**Existing Conditions Memo – Environmental**
**68-82 Genesee Street, Rochester, NY**
**Site Visit August 29, 2013**

Introduction

On Thursday, August 29, 2013, as requested by the City of Rochester, engineers from Bergmann Associates, accompanied by a representative of the City of Rochester, performed general walk-through observations of the subject building known as the former United Cleaners, located at 68-92 Genesee Street, Rochester, NY.

The purpose of the observations was to determine the following Structural and Environmental Information:

Structural:

- To generally assess whether or not the building was structurally sound enough for contractors to enter the building for the purpose of abatement and miscellaneous demolition, prior to eventual complete demolition of the entire building.

Environmental:

- To complete an inventory of visually suspect asbestos containing materials (ACMs) and estimate the number of bulk samples and associated analytical fees which would be required to complete an asbestos survey.
- To document the presence of hazardous materials containers and create an inventory of the materials within each container using product labels (if available).
- To collect six (6) bulk samples for qualitative mold analysis.

The observations were conducted by the following personnel:

Robert L. Zupcak, P.E, Structural Engineer, Bergmann Associates

Mike Carpenter, Environmental Specialist II, Bergmann Associates

Megan Borruso, Environmental Specialist, Bergmann Associates

Jane Forbes, Environmental Specialist, City of Rochester

A Structural Assessment Report was sent to the City under separate cover. The information below contains a summary of environmental observations and activities conducted at the time of the site visit:

Suspect Asbestos Containing Materials Inventory

The following materials were identified as suspect Asbestos Containing Materials (ACM):

- Carpet Mastic
- Window Glaze (3 types)
- Window Caulk
- Ceiling Tiles

- Wall Plaster
- Skim Coat
- Drywall
- Joint Tape
- Joint Compound
- Textured Walls
- Mag Pipe Insulation
- Aircell Pipe Insulation
- Boiler
- Water Heater
- Roofing Systems

Hazardous Materials Inventory

The following potentially hazardous materials were discovered throughout the building:

1. Two green 55-gallon steel drums located just north of garage bay door in a pile of laundry and boxes and adjacent to a push cart. One drum was standing up, one lying on down. The drums were not labeled.
2. One blue 55-gallon steel drum and one black 55-gallon steel drum were located north of the foot of the ramp leading upstairs. The blue drum was standing up and had an open hole in the top, through which liquid was visible. The black drum was lying down and was labeled "Non-Hazardous Waste," and the bottom of the drum was distended.
3. One white and blue 5-gallon bucket of joint compound was located in the western section of the main room of the building.
4. Five black approximately 25-gallon plastic drums were located adjacent-north of the ramp wall. These drums were closed and labeled with a skull and crossbones/ "PG III" /"6" placard which denotes a poisonous substance with packing group III – substances with an oral toxicity of ≥ 50 but ≤ 200 for solids and ≥ 50 but ≤ 500 for liquids; a dermal toxicity of ≥ 200 but ≤ 1000; and an inhalation toxicity of ≥ 2 but ≤ 10.
5. Two black approximately 25-gallon plastic drums were placed on top of the five black drums above. The drums were sealed and labels were not visible.
6. One yellow, white, black, and red 55-gallon drum of "Street's Staticol" charge process detergent for use in Perchloroethylene solvent systems was located adjacent-north of the boiler room.
7. One 5-gallon bucket labeled Spectra Tri-Star Spectra; a liquid high caustic laundry detergent was on the floor in front of the 55-gallon drum of Staticol.
8. One 15-gallon white opaque container was located in the northern section of the building, in the center of the main room. Attached to the container was a shipping label identifying the material as either Tri-Star Spectra or "Det 1." The container was approximately one-quarter full.

9. One 15-gallon white opaque container labeled as EcoLab Eco-Star Oxy-Brite concentrated liquid oxygen bleach compound was located in the northern section of the building, in the center of the main room. The container was approximately one-quarter full.
10. Numerous D.C. Filter & Chemical Inc. Brute Twin carbon dry cleaning cartridge filters were located against the north wall of the main room and in the southeast corner of the main room, in front of the stairway. These filters may contain carbon and spent solvents.
11. One approximately 3-gallon Cissell spot cleaning pressure tank (model A) was located in the northern section of the building, in the center of the main room. The tank may contain solvent material.
12. One 1-pound propane tank was located in the northern section of the building, in the center of the main room. The tank may contain propane fuel.
13. Multiple bottles, aerosol containers, and gallon size liquid containers were located on a metal shelving unit against the eastern wall of the main room. These containers included:
    a) Three 1-gallon bottles of Streetex Spray Spotter which appeared to be full.
    b) Two aerosol containers of Ze Water & Statin Repellent which may contain chlorinated solvents.
    c) Two bottles of Street's No. 2 solution for testing charged solvent.
    d) One 1-gallon bottle of Street's Gelatone fabric finisher.
    e) Three 1-gallon bottles of unlabeled dry cleaning solutions.
    f) One 1-gallon bottle of oxidizer.
    g) One tube of red grease.
    h) Two metal containers of Street's Rep-100 water repellant.
    i) One metal container of Street's Picrin volatile dry spotter.
14. A second yellow, white, black, and red 55-gallon drum of "Street's Staticol" charge process detergent for use in perchloroethylene solvent systems was located on the floor in front of the metal shelving unit.
15. A large rusted, metal container partially filled with liquid was located in the northeast corner of the building.
16. Two large cylinder tanks were located on the floor in the northeast corner of the building. The contents of the tanks were unknown.
17. One 5-gallon bucket of Bright Start laundry detergent was located on top of a mirror in the northeast corner of the building.
18. One 5-gallon bucket labeled Spectra Tri-Star Spectra; a liquid high caustic laundry detergent was on the floor in the northeast corner of the building. The bucket was nearly full.
19. One black approximately 25-gallon black drum was located on the floor in the northeast corner of the building.
20. A third yellow, white, black, and red 55-gallon drum of "Street's Staticol" charge process detergent for use in perchloroethylene solvent systems was located on the floor in front of the stairway.

21. Multiple containers were located north of the boiler room wrapped in black plastic. Labels were not visible on these containers.
22. One 5-gallon bucket of Sani-Sof 1000 fabric softener was located on the second floor beneath a window on the east side of the building.
23. One 5-gallon bucket and one white opaque plastic canister were located on the second floor beneath a window on the east side of the building. The containers were unlabeled.
24. One gray 5-gallon bucket labeled "Davis Howland Oil Co DSL Conv 15" was located in the western portion of the second floor.
25. One white 5-gallon bucket of Acme Industrial Compounds Corporation "Scale-out" liquid was located adjacent to the freight elevator on the second floor.
26. One cardboard container of Diamond Chemical Company "Actovate" was located in the northwest section of the second floor.
27. Five additional cardboard containers were located in the northwest section of the second floor. Labels were not visible on the containers.
28. Two white 5-gallon buckets and a plastic container were located in the northwest section of the second floor. Labels were not visible or were unclear on the containers.
29. One blue container was located in the northwest section of the second floor. The container was not labeled.
30. One one-gallon container of Yellow Go dye stripper was located in the northwest section of the second floor.
31. One gray 5-gallon bucket of isopropyl alcohol labeled "H&W Chemicals Rochester New York" was located in a room on the south side of the second floor.
32. A green and white metal 5-gallon container of General Electric SM2135 Silicone Emulsion, a lubricant for conveyor belts, was located on a shelf by the door to a room in the northwest corner of the second floor.
33. At least three 1-gallon containers labeled as flammable Bennett Fluid were in a cardboard box in a room in the northwest corner of the second floor.
34. Various paint cans, rubber cement, enamels, wood stain, and joint compound were located on a wooden shelving unit in a room in the northwest corner of the second floor.
35. Pigeons and pigeon feces were visible throughout the building.

Mold Sample Analysis

Six (6) bulk samples of mold were collected for qualitative analysis from the following locations:

1. A fluorescent light bulb box beneath the concrete ramp.
2. An area of moss on the second floor.
3. Drywall on the second floor.

4. Paper in the western portion of the second floor.
5. Near the basement access area on the first floor.
6. Near the rear entrance on the first floor.

Sample results have not been received from the laboratory as of the date of this memorandum.

Conclusions and Recommendations

Hazardous materials and containers should be properly removed and disposed according to federal, state, and local regulations prior to building demolition.

Based upon the known and unknown chemicals (labeled and unlabeled containers, tanks, bottles, etc), including biological hazards (animal debris and mold) contained within the building, entry into the building would require a hazardous assessment and proper health and safety planning by each contracting entity. It is Bergmann's recommendation that any and all personnel entering this structure wear appropriate Personal Protective Equipment (PPE) that addresses the physical, chemical and biological related hazards. Until these hazards are mitigated, PPE including but not limited to respirators, gloves, and safety glasses should be worn at all times during building assessment and demolition activities.