



PROJECT DESCRIPTION SHEET

942-948 5TH AVE. CORAOPOLIS BOROUGH

Project Name: Phase 1 Environmental Site Assessment

Location: Coraopolis Borough, Allegheny County, PA

Owner: Vincent A. Tucceri, Esquire

Our Client: Vincent A. Tucceri, Esquire

Our Role: Phase 1 Environmental Site Assessment and Asbestos Survey Report

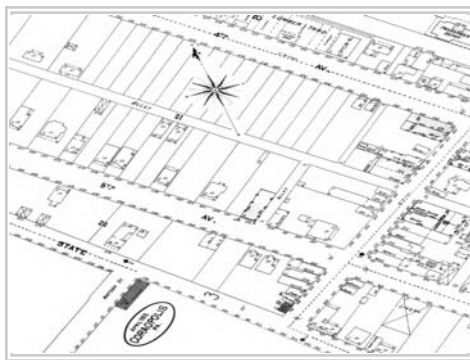
Date Project Awarded: 2009

Project Monetary Value: \$10,000

Project Description: In order to facilitate the renovation of the historic building at 942-948 Fifth Avenue in Coraopolis, Zell Engineers, Inc. was hired to conduct an ASTM Standard E 1527-05, *Standard Practice for Environmental Site Assessments, Phase I Environmental Site Assessment Process* and an Asbestos Containing Material (ACM) inspection of the building. This unique building was first constructed circa 1898 as residential homes that were renovated and occupied by three various retail stores until the approximately the 1990's. The building was then reworked into a banquet hall, dance studio and small professional offices until its recent closure.

Zell Engineers, Inc. Work Description:

- A thorough investigation of the entire building was conducted by the Zell team to determine layout of the approximately 11,000 square ft. building.
- Interviews with the County and local authorities such as the Fire Chief and Borough Manager, were conducted to determine the history of the building and to identify any environmental concerns on the property. Local residents who were familiar with the site history were also interviewed. One individual was able to produce historic photographs of the site circa 1938 documenting an important event at the building.
- A complete review of an environmental database search was conducted by Zell in order to identify any neighboring sites or properties that may have produced a negative impact on the subject building due to releases of contamination from hazardous materials or chemicals. These types of sites included former gasoline stations, dry cleaners or factories.
- In order to establish the history of the building and surrounding neighborhood, a comprehensive review of Sanborn Fire Insurance Maps dating from between 1989 to 1958 was conducted.
- Complete asbestos containing material investigation and sampling of the building was conducted according to the EPA NESHAP protocols.
- Letters of Reliability were provided to the lender by Zell Engineers, Inc. to verify all sample results, conclusions and recommendations of both reports.



References: Available Upon Request

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