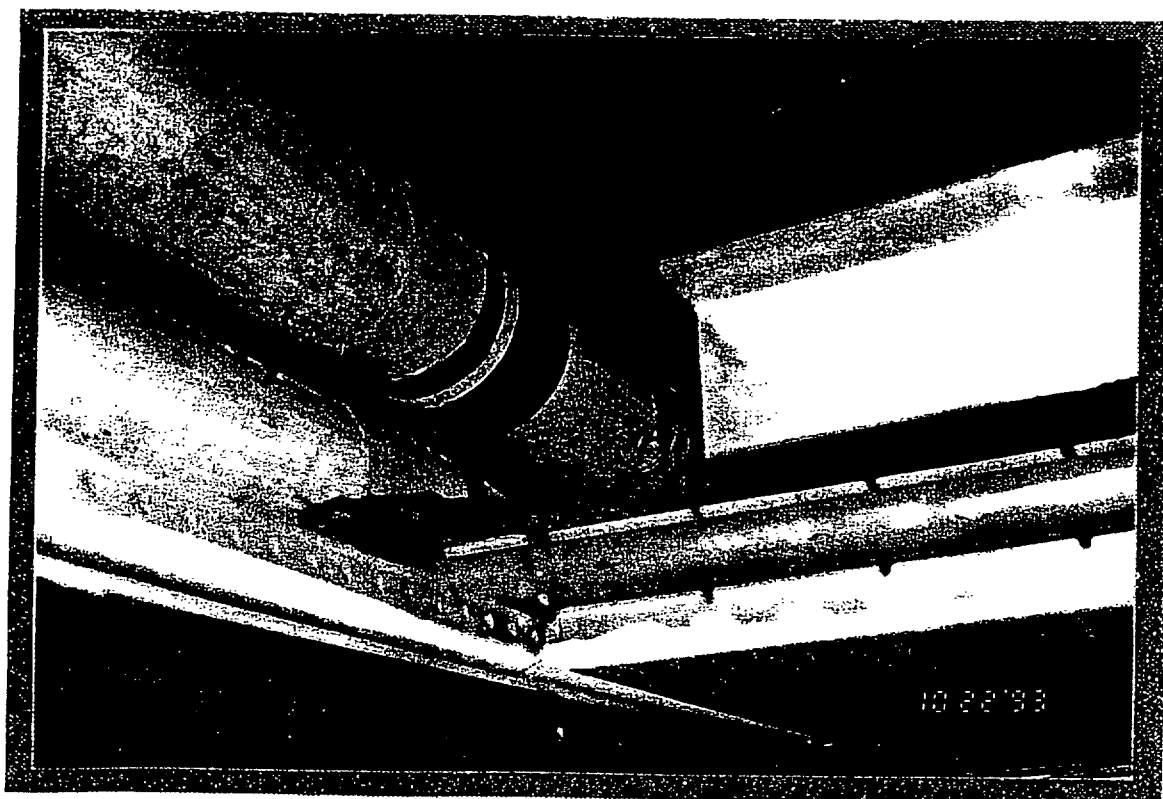
Additional intake chamber for outside makeup air in 14th floor primary air handling crossovers (innermost chamber).



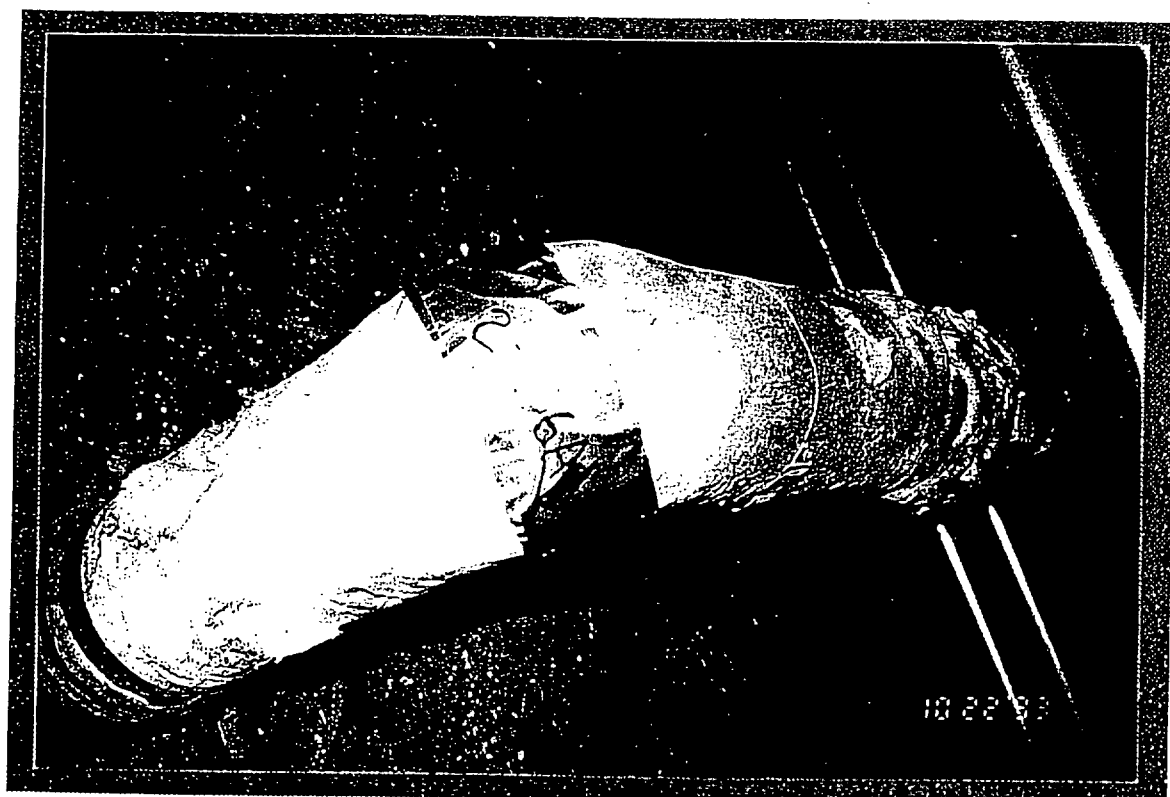
Exhaust system for medical floor air.



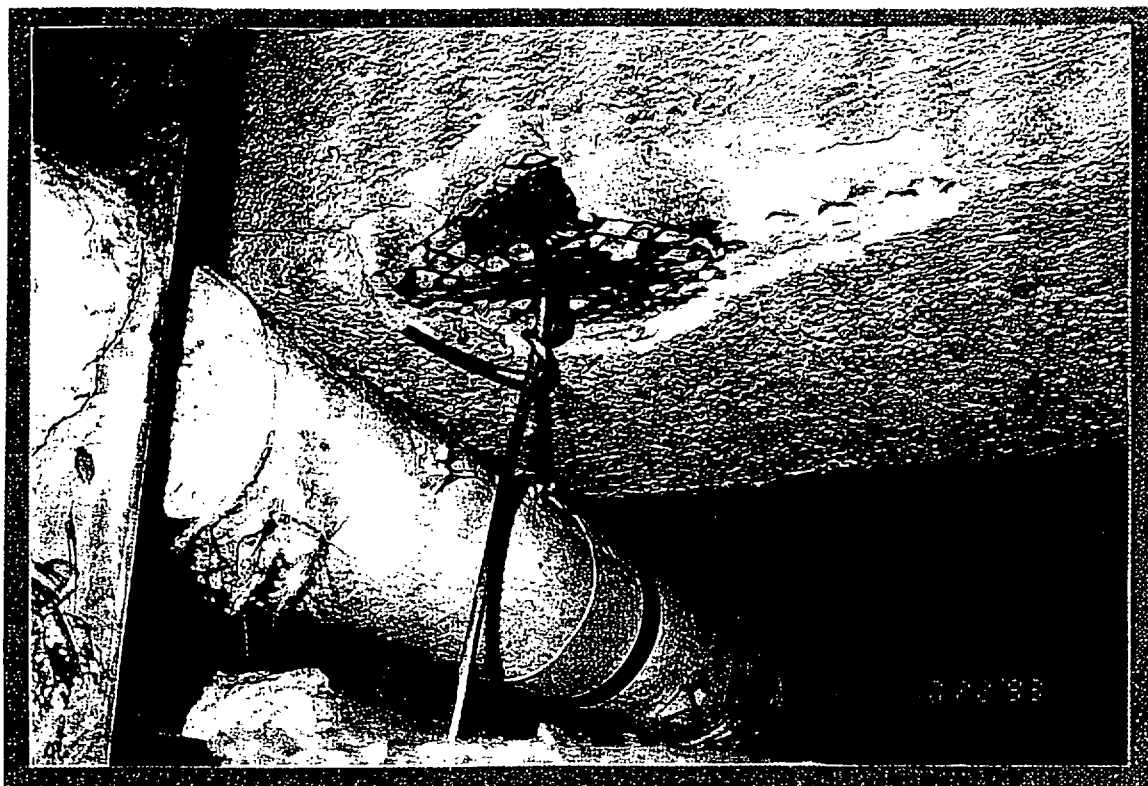
Reservoir tank for former snow melt system in 2nd floor fan room.



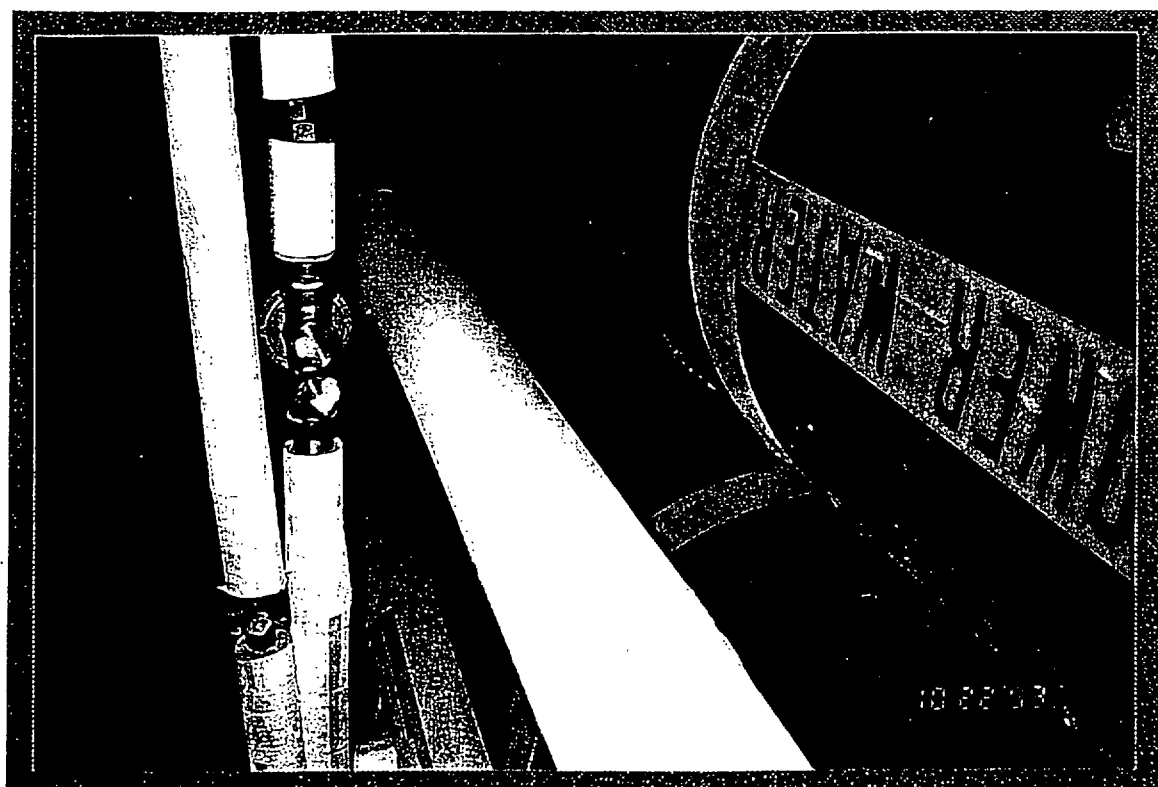
Pipe insulation in Cigar Shop, above ceiling (asbestos sample 1-CS-01A).



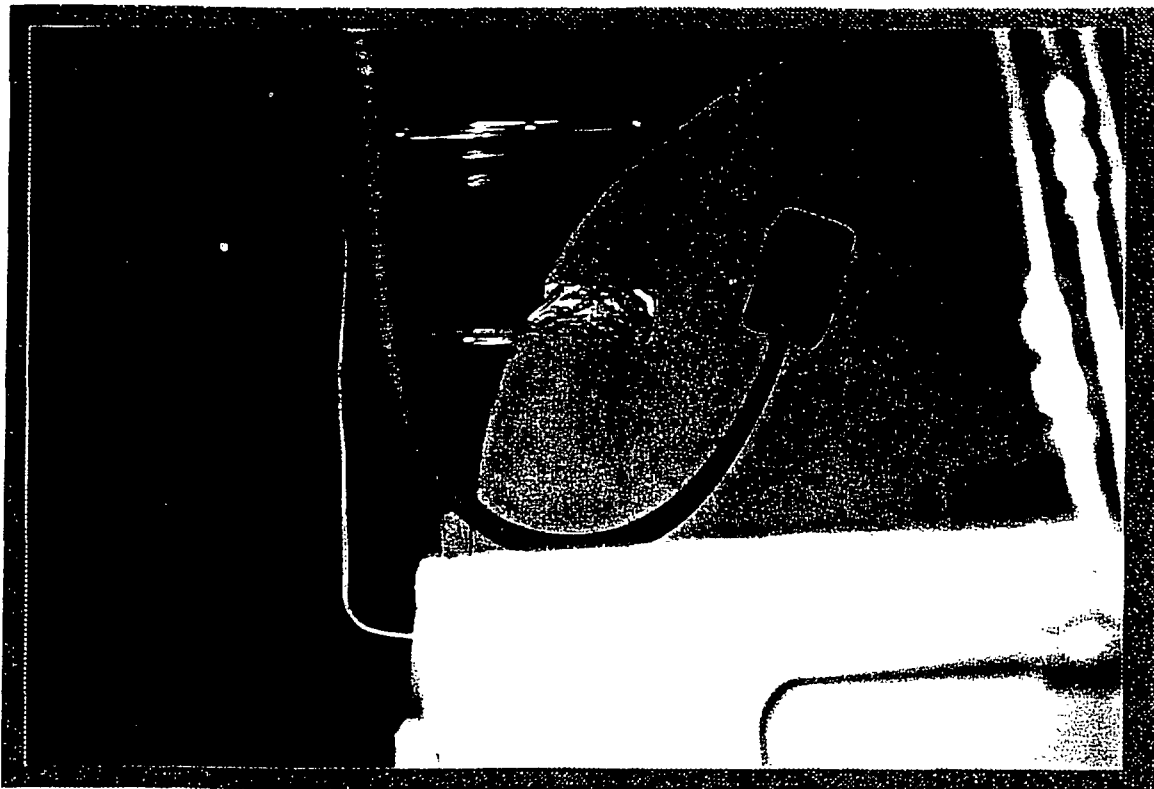
Pipe insulation on 2nd floor (asbestos sample 2-6A).



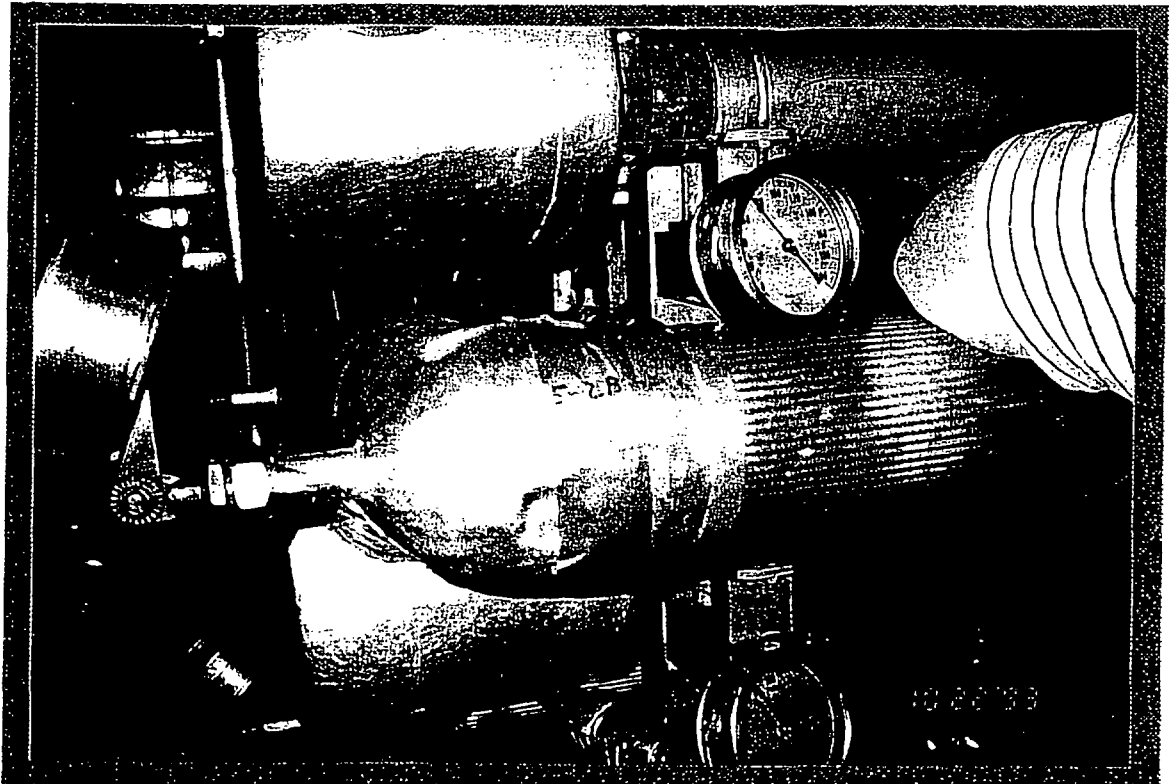
2nd floor suspended ceiling (asbestos sample 2-03B).



Insulation on piping at duct shaft, next to fan room #1 on 2nd floor.



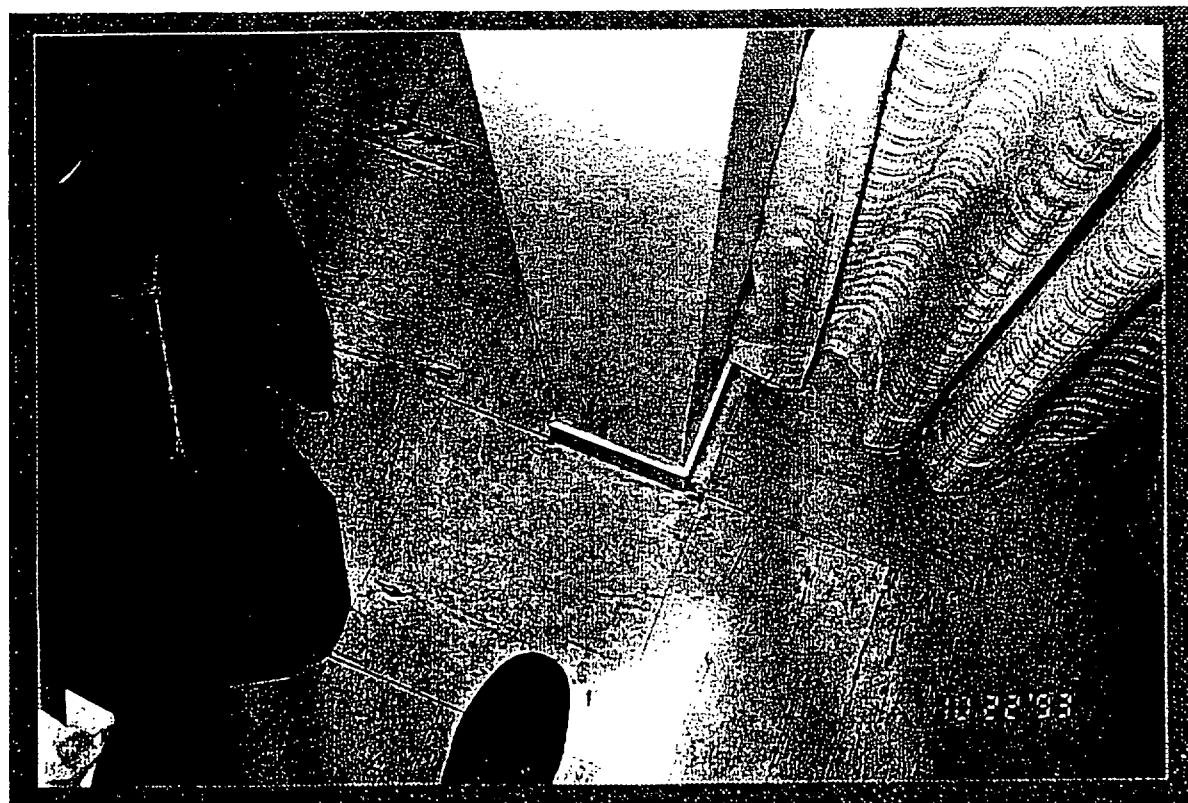
Breeching located in 2nd floor fan room (found in all fan rooms on all floors).



Pipe elbow insulation in 5th floor fan room (asbestos sample 5-2B).

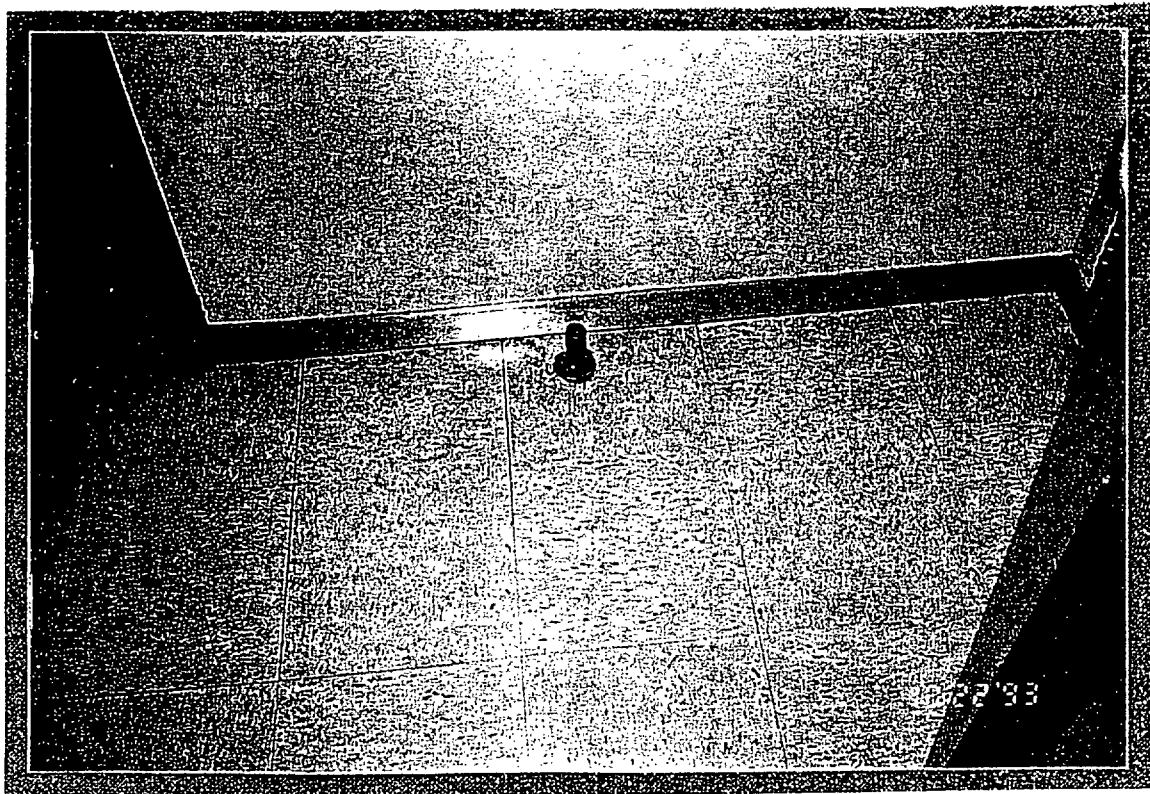


Pipe elbow insulation in 5th floor fan room.



Floor tile on 15th floor, room 1570.

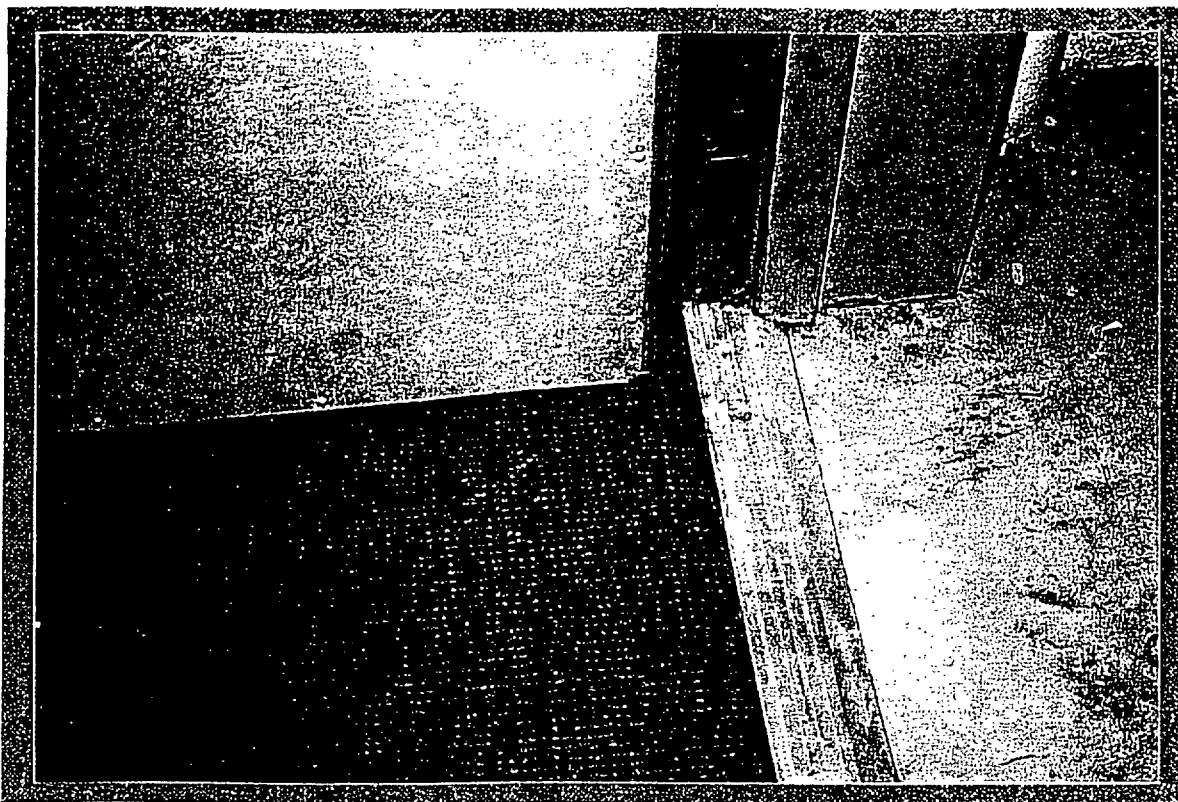
C60763 0127



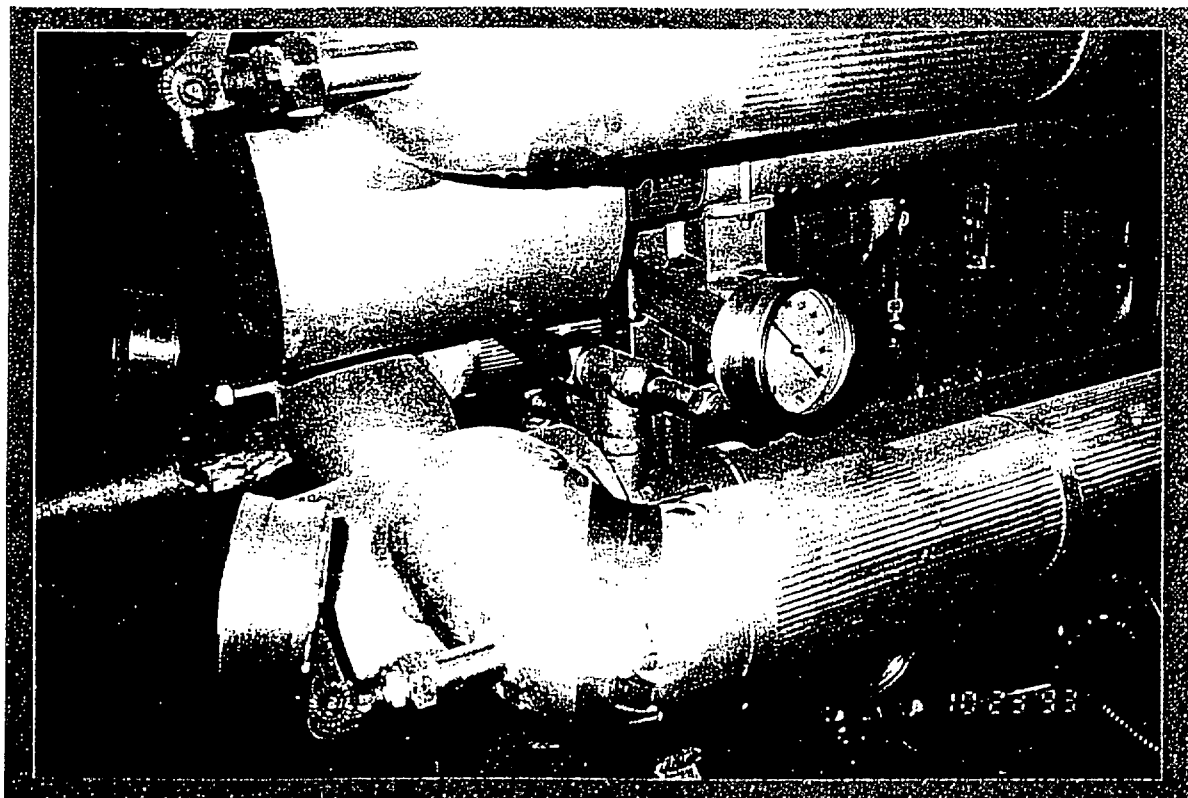
Beige floor tile in room 1570E, 15th floor (asbestos sample 15-2).



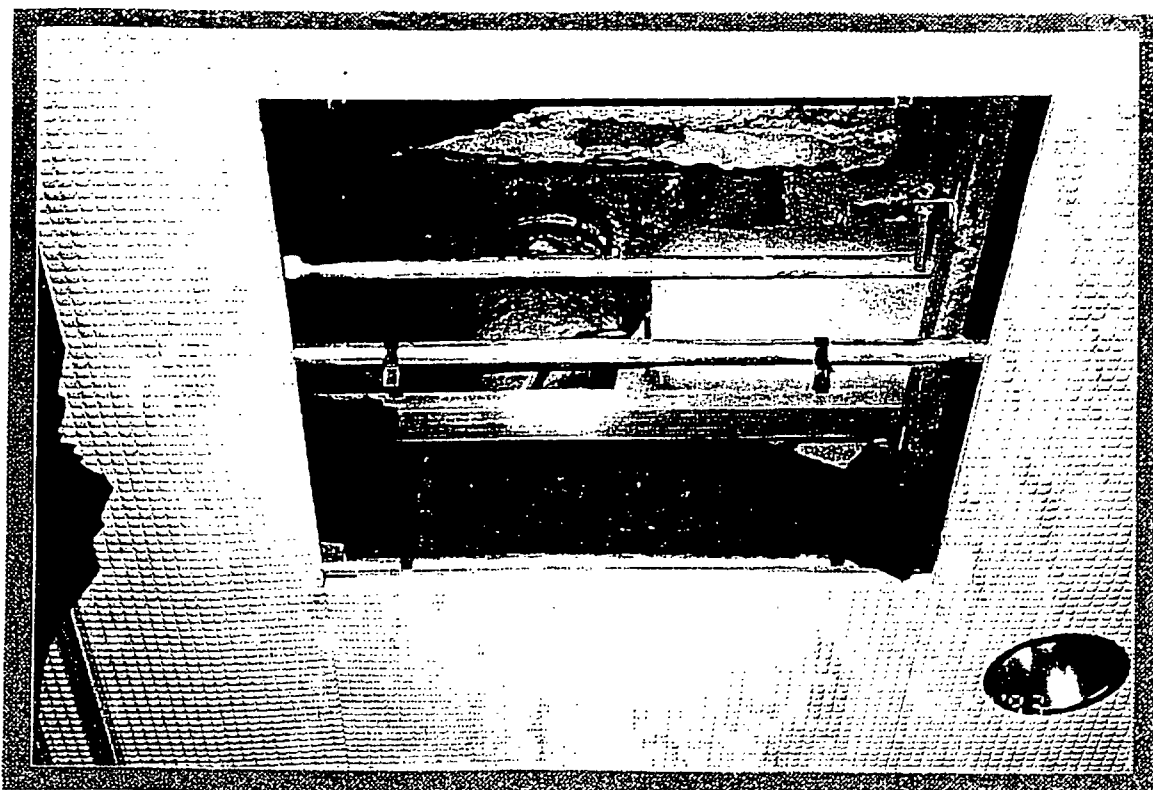
Green and black floor tile in room 1570D, 15th floor (asbestos sample 15-3).



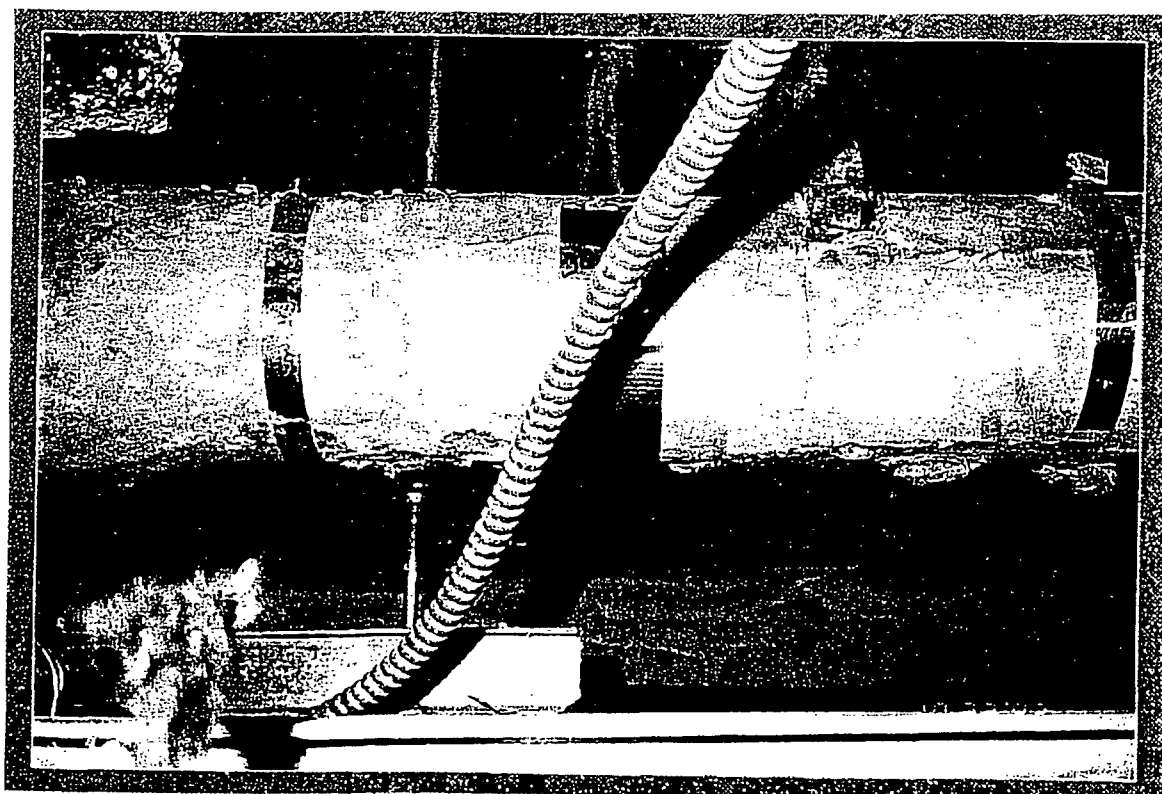
Covering on door and on yellow tile in busbar room (found on all floors).



Fan room on 21st floor (asbestos sample 21-03B).



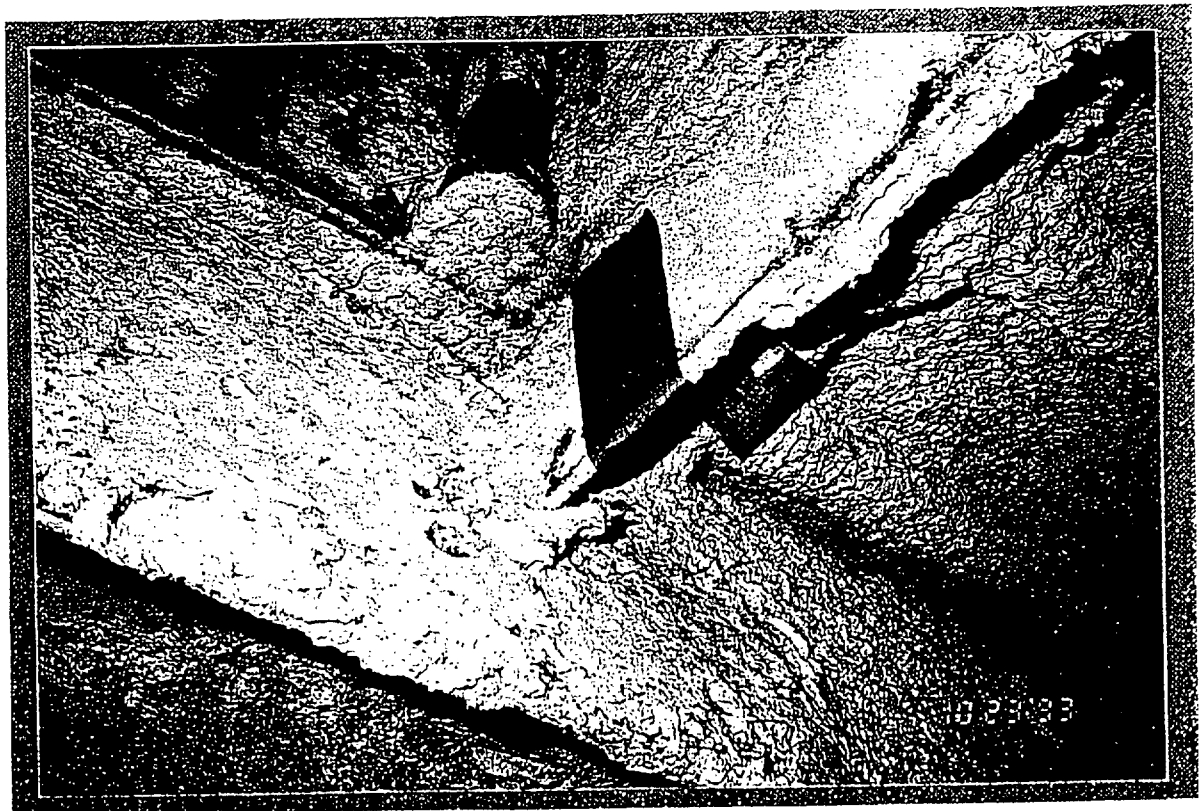
Typical ceiling opening on 30th floor.



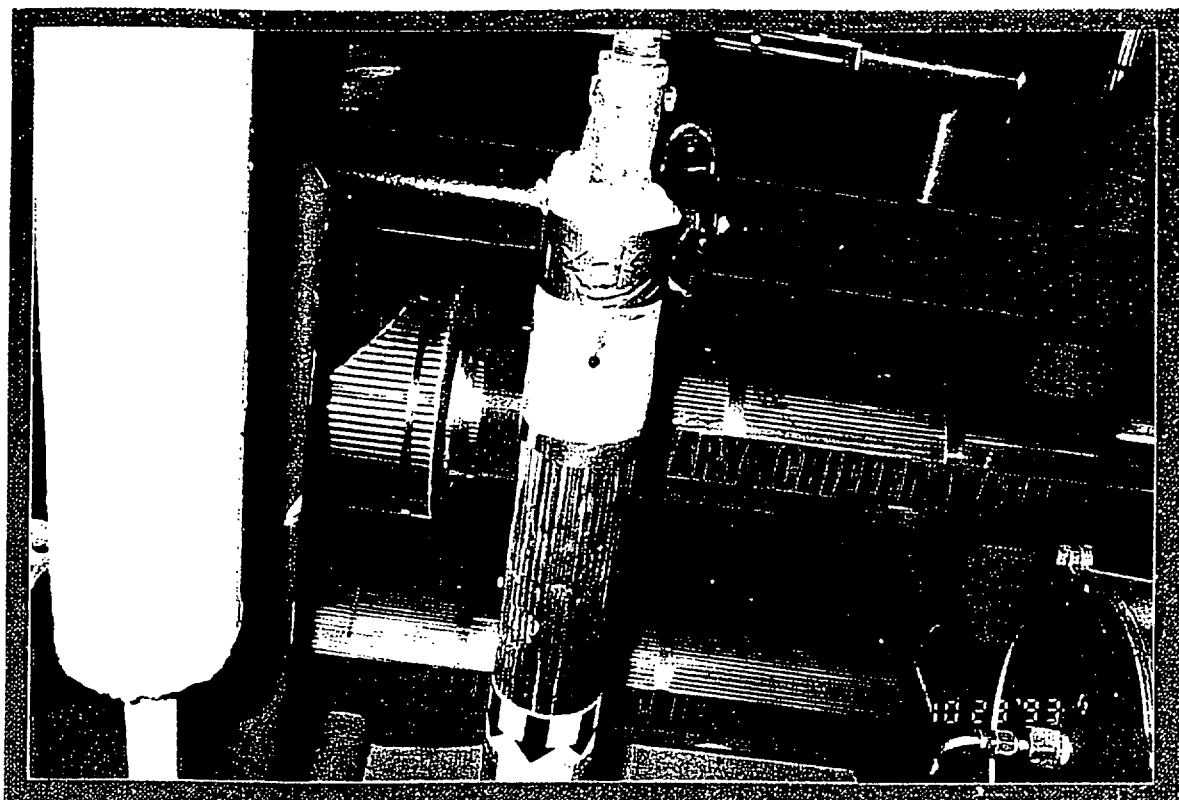
Pipe insulation in room 3070A.



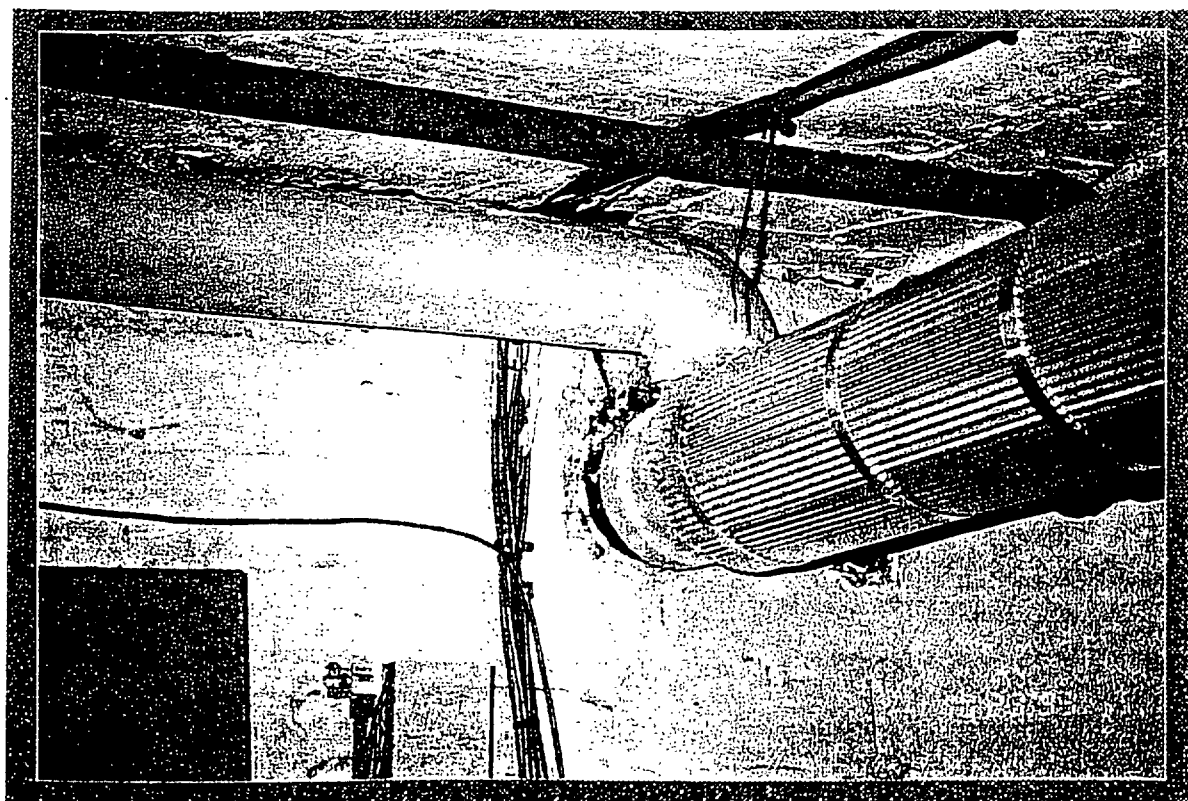
Pipe insulation in bathroom of 3002A (asbestos sample 30-04A).



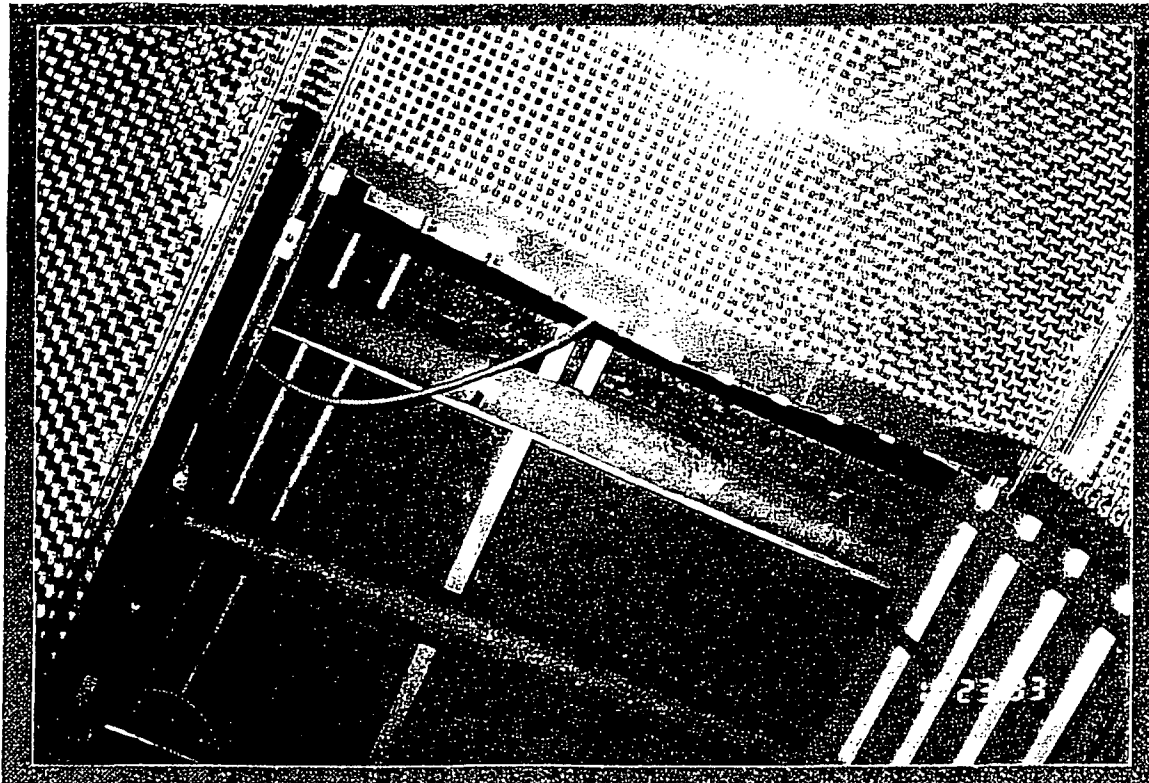
Sprayed roof material on 31st floor, west gallery (asbestos sample 31-2).



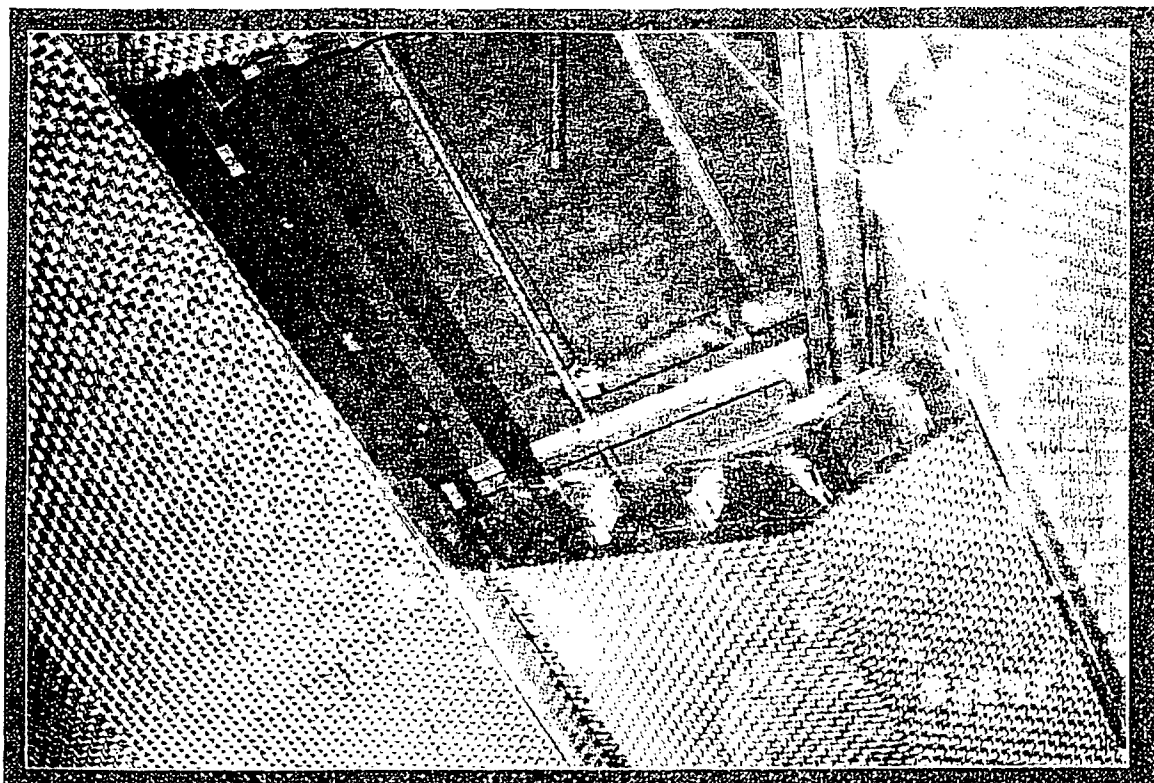
Pipe insulation in fan room on 31st floor (asbestos sample 31-7A).



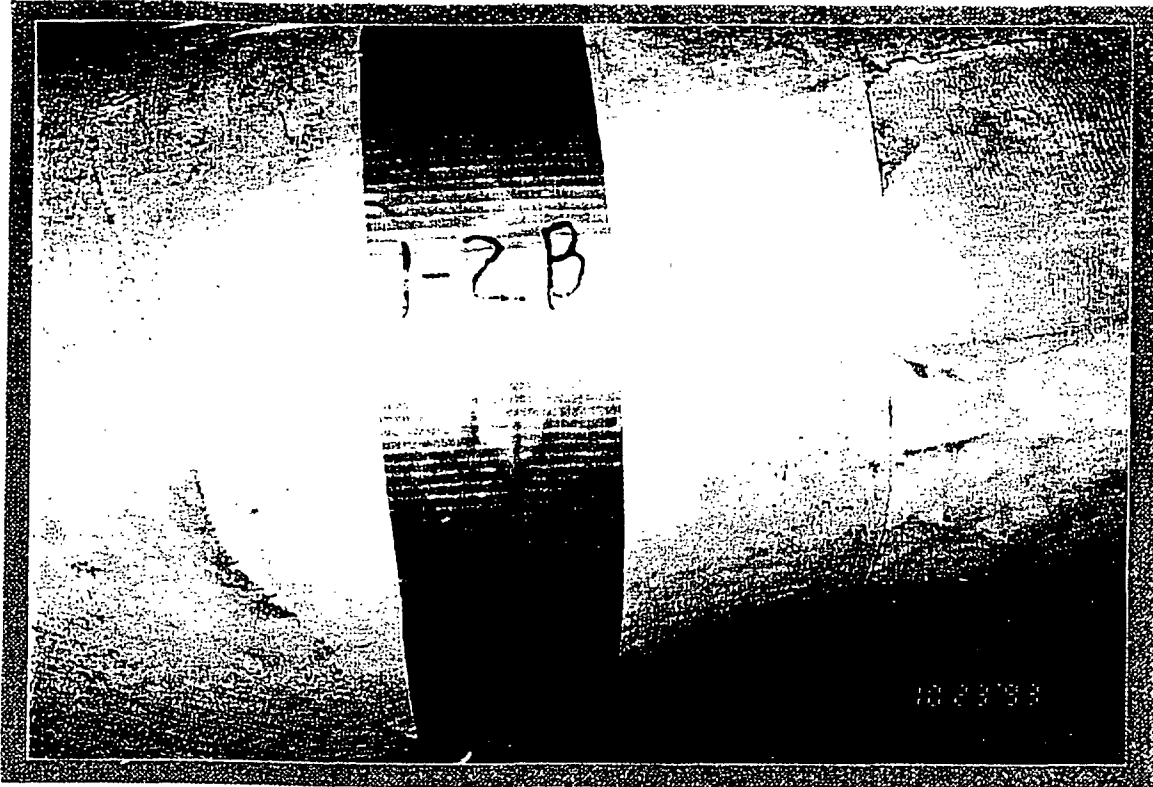
*Pipe elbow insulation in basement of Harvard/Yale/Princeton Club
(asbestos sample HYP-1-6B).*



Lobby ceiling opening near Bailey Banks & Biddle.



Lobby ceiling near security desk.



Pipe insulation in lobby ceiling near high-rise elevator bay (asbestos sample 1-2B).

