



PROJECT DESCRIPTION SHEET

HORIZON PROPERTIES

Project Name: Horizon Properties at South Pointe 2

Location: Cecil Township, Washington County, PA

Owner: Hilton Homewood Hotel and Southpointe II Corporate Office Building

Our Client: Horizon Properties

Our Role: Phase 1 Environmental Site Assessment

Date Project Awarded: 2006

Project Monetary Value: \$6,000

Project Description: Phase I Environmental Assessment—Southpointe II Development.

Zell Engineers, Inc. Work Description: At the request of the developer, Zell Engineers conducted an ASTM Standard E 1527-05 Phase I Environmental Site Assessment (ESA) for two properties within the Southpointe II Business Park. The entire property for Southpointe II was the original location of the Western Center State Hospital for over 100 years. During the Zell investigation, some of the original buildings remained on site while some had been demolished. The Phase I ESA investigations for both of these projects included the following tasks:

- A complete review of previous investigations regarding the past history of the Western Center State Hospital. This included the review of historical mapping and aerial photographs; interviews with individuals who worked on the property, and a site reconnaissance.
- The location of the former hospital buildings were transposed onto current plans for the hotel and the office building in order to determine any potential for risk from subsurface contamination from previous uses.
- A review of reports that documented the inspection of the hospital buildings for hazardous materials and of the subsequent demolition and disposal for all hazardous materials identified and abated. Hazardous materials identified on the site included asbestos containing building materials and PCB containing ballast lighting. Zell reviewed test results and disposal records for the abatement of the buildings located in the Phase I ESA project areas.



The final reports for both of these projects included the reduction of all collected data and provided an assessment of any potential environmental concerns at the property. Recommendations from the reports revealed that the property was properly abated and use for a corporate office building and hotel were ideal for location within the office park.



References: Available Upon Request

JEFF ZELL CONSULTANTS, INC.

1031 4TH AVE.
CORAOPOLIS, PA 15108
Phone: 412-262-2022
Fax: 412-262-1979

A TOTAL SOLUTIONS COMPANY

ZELL ENGINEERS, INC.

2200 LIBERTY AVE.
PITTSBURGH, PA 15222
Phone: 412-288-9995
Fax: 412-288-9930