



ICF KAISER ENGINEERS GROUP

ICF Kaiser Engineers, Inc.
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Pittsburgh, PA 15219-1031
412/497-2000 Fax 412/497-2212

PLAINTIFF'S
EXHIBIT
AL-1156

January 17, 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
Copy of Final Report**

Dear Mr. Snee:

As you requested, I have enclosed a copy of the Final Report for the Phase I Environmental Assessment conducted by ICF Kaiser for Alcoa at the Alcoa Building in 1993.

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

AJK/bam

Enclosure

FROM

TO

WILLIAM E. SNEE

DON BURRELL - Pgh 5
KAREN KRALL - Pgh 6
RUSS YESTER - Pgh 19

ENVIRONMENTAL AFFAIRS
PITTSBURGH 19

07 SEPTEMBER 1993

RE: ALCOA BUILDING PHASE I
ENVIRONMENTAL ASSESSMENT

Attached is the draft scope of work for the Phase I Environmental Assessment for the Alcoa building. I would like to get this out for bid by September 13, 1993, and **I would request your review and comment on the scope of work by September 9, 1993**. Although I would appreciate any comments you might have on any aspect of the scope of work, I realize your time is at a premium so I have identified the following specific areas (Task No. 5) of particular interest to me.

Karen Krall - I need your input to Task No. 5 detailing our requirement of the contractor to avoiding personnel exposure during the asbestos survey and sampling work. Also, do you have any comments concerning the approach of selecting only seven floors to serve as a representative sampling for the entire building. I think the cost and time of doing each floor would be high not to mention the time required and inconvenience. I think seven floors should give us enough information to bid an asbestos removal contract for the building.

Don Burrell - What comments do you have concerning the approach to accessing the area above the ceiling panels and the use of Building Services staff to provide access (is this approach viable or do we need to have the contractor supply the labor?). What are your comments regarding the selection of just seven floors to get a representative sampling of all the floors. What would be your estimate of the time required to remove sufficient number of lights or panels on each of the seven floors to allow inspection and sampling. Will this inspection have to be done after hours or on the weekend? Can this be done in a week or a few days without dramatic impact on the people in the building? I would expect the time required to perform this survey would be determined by how well or how timely we could give access to the contractor. Which seven floors would you recommend to get a good cross section?

I will be out of the office from September 8 until Monday September 13, 1993 but I will be monitoring my VMX. I would appreciate you leaving me a phone message concerning your comments. Karen, I would also request that you send a copy of your insert for Task No. 5 to my administrative assistant, Fran Fuhrer (EXT 4818) so that she might incorporate it into the final scope of work. I appreciate your assistance in this effort.

Bill Snee

Attachment

cc: Paul Kaut Realty - Pgh 9



Memo Alcoa Building Ph I Environmental Assessment Comments

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ENVIRONMENTAL AFFAIRS

**SCOPE OF WORK
PHASE I ENVIRONMENTAL ASSESSMENT
ALCOA BUILDING
PITTSBURGH PENNSYLVANIA**

Background and Geographic Location

The Alcoa Building is a 31 story office building located on 425 Sixth Street in Pittsburgh Pennsylvania and has served as the corporate headquarters for Aluminum Company of America (Alcoa) for approximately the past 40 years. The building was originally built in the 1951-52 period and was first occupied in 1953. The building has always been owned by Alcoa and is presently occupied by Alcoa related operations on floors 1 to 13 and 15 to 31. Currently, the only tenants located in the building are the law firm of LeBoeuf, Lamb, Leiby & MacRae located on the fourteenth floor and Palmer's restaurant, Bailey, Banks, and Biddle jewelry store, and the Faber, Coe, and Gregg news stand that are all located in the lobby of the building. The general building layout is shown on the attached floor plan drawings which include the sub-basement, basement, 1 st floor lobby, 5 th floor, 14 th floor, 19 th floor, 31 st floor and 33 rd roof level. These drawings generally define current office space use and area.

Alcoa Contacts

Bidders shall not make contact concerning this project to any other representative other than those individuals shown below unless prior approval is given.

William E. Snee
Alcoa Environmental Affairs
1501 Alcoa Building
Pittsburgh, Pennsylvania 15219-1850
Phone 412-553-3720
Fax 412-553-4822

Russ Yester
Alcoa Environmental Affairs
Same address as above
Phone 412-553-3504
Fax 412-553-4822

Schedule

- Completion of on-site Phase I investigation: October 8, 1993.
- Draft Phase I Report with Phase II recommendation and schedule due: October 22, 1993.

- Final Phase I Report incorporating Alcoa comments due: November 8, 1993.

SCOPE OF WORK

Phase I Assessment

Alcoa is considering the sale of the Alcoa Building and corporate policy requires that a Phase I and, if required, a Phase II Environmental assessment be performed. A Phase I assessment is an investigation by a qualified environmental professional into current and past activities that could impact the environmental condition of the property or result in environmental liabilities. It should consist of a record review, interviews, and site reconnaissance, resulting in a report which identifies potential environmental concerns and recommendations for site specific data collection in the Phase II portion of the investigation. A Phase I assessment usually does not include significant analysis to characterize the property. In this situation, however, testing is called for in the asbestos survey portion of the assessment (see Task No. 5).

Contractor shall perform a Phase I environmental assessment covering, as a minimum, the activities listed below. Contractor shall add activities where in their professional judgment, additional information is required.

Phase I Assessment -Tasks:

1. Review site history to determine potential of adverse environmental impact from historical operations before the construction of the building as well as during the past 40 years of occupancy. This investigation should include but not be limited to interviews with current building operations management, tenants, and knowledgeable long term employees, interview of neighbors, examination of old maps and aerial photos, interviews with local government, planning department, deed recorder, building permit records department to establish a 50 year minimum record of title including deeds, easements, and restrictions.
2. Review any existing environmental studies/reports on the building. This portion of the assessment will at a minimum include studies/reports concerning asbestos, removal of florescent light ballast. This review will include any type of report or record that will provide insight into the environmental condition of the building such as maintenance records, remodeling records, tenant records, etc. The record review will at a minimum include records available through Alcoa Building Services Department, and the Alcoa Environmental Health and Safety Department.
3. Investigate surrounding land uses and their potential to contaminate the property under investigation or be impacted by activities or conditions on the property under investigation. This investigation will include but not be limited to

observations and discussions during walk through (stains, debris, etc.), governmental agency information and lists of hazardous sites on adjoining and nearby land (e.g. state CIRCLES, RCRA, or TSCA), interviews with neighbors, review of aerial photos and maps, ground water conditions, and potential stormwater run-on/run-off problems.

4. The building should be investigated to determine the potential environmental impact from:

- PCBs - (e.g. florescent light ballast, electrical equipment, hydraulics, heat transfer, etc.)
- Radon
- Asbestos - both friable and nonfriable (see Task 5.)
- Polyurethane insulation
- Ceramic fibers
- "Sick building" conditions
- Potential for mine subsidence
- Lead paint exposure
- Ventilation/heating/cooling systems
- Sanitary systems (discharge and ventilation)
- Fire protection systems
- Drinking water system
- Cooling tower systems
- Present and past chemical use
- Waste disposal practices both past and current
- Cleaning materials use and disposal
- Designate Smoking area ventilation systems
- Medical Department waste handling practices and X-ray exposure
- Impact of operation of past and current tenants

5. A detailed asbestos survey and sampling program will be conducted to determine the location of friable and non-friable asbestos. Although locations of both friable and non-friable asbestos will be identified, sampling will only be conducted on suspected friable asbestos. The location of friable asbestos will be detailed to the point that the Phase I assessment report can be used in the development of the specification for removal of friable asbestos. The inspection in the office areas and building support areas such as the basement and mechanical rooms (ventilation/heating/cooling) will be relatively straightforward since these areas are easily accessible. There is reason to believe that friable asbestos insulation may be present in radiant heating and cooling piping installed above the metal pan ceilings in the office and hallway locations on all floors of the building. Available access to the areas above the ceiling is limited and will require removal of selected light fixtures and in some cases ceiling panels to allow for visual observation and sampling. A detailed survey will be made of the areas above the ceilings only on 7 of the 31 floor to obtain a detailed accounting of asbestos on those seven floors and to provide an estimate of the total friable asbestos in the building above the metal pan ceiling. Due to the difficulty in assessing the area above the ceilings, all asbestos sample collection

will be conducted during this Phase I investigation. This will avoid experiencing the problems associated with gaining access to this area during any Phase II assessment. Considering asbestos sampling will be required during the Phase I assessment for the area above the ceiling panels, it is desired that all asbestos sampling for the remaining portions of the building be done during the Phase I assessment also. Additional asbestos survey and sampling may be conducted during the Phase II assessment if required. The access to the area above the ceiling will be provided by the Alcoa building services personnel. Due to the time involved in this activity as well as the potential interference to activity within the building, inspection and sampling may be required to be performed after normal working hours (7 AM to 6 PM) or on the weekend.

The following special procedures will be followed during the asbestos survey and sampling to avoid exposure problems to building personnel. **THIS SECTION WILL BE PROVIDED BY KAREN KRALL - CORP. HEALTH SERVICES DEPARTMENT (X 3220)**

6. The Phase I report should be a formal including at a minimum the following information:

- All contacts made
- Maps, aerial photos, and photographs of prior conditions if available
- Maps, aerial photos, photographs of current operations
(photographs of current conditions will be required as documentation in the report)
- All information and data collected
- Comments on the experience, registration or certification of the person or team conducting the assessment
- Available information on the environmental situations or local zoning restrictions that might impact future use of the site.
- Conclusions on the environmental situation, risks, and recommendation for further Phase II study and/or testing

7. The Phase I report submittal

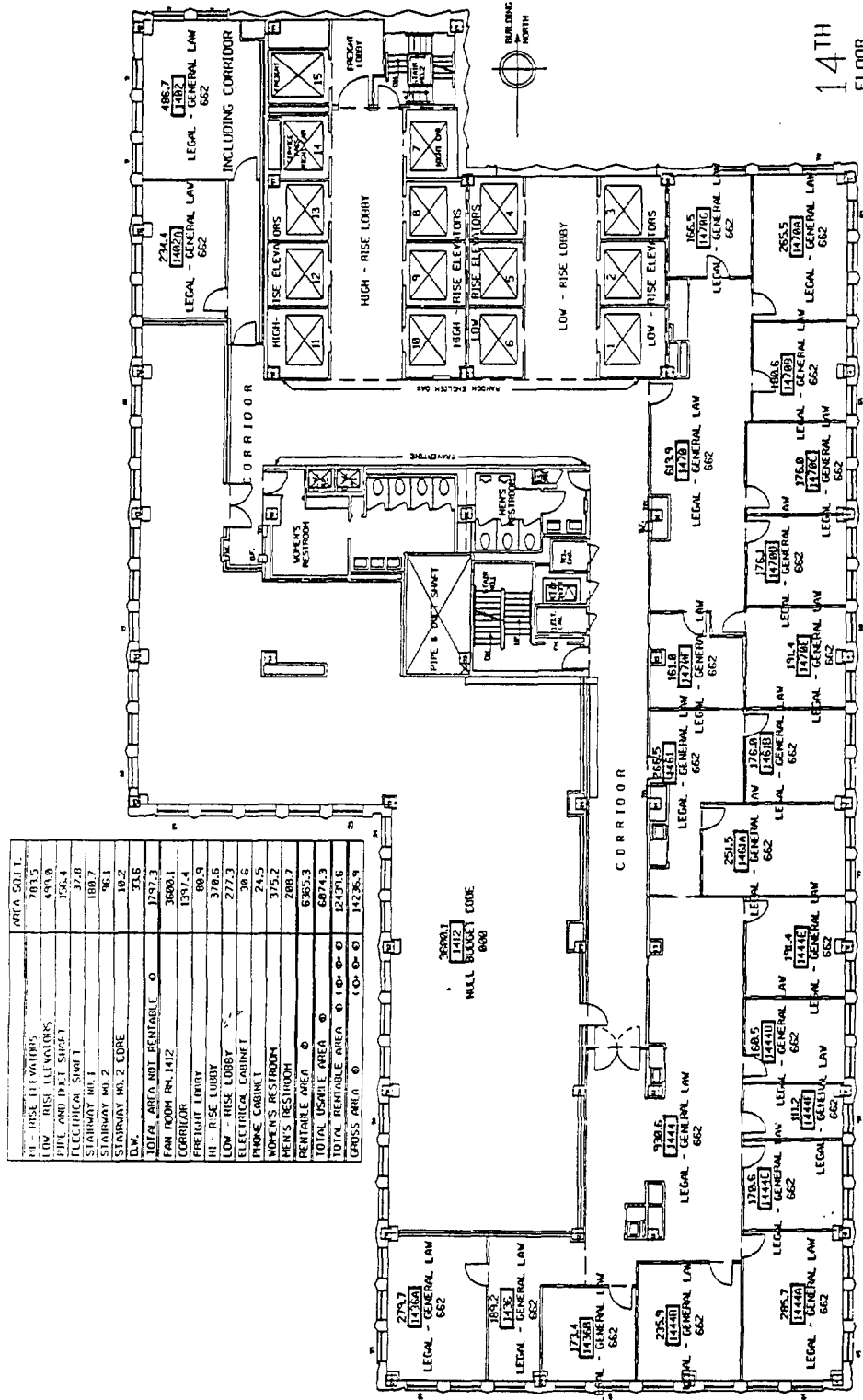
- Consultant shall submit five (5) draft copies of a formal, written, bound report documenting the findings and recommendations of the Phase I environmental assessment.
- Consultant shall submit five (5) final copies of a formal, written, bound report documenting the findings of the Phase I environmental findings incorporating any changes or additions that may result from Alcoa review and comment on the draft report.
- The final report will serve as a document to be reviewed and/or given to prospective buyers of the building and may be referenced in any final sales agreement between Alcoa and the future buyer.

OFFICE BUIL
ALUMINUM
OF AM
425 SIXTH
PITTSBURGH, PA

LEGEND
--- OFFICE AREA C

14TH
FLOOR

AREA	SQ. FT.
HI - RISE ELEVATORS	783.5
LOW - RISE ELEVATORS	499.0
PIPE AND DUCT SHAFT	156.4
ELECTRICAL SHAFT	37.0
STAIRWAY NO. 1	180.7
STAIRWAY NO. 2	96.1
STAIRWAY NO. 2 CORE	10.2
D.W.	31.6
TOTAL AREA NOT RENTABLE	1792.7
FAN ROOM RM. 1412	3690.1
CORRIDOR	137.4
FREIGHT LOBBY	80.9
HI - RISE LOBBY	378.6
LOW - RISE LOBBY	277.3
ELECTRICAL CABINET	38.6
PHONE CABINET	24.5
WOMEN'S RESTROOM	375.2
MEN'S RESTROOM	288.7
RENTABLE AREA	6385.3
TOTAL USABLE AREA	6874.3
TOTAL RENTABLE AREA	12479.6
GROSS AREA	14285.9



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ALUM

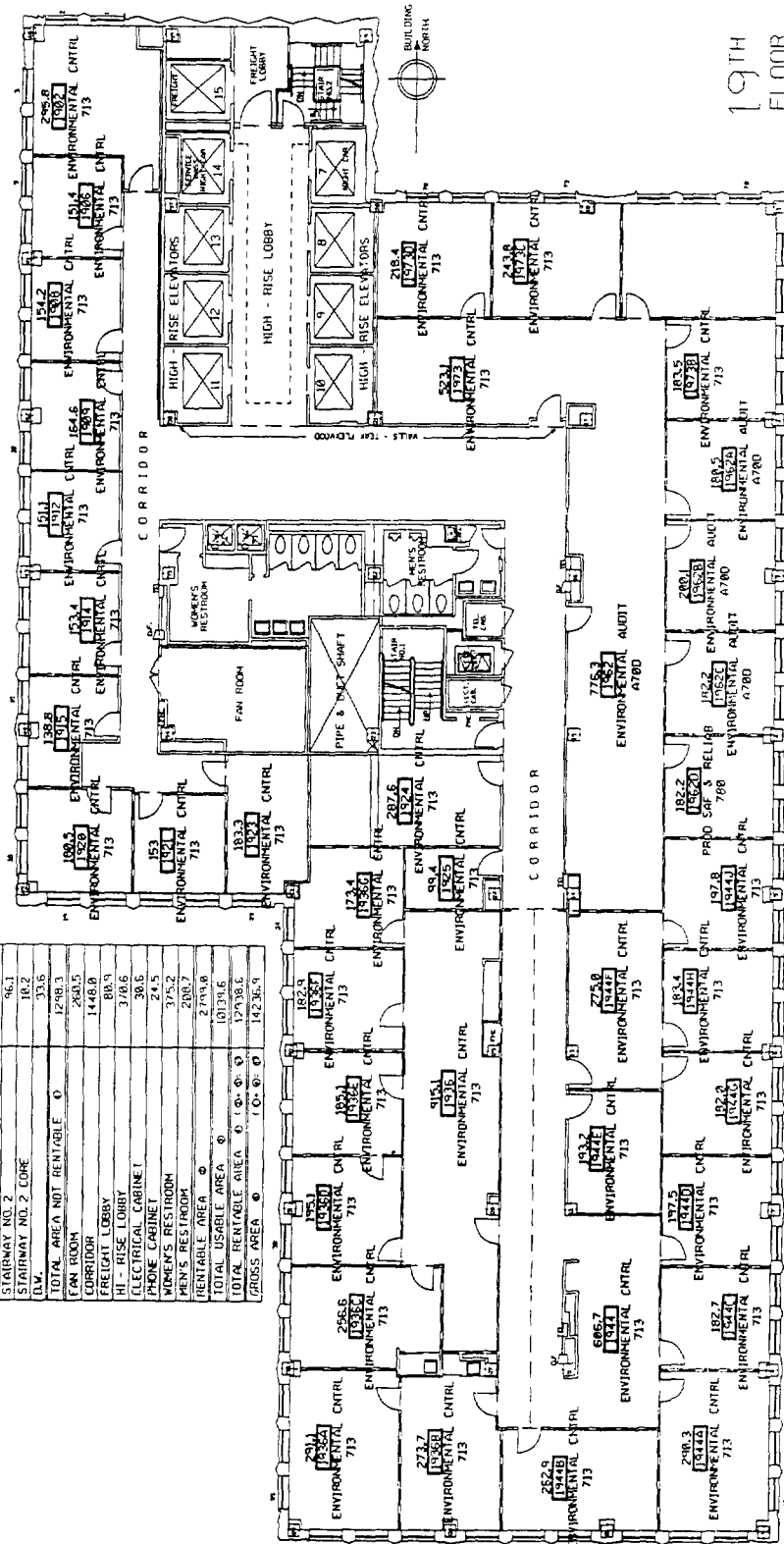
PTT

LEGEND

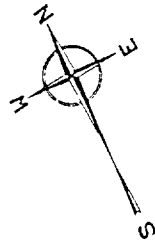
OFFICE

19TH FLOOR

AREA	SQ. FT.
HL - RISE ELEVATORS	783.5
PIPE AND DUCT SHAFT	156.4
ELECTRICAL SHAFT	37.0
STAIRWAY NO. 1	188.7
STAIRWAY NO. 2	96.1
D.W.	10.2
TOTAL AREA NOT RENTABLE	1249.3
FAN ROOM	200.5
CORRIDOR	1446.0
FREIGHT LOBBY	80.1
HL - RISE LOBBY	30.6
ELECTRICAL CABINET	2.0
PHONE CABINET	2.0
WOMEN'S RESTROOM	3.5
MEN'S RESTROOM	200.7
RENTABLE AREA	2743.6
TOTAL RENTABLE AREA	12738.6
GROSS AREA	14236.9



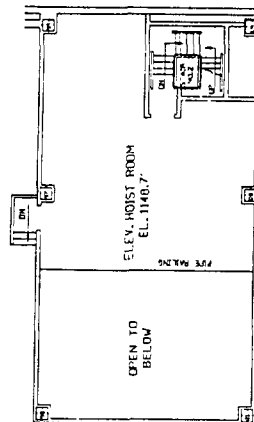
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OFFICE BUILDING FOR
 ALUMINUM COMPANY
 OF AMERICA
 425 SIXTH AVENUE
 PITTSBURGH, PENNSYLVANIA
 TENANT LAYOUT
 33RD PAPTAIL
 FLOOR PLAN

33
 FLOOR

ALUMINUM COMPANY OF AMERICA
 ALCOA SERVICE CORP.

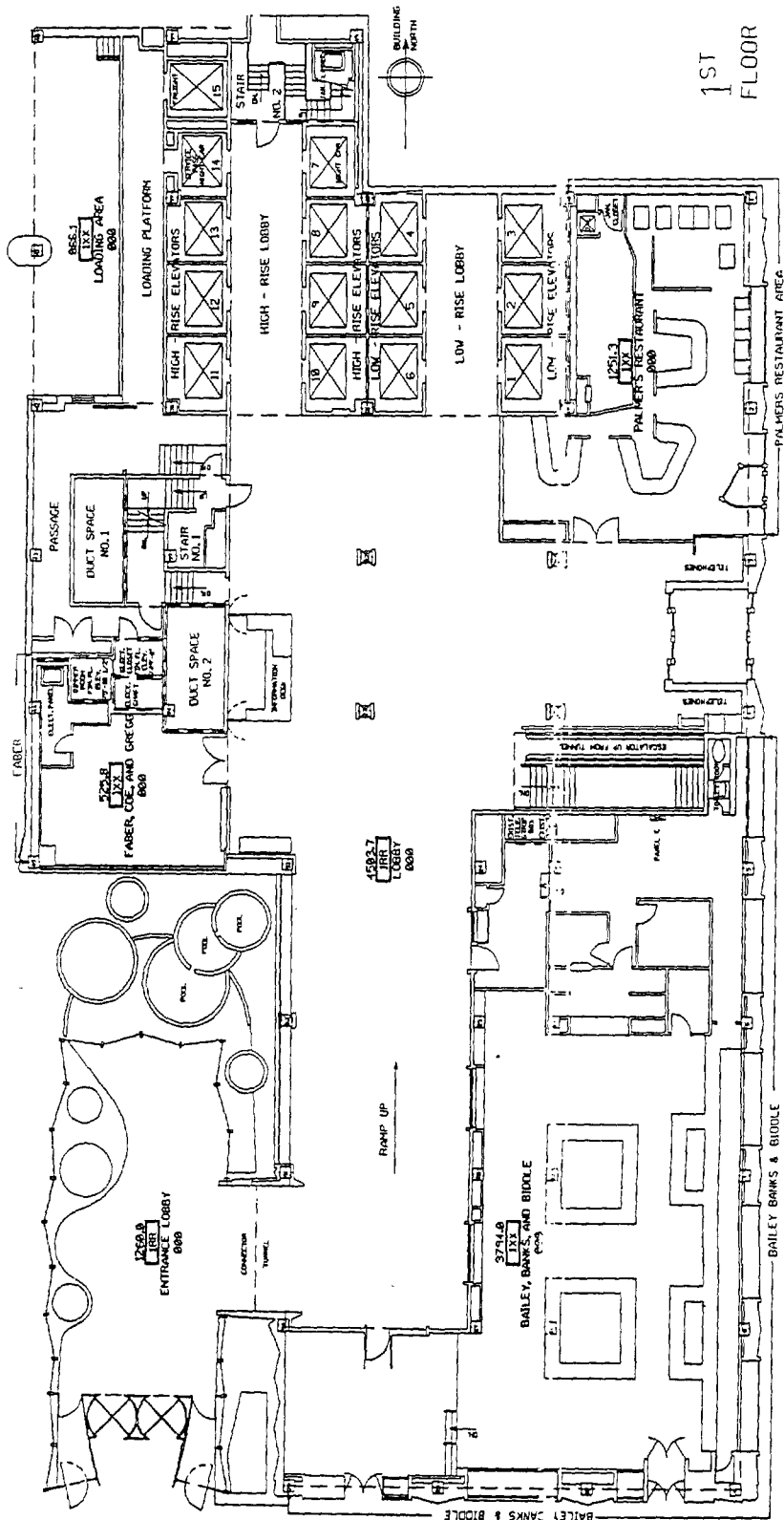


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HI - RI	LOW -	DUCT S	DUCT S	ELECTF	STAIRW	STAIRW	ESCALA	DUPPER	LOADING	PASSAG.	FABER,	BAILEY	PALMER	TOTAL	HI - RIS	LOW -	ELECTR	ENTRAN	LOBBY	TOTAL	GROSS
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1937

1ST
FLOOR



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