

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.

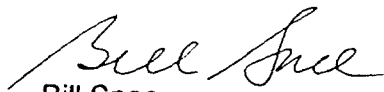


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ENVIRONMENTAL AFFAIRS

PLAINTIFF'S
EXHIBIT
AL-1153

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

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