

OCT-22-1993 14:24 FROM ICF KAISER PGH

TO

95534822 P.01

FAX TRANSMISSION SHEET

**ICF KAISER
ENGINEERS**

ICF KAISER ENGINEERS, INC.
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FAX NO: 553-4822

DATE: October 22, 1993

KE REF: 15000

PAGE 1 OF 5

COMPANY/LOCATION: ALUMINUM COMPANY OF AMERICA, PITTSBURGH, PA

ATTENTION: MR. W. E. SNEE

FROM: MR. ANDREW KANDRAY DEPT: 11161

**** PLEASE NOTIFY RECEPTIONIST IF TRANSMISSION IS INCOMPLETE/ILLEGIBLE ****

MESSAGE

HERE IS MY PROPOSAL FOR THE ADDITIONAL SCOPE OF WORK AND COST TO DO THE
EXECUTIVE ANNEX AND H, Y, P CLUB.

PLEASE CALL ME AND LET ME KNOW IF IT IS ACCEPTABLE AND I'LL DELIVER A HARD COPY.



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**ICF KAISER
ENGINEERS**

October 22, 1993

ICF KAISER ENGINEERS, INC.
FOUR GATEWAY CENTER
PITTSBURGH, PENNSYLVANIA 15222-1207
412/497-2000Mr. W. E. Snee
Aluminum Company of America
1936 Alcoa Building
Pittsburgh, PA 15219

Subject: Phase I Environmental Site Assessment
Alcoa Building, Pittsburgh, Pennsylvania
Proposal to Increase Scope of Work and Not to Exceed Cost
ICF KE Proposal No. 1119

Dear Mr. Snee:

ICF Kaiser Engineers, Inc. (ICF Kaiser) is pleased to present this proposal to include the Alcoa Executive Annex Building and the Harvard, Yale, Princeton Club Building within the Scope of Work for the Phase I Environmental Site Assessment that we are currently performing for the Aluminum Company of America (Alcoa) Building located at 425 Sixth Street in Pittsburgh, Pennsylvania. We are submitting this proposal at your request, as agreed in your telephone message to me on October 21, 1993. The increased Scope of Work and increase in the Not-to-Exceed cost should be incorporated into the current purchase order between Alcoa and ICF Kaiser (Alcoa Purchase Order No. EA 938073 PG currently approved for \$18,650).

APPROACH

ICF Kaiser will perform the same tasks for the two additional buildings as we are currently performing for the Alcoa Building. The additional work will consist of four tasks which are described in the following sections. We assume that Alcoa will assist ICF Kaiser in accessing the buildings, obtaining relevant documents, and contacting present and past Alcoa personnel familiar with the buildings and properties, when necessary.

Review of Current and Historical Records

ICF Kaiser will review and evaluate the former operations that occurred at the Alcoa Executive Annex Building and the Harvard, Yale, Princeton Club Building locations prior to their construction. We will also review the historical operations, activities, and events that have occurred since their construction. We will interview past and present property owners, employees, tenants, and adjacent property owners, when possible and appropriate, to discuss site histories and operations, waste generation and management practices, and other issues with possible environmental or health and safety relevance during former and current uses of the buildings and properties.

ICF Kaiser will review and evaluate existing studies and/or reports about the buildings and properties. This review will include a review of the records available through the Alcoa Building Services

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Mr. W. E. Snee
Aluminum Company of America
October 22, 1993
Page 2

Department and the Alcoa Environmental Health and Safety Department. Existing information, such as construction drawings and maintenance records, will also be utilized to develop an efficient, cost effective inspection approach for the buildings.

ICF Kaiser will also review available information from sources other than Alcoa to support our inspections and interviews, including available City, State, and Federal records pertaining to the properties and buildings, historical aerial photographs, and documented communications with regulatory agencies, when available. We will conduct a minimum 75 year chain-of-title search to identify previous uses of the properties. In addition, we will conduct a search of various environmental databases to identify potential liabilities due to past uses of the buildings and neighboring properties, including the CERCLIS database (the USEPA's list of hazardous waste sites) and the National Priorities List. (The databases to be reviewed during this search are presented in Attachment B.) With Alcoa's permission and concurrence, the Pennsylvania Department of Environmental Resources and other regulatory agencies may be contacted, as necessary, to further investigate any issues identified during the records review portion of the assessments.

Environmental Inspection of the Buildings

ICF Kaiser will conduct an inspection of each building to identify areas and items of potential and environmental significance. The inspections will include a visual identification and assessment of the physical and environmental condition of the following areas and systems (when appropriate):

- Potential PCB containing equipment (including electrical equipment, oil-filled starter switches, and hydraulic systems)
- Ventilation, heating, and cooling systems
- Sanitary systems
- Fire protection systems
- Drinking and service water systems
- Cooling tower systems (including chemical additives that are currently used or may have been used in the past)
- Waste storage and disposal areas
- Cleaning material and chemical storage areas
- Accessible areas with non-asbestos insulation

The inspection of these systems and areas will visually assess the condition of each, and will note suspect conditions such as stained walls, floors, or ceilings in their immediate vicinity or leaking.

Mr. W. E. Snee
Aluminum Company of America
October 22, 1993
Page 3

stained, or improperly maintained equipment. As part of the inspections, photographs will be taken to document the current condition of the buildings and to illustrate potential environmental issues and conditions, should these be identified. In addition, if conditions are identified during the inspections that the inspection team suspects may require sampling during a Phase II environmental assessment, then potential sampling locations will be also noted (when possible).

The environmental inspections of the buildings will also attempt to visually determine the potential for the presence of radon gas, lead-based paint, or chemical vapor exposure due to construction materials or materials used in the buildings. The current chemical use, cleaning material use, and waste management practices within the buildings or on the properties will also be assessed during the inspections, and the impact of past operations and practices (by both current and previous tenants) will be examined as well, to the extent possible during a visual survey. In addition, based on interviews and visual inspections of building systems, the potential for "sick building syndrome" and mine subsidence will also be explored during the inspections.

Asbestos Survey

ICF Kaiser will conduct an asbestos survey of each building utilizing qualified asbestos inspection personnel. The inspection will involve locating and quantifying potential friable and non-friable asbestos-containing materials (ACM) in each building. Samples will be collected of potential friable ACM only; potential non-friable ACM will not be sampled. Samples will be collected from wall and pipe insulation, ceiling tile, floor tile, and other suspected ACM construction materials identified during the survey. All samples will be collected in accordance with local, State, and Federal guidelines and recommendations and with Alcoa guidelines and specifications for asbestos surveys and sampling. (In the City of Pittsburgh, the Allegheny Health Department regulates asbestos issues.) The samples collected will be delivered to an analytical laboratory to determine asbestos content. ICF Kaiser anticipates using Lancaster Laboratories of Lancaster, Pennsylvania to perform the analytical work.

Once the results of the asbestos analysis of the collected samples are available, ICF KE will calculate total quantities of friable ACM within the buildings. ICF Kaiser will also utilize any other pertinent information gathered during the Phase I assessment of the two buildings and properties to prepare the quantity estimate.

Phase I - Environmental Assessment Report

ICF Kaiser will include the results of the Phase I Assessment of the two buildings and properties in the Phase I Assessment Report currently being prepared for the Alcoa Building. This report will present our overall assessment of liability issues based on the Site inspections, personnel interviews, records review activities, and asbestos sampling results. In the report, the sources of information reviewed during the records search, the identity of the people interviewed, and the actions and activities performed during the inspections of the buildings and properties will be documented. The results of the inspections and of the analysis of the asbestos samples collected during the asbestos surveys will also be presented. Additionally, the photographs taken during the surveys or obtained

Mr. W. E. Snee
Aluminum Company of America
October 22, 1993
Page 4

and reviewed during the records reviews will be labeled and included in the report. The qualifications and certifications of the personnel that perform the assessments will also be presented in the report.

The report will discuss the findings of the assessments and will estimate the impact of any areas of concern according to both current and possible future uses of the subject properties and buildings. The report will include recommendations for alleviating any liability situation which may be encountered, along with estimated costs, when possible and appropriate. The report will also recommend Phase II site investigation work, if appropriate, to further characterize the environmental conditions in the buildings, should such additional activities be necessary.

ICF Kaiser will submit the draft report to Alcoa for review, and will incorporate comments or revisions indicated by Alcoa into a final report.

COST AND SCHEDULE

All work will be performed according to the terms and conditions of the Basic Ordering Agreement (BOA) between Alcoa and ICF Kaiser. ICF Kaiser estimates that the increased cost associated with inclusion of the Alcoa Executive Annex and the Harvard, Yale, Princeton Club Buildings within the current scope of work (and not-to-exceed cost) for a Phase I Assessment of the Alcoa Building will be approximately \$3,000. This will increase the current approved not-to-exceed cost for the project to \$21,650. Additional laboratory costs and other additional expenses are included in the this total and will be invoiced at cost plus 10 percent, as specified in the BOA. Analytical costs (including markup) are anticipated to be no more than approximately \$500.

ICF Kaiser will perform the activities associated with the Phase I Environmental Assessments of the two additional properties concurrently with the Phase I Assessment of the Alcoa Building and we do not anticipate that any changes in the current schedule for completion of the assessment and report. As we discussed over the phone, because of the delay in beginning the asbestos survey, the asbestos sample results will not be available until October 29 and therefore the draft report will not be submitted to Alcoa until after the asbestos sample results can be incorporated into the report.

We look forward to providing Alcoa with the type of high quality project performance you have come to expect from ICF Kaiser Engineers. If you have any questions or need more information, please call me at (412) 497 - 2391.

Very truly yours,

Andrew J. Kandray
Project Manager

AJK/bam