

**NAME OF COMPANY:** \_\_\_\_\_

**CITY OF PITTSFIELD  
MASSACHUSETTS  
PURCHASING DEPARTMENT**

**RFP#20-023**

**Request for Proposals for:   Disposition of Former Tyler Street Fire Station**

**Submission Deadline:       March 5, 2020 @ 2:00 PM**

**Linda M. Tyer, Mayor**

**Colleen Hunter-Mullett, Purchasing Agent**

City of Pittsfield Purchasing Department, 70 Allen Street, Pittsfield, MA 01201  
(413) 499-9470 Telephone (413) 448-9818 Fax

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## I. General Information and Proposal Submission Requirements

This request for proposals is issued in accordance with the provisions of M.G.L. Chapter 30B

### 1. Proposal Submission

- A. All proposals must be received in the City of Pittsfield Purchasing Department, 70 Allen Street, Pittsfield, MA 01201 on or before 2:00 P.M. March 5, 2020. The clock in the Purchasing Office shall be the sole determining factor of time.
- B. If, at the time of the scheduled proposal submission deadline, City Hall is closed due to uncontrolled events such as fire, snow, ice, or building evacuation, the proposal deadline will be postponed until 2:00 p.m. on the next normal business day. Proposals will be accepted until that date and time.
- C. Each proposer must submit One (1) original and Five (5) copies of their proposal.
- D. Each proposal must be clearly marked on the outside of the envelope "Sealed Proposal Enclosed, RFP #20-023 Disposition of Former Tyler Street Fire Station".
- E. Price proposals must be submitted in a separate sealed envelope, clearly marked, "Sealed Price Proposal Enclosed, RFP #20-023 Disposition of Former Tyler Street Fire Station".
- F. The submission of a proposal will be construed to mean that the proposer is fully informed as to the extent and character of the supplies, materials, or equipment required and a representation that the proposer can furnish the supplies, materials, or equipment satisfactorily in complete compliance with the specifications.

### 2. Required Submittals

*Please use this checklist to ensure you have included all required submittals with your proposal.*

All proposals shall include:

- \_\_\_\_\_ A completed proposal-pricing sheet – **submitted in a separate sealed envelope.**
- \_\_\_\_\_ A completed and signed proposal signature and addenda acknowledgement page.
- \_\_\_\_\_ A completed and signed non-collusion affidavit.
- \_\_\_\_\_ A completed and signed affidavit of compliance.
- \_\_\_\_\_ A completed and signed attestation of taxes.
- \_\_\_\_\_ A completed reference sheet.

### 3. Questions Concerning Request for Proposals

Questions concerning this RFP should be directed to the City of Pittsfield Purchasing Agent, in writing, no later than five business days prior to the scheduled proposal opening. No questions will be considered, or interpretations issued, unless such request is received in the Purchasing Department within the specified time-period.

4. Addenda

If any changes are made to this RFP, an addendum will be sent via certified mail, facsimile, or e-mail to all proposers on record as having picked up the RFP. All addenda must be acknowledged on the bid forms. Failure to do so may result in automatic rejection of bid.

5. Modifications by Proposer

A proposer may correct, modify, or withdraw a proposal by written notice received by the City prior to the time and date set for the proposal opening. Proposal modifications must be submitted in a sealed envelope clearly labeled "Modification No. \_\_\_\_." Each modification must be numbered in sequence, and must reference the original RFP.

6. Pre-Proposal Conference/Building Tour

There will be a pre-proposal conference for this RFP at 10:00 AM on February 11, 2020 at the former Tyler Street Fire Station, located at 231 Tyler Street in Pittsfield.

7. Cancellation of Request for Proposals

The City of Pittsfield may cancel this RFP if the City of Pittsfield determines that cancellation or rejection serves the best interests of the City.

8. Proposal Pricing

All proposal prices submitted in response to the RFP, and **submitted in a separate sealed envelope**, shall remain firm for sixty (60) days following the bid opening.

9. Signatures for Proposal

Proposals must be signed as follows:

- A. If the proposer is an individual, by her/him personally;
- B. If the proposer is a partnership, by the name of the partnership, followed by the signature of each general partner;
- C. If the proposer is a corporation, by the authorized officer, whose signature must be attested to by the Clerk/Secretary of the corporation and the corporate seal affixed.

## II. **Purchase Description/Scope of Services**

The City of Pittsfield is seeking proposals from qualified development teams ("Developers") to purchase the Morningside Firehouse (also known as the Tyler Street Firehouse). The Firehouse is located at 231 Tyler Street which is in a B-G (General Business) District and allows for various commercial uses as provided for in the City of Pittsfield Zoning Ordinance. The building ("Premises") is situated at 231 Tyler Street which lies within the Tyler Street Transformative Development District. The site also falls within the City's Urban Center District, Urban Center Housing & Tax Incentive Financing District, and Opportunity Zone. The building is registered with the Massachusetts Historical Commission as a historic structure.

All proposals must contain the minimum submission requirements as contained within this RFP. Additionally, proposals should provide written responses (or other documentation) that demonstrates how the proposal meets the selection criteria found within this RFP as well.

### I. Property Description/Site Characteristics

The Tyler Street Firehouse, a brick vernacular style building, was constructed in 1906. Photos of the building are attached as Exhibit A. The building was used to store Fire Department apparatus including fire engines and other equipment for many years and eventually became the Pittsfield Emergency Management headquarters. It is a two floor building and possesses a full basement that is subgrade along Tyler Street and at grade to the North. The property also has a right of way at the rear allowing for direct access to Courtland Place.

### II. Existing Conditions

No significant improvements or repairs have been done to the structure for many years. The building is vacant and the City will transfer title to the property in "as is" condition. Water, heat, and power service connections were disconnected in February of 2008 at which time the No.2 heating tank was removed as part of the site's Phase II environmental assessment. Phase I and Phase II environmental assessments have been completed at the site and a closure report has been completed. In addition, in 2019 a Hazardous Building Materials Assessment was completed. The Closure Report is Exhibit F and Hazardous Building Materials Assessment is Exhibit G attached.

The Property is situated in the Tyler Street Transformative Development District. One of the ongoing projects in the District is the upgrading of the streetscape along Tyler St, including in front of the Property. As part of this work, the curb cut in front of the building will be closed. This work is projected to begin in the fall of 2020 and continue into 2021. The Property has direct access to public transportation. The BRTA bus route 1 provides access from downtown Pittsfield, along Tyler St to downtown North Adams.

Potential respondents are encouraged to make every effort to familiarize themselves with the existing condition of the building prior to submitting a proposal. Arrangements to inspect the interior of the building can be made, by appointment only, by contacting: Brian Filiault, the Director of Building Maintenance at 413-499-9477. No inspections will be allowed within forty eight (48) hours of the proposal due date.

### III. Zoning and Permitting

The use of the Property will be subject to the City's Zoning Ordinance, Section 4.202, Table of Principle Permitted Uses, (allowable Uses in B-G zones is attached as Exhibit B). A zoning amendment to establish an overlay district has been proposed for Tyler St, which if adopted will enhance the allowable uses. A copy of this proposed zoning amendment is included in Exhibit B. Depending on the proposed use of the building, the reuse may require a Special Permit or Site Plan Review approval from the Community Development Board, Zoning Board of Appeals or City Council (Sections 7.7 & 7.8 of the City's Zoning Ordinance

details use-specific requirements). Multi-family dwellings are allowed within the B-G zone by Site Plan Review through the Community Development Board. Additionally, use of the Premises will be subject to the parking requirements contained within Section 10.111 Table of Off-Street Parking Requirements of the City's Zoning Ordinance, which are also listed in Exhibit C.

Non-zoning permits that may be required for redevelopment of this property include but are not necessarily limited to permits from the Health Department, Licensing Board, Building Department and the Fire Department. Staff persons within these departments and the Permitting Coordinator based within the Department of Community Development are available to provide some general guidance on the need for specific permits and licenses. However, the Developer submitting an offer in response to this RFP shall be solely responsible for identifying any and all governmental permits, licenses and approvals necessary for the proposed development.

#### IV. Re-Use Preferences and Redevelopment Objectives

The City's preference is for the existing structure to be retained and at a minimum the first floor and basement to be used for commercial purposes. At the same time, the City acknowledges that there has been significant deterioration of the structure and redevelopment will likely require changes, alterations and/or new construction. If the existing structure is retained, it would be the City's preference that historically significant components of the structure be retained. The City is prepared to work with the selected Developer to define such components. Since this building is more than 75 years old, any proposed demolition would be subject to the City's Demolition Delay Ordinance.

If the Respondent proposes to demolish the existing structure a detailed explanation as to why, supported by documentation will need to be provided.

The City will consider any proposed use which is consistent with the criteria established in the RFP, as long as the use is allowed either by-right, through Site Plan Review, or by Special Permit.

The City recognizes that the Fire Station is a unique building having a prominent location on the Tyler Street corridor and possesses unique architectural features. The City of Pittsfield Master plan discusses at length the redevelopment and reuse of existing buildings located within commercial corridors. In addition the Premises is located within the Tyler Street Transformative Development District and the City's Morningside neighborhood which is guided by the Morningside Neighborhood Initiative. Therefore, the City expects the redevelopment to:

- Be complimentary to the diversity and current mix of businesses found within the Tyler Street corridor, promoting both daytime and nighttime vitality;
- Foster neighborhood interaction, through the type of services provided;
- Utilize the entire building and property;
- Provide a creative use of the property's orientation and placement relative to Tyler Street; as well as

- Further the goals of the City of Pittsfield Master Plan. The City's Master Plan can be viewed at:  
[https://www.cityofpittsfield.org/city\\_hall/community\\_development/planning\\_and\\_development/master\\_plan.php](https://www.cityofpittsfield.org/city_hall/community_development/planning_and_development/master_plan.php)
- - Promote sustainable development practices including saving energy, reducing storm water runoff through Low Impact Design Techniques, promoting alternatives to automobiles, and increasing environmental awareness
  - Encourage Street-level buildings to be commercial/retail uses
  - Enhance the walk-ability of the neighborhood
  - Improve the appearance of the neighborhood and gateway to downtown
  - Preserve the historic building and neighborhood character
  - Utilize existing infrastructure
  - Create affordable housing units within the urban core of the city
- Build on strategies of the Berkshire Blueprint 2.0

The City encourages the selected Respondent to engage the neighborhood and public in the conceptual phases of redevelopment prior to the production of detailed design documents, permitting, and initiation of construction.

#### V. RFP Process

The selected Developer is expected to expeditiously purchase, permit and rehabilitate the structure so that it can be put back into productive use and become an asset to the Morningside Neighborhood and Tyler Street Transformative Development District in a timely manner. Therefore the following requirements must be met:

- 1) Qualifications and experience – A detailed summary of the qualifications and past experience of the respondent in the development of commercial establishments utilizing historic structures not originally constructed for commercial use. This summary should include information regarding technical, financial and administrative capability of the responding entity. Technical information shall include identification of the project's key personnel including resumes indicating the role and experience of each person, proposed contractors and subcontractors, and historic preservation specialist; other projects currently under development and how the developer will accommodate the Firehouse project into its work schedules to assure prompt completion of this project.

Contact Information should also be provided, including:

- a. Lead name, address, and telephone number of the proponent.
  - b. Name, address and telephone number of the contact that is authorized to negotiate on behalf of the development team
  - c. Name, address and telephone number of the sub-contractors expected to perform exterior work (if applicable).
- 2) References – Respondents will provide written descriptions of comparable buildings that they have rehabilitated including the names, titles, and contact information of persons benefiting from the renovated building, including but not limited to property owners,

tenants, public officials or other parties with relevant knowledge of the development and the quality of the facilities.

- 3) Purchase Price – A purchase price, including any conditions proposed by the developer. At the time of submission of the proposal, the developer shall include a Proposal Security in the form of a bond or bank check in an amount equal to five percent (5%) of the offered purchase price or \$5,000 whichever is greater. In the event the successful developer fails to enter into a Purchase and Sale Agreement (P&S) with the City within ninety (90) days of the award made pursuant to this RFP, the City may rescind the award and retain \$1,000 as liquidated damages. In the event of a default by the developer prior to the transfer of title, the City shall retain the full deposit or bond as liquidated damages.
- 4) Proposed Budget and Sources of Funds – Respondents shall provide an estimated budget for the proposed redevelopment of the building and property and shall identify the sources of funds to be used to acquire and redevelop the Premises; including identification of the developer's equity and/or identification of funding commitments(s) from other sources.
- 5) Insure Timely Construction – The Respondent will provide a proposed timeline for redevelopment and evidence of their ability to execute the project in a timely manner, including providing a detailed project development schedule illustrating an understanding of the effort involved from design and permitting to completion of the project. The P&S will require the Respondent to provide a Performance Bond or other acceptable form of security at the time of transfer of the property equivalent to 10% of the anticipated redevelopment cost or \$100,000 whichever is greater which shall be accessible to the City in the event that redevelopment does not occur within the pre-determined development time period as agreed to by the Respondent and City and set forth in the P&S.

### **III. Minimum Selection Criteria**

At a minimum, developers must submit the following information for a proposal to be considered acceptable. Proposals that do not provide all of this information will be deemed non-responsive and will be disqualified from further consideration.

- 1) List of qualifications and representative list of previous projects as well as other information outlined in Section V above. It is the City's expectation that a Licensed Construction Supervisor will be required for the building redevelopment and asks that, if known at the time of the bid submittal, this individual be identified as part of the submitted qualifications.
- 2) A list of five references as outlined in Section VI above.
- 3) The proposed time frame for completing the purchase, permitting and rehabilitation of the structure according to the specifications and restrictions as generally described throughout this RFP and as required by applicable local, state and federal regulations.
- 4) The proposed budget for redevelopment
- 5) The Proposal Security per Section V (3), granted to the City of Pittsfield ensuring the completion of the project within the agreed upon time frame and development guidelines.



- 6) Pre-approval letter(s) or similar commitment(s) from financing sources indicating sufficient funding for completion of the proposed project

The City reserves the right to reject any and all proposals which are deemed by the City to be detrimental to and/or not in the City's best interest.

#### IV. Comparative Evaluation Criteria

The ranking of proposals and selection of the Proposer shall be completed by the City and shall be based on criteria and requirements including, but not limited to, the following:

- 1) Neighborhood and Community Benefits of proposed redevelopment. While the City wishes to maximize the purchase price of the property, it is also concerned about the benefits that the re-use of the building will provide to the neighborhood.
  - Highly Advantageous - The proposal maximizes the positive impact on the other businesses in the commercial corridor.
  - Advantageous - The proposal demonstrates minimal positive impact on the other businesses in the commercial corridor.
  - Not Advantageous - The proposal does not provide any demonstrable benefits to the commercial corridor.
- 2) Demonstrated wherewithal of Respondent to successfully redevelop the Premises. The City wishes to sell the property to a developer with experience in commercial rehabilitation of historic buildings not originally constructed for commercial use and with the demonstrated financial capability to expeditiously complete the redevelopment.
  - Highly Advantageous - Proposer has extensive experience in redeveloping similar buildings.
  - Advantageous - Proposer has limited experience in redeveloping similar buildings.
  - Not Advantageous - Proposer has no experience in redeveloping similar buildings.
- 3) Financial Resources: The Developer demonstrates the financial capability to expeditiously complete the redevelopment of the Premises.
  - Highly Advantageous - Proposal includes a positive, historical record of securing required funding sources for projects of similar or larger value; including identification of the Developers equity.
  - Advantageous - Proposal includes a record of securing required funding sources for projects of similar value.

- Not Advantageous – Proposal only identifies a funding commitment for the purchase of the premises.
- 4) Ability to Proceed: The City wishes to have the project permitted, the improvements completed and the building occupied as soon as possible.
- Highly Advantageous – Proposal indicates a short, reasonable timeline for the development and occupancy of the project.
  - Advantageous – Proposal indicates a longer time horizon for occupancy.
  - Not Advantageous – Proposal is vague on timeline for occupancy.
- 5) Type of Use: the City wishes to have a use(s) which promotes both daytime and evening vitality in the street and neighborhood and encourages socializing, and complements and contributes to the diversity of the current mix of the district and neighborhood. In addition, the proposal should reflect the goals of the City of Pittsfield Master Plan.
- Highly Advantageous – Proposal clearly advances the above mentioned objectives and makes the re-use of the Fire Station an asset to the neighborhood.
  - Not Advantageous – Proposal does not clearly advance the above mentioned objectives.
- 6) Renovation of the Building: The City recognizes that, while suffering from significant deterioration, the Fire Station is a unique building in a prominent location and with significant historical architectural features. As such, the building may provide an opportunity to capitalize on these features during redevelopment. Therefore, the City will give preference to proposals which preserve these features.
- Highly Advantageous – Proposal minimally alters the front façade of the building.
  - Not Advantageous – Proposal greatly alters the front façade of the building or proposes to demolish the building.
- 7) Utilizes the Entire Building: The City would like the entire building to be utilized with a productive use of the second floor.
- Highly Advantageous – Proposal demonstrates full utilization of the building.
  - Not Advantageous – Proposal does not realize full utilization of the building.

## V. References

Proposers must submit a complete list of all jobs performed in the past two (2) years that are similar in size and scope to this project, with contact names and telephone numbers.

## VI. Rule for Award

1. The contract shall be awarded to the responsible and responsive offerer submitting the most advantageous proposal, taking into consideration all evaluation criteria as well as price.
2. The contract will be awarded within thirty (30) days after the bid opening. The time for award may be extended for up to 30 additional days by mutual agreement between the City and the apparent lowest responsive and responsible bidder (or, for a contract requiring payment to the City, the apparent highest responsive and responsible bidder).

## VII. Insurance Requirements

### 1. Contractor's Public Liability and Property Damage Insurance.

Contractor's liability insurance shall be purchased and maintained by the Contractor to protect him from claims for damages because of bodily injury, including death, and from claims for damages, other than to the work itself, to property which may arise out of or result from the Contractor's operation under this agreement, whether such operations be by himself or by any or anyone directly or indirectly employed by any of them. The insurance shall name the City of Pittsfield as an additional insured and shall be written for not less than \$500,000 each person, \$1,000,000 each occurrence for bodily injury, and \$500,000 each occurrence, \$1,000,000 aggregate for property damage, or such amount as required by law, whichever is greater, and shall include contractual liability applicable to the Contractor's obligations. Coverage must include the following: Premises/Operations, Elevators and Hoists, Independent Contractors, Contractual Liability Assumed Under this Contract, Products/completed operations, Broad Form Property Coverage, and Personal Injury.

### 2. Workmen's Compensation Insurance.

Workmen's Compensation Insurance must be provided at the Contractor's expense in accordance with the provisions of M.G.L. Chapter 149, § 34A. The Contractor shall, before commencing performance of this Contract, provide by insurance for the payment of compensation and the furnishing of other benefits under M.G.L. Chapter 152, § 25C, as amended, to all persons to be employed under the Contract, and the Contractor shall continue such insurance in full force and effect during the term of this Contract. Proof of compliance with the aforesaid stipulations shall be furnished to the City's Purchasing Agent when requested and by submitting two copies of a properly endorsed insurance certificate issued by a company authorized to write Workmen's Compensation Insurance policies in the Commonwealth of Massachusetts. Any cancellation of such insurance whether by the insurer or by the insured shall not be valid unless written notice thereof is given by the party proposing cancellation to the other party and the Purchasing Agent at least fifteen (15) days prior to the intended effective date thereof, which date shall be expressed in said notice.

### 3. Vehicle Liability Insurance.

The Contractor shall take out and maintain at his own expense during the life of this Contract vehicle liability insurance. The insurance shall name the City of Pittsfield as an additional insured and shall be written for not less than \$500,000 each person, \$1,000,000 each occurrence for bodily injury, and \$500,000 each occurrence, \$1,000,000 aggregate for property damage, or such amount as required by law, whichever is greater, and shall include contractual liability applicable to the Contractor's

obligations. Coverage must include the following: Owned Vehicles, Leased Vehicles, Hired Vehicles, and Non-Owned Vehicles

4. Certificates of Insurance.

The Contractor shall deposit with the City Certificates of Insurance for the coverage required by this Article XI, in form and substance satisfactory to the City, and shall deliver to the City new policies and certificates thereof for any insurance about to expire at least ten (10) days before such expiration. All such insurance policies shall contain an endorsement requiring thirty (30) days written notice to the City prior to cancellation of change in coverage, scope or amount of any such policy or policies. Compliance by the Contractor with the insurance requirement, however, shall not relieve the Contractor from liability under the indemnity provisions.

5. Indemnification

The vendor agrees to indemnify the City of Pittsfield, its successors, agents, servants, employees, or assigns against any and all claims for loss, liability, or damage arising out of or in connection with the work done or to be performed and in connection with or arising out of the acts or negligent omissions of the Vendor's employees, whether negligent or intentional, foreseeable or unforeseeable, within or without the scope of his employment, while said employees are upon, entering, or leaving the premises upon which this agreement is being performed.

**VIII. Equal Opportunity Compliance**

The Vendor shall carry out the obligations of this Contract in compliance with all of the requirements imposed by or pursuant to Federal, State, and local ordinances, statutes, rules, and regulations prohibiting discrimination in employment, including, but not limited to, Title VII of the Civil Rights Act of 1964; the Age Discrimination in Employment Act of 1967; Section 504 of the Rehabilitation Act of 1973, and M.G.L. c. 151B, Massachusetts Executive Order 74, as amended by Executive Orders 116, 143, and 227, and any other executive orders, rules, regulations, and requirements relating thereto enacted by the Commonwealth of Massachusetts as they may from time to time be amended. The Vendor shall not discriminate against any qualified employee or applicant for employment because of race, color, national origin, ancestry, age, sex, religion, physical or mental handicap, or sexual orientation.

**IX. Additional Terms and Conditions**

1. If the Successful Proposer fails to deliver, within the time specified, or fails to make replacement of rejected articles when so requested, immediately or as requested by the City of Pittsfield, the city may purchase from other sources to take the place of the items rejected or not delivered. The Purchasing Agent reserves the right to authorize immediate purchase from other sources against rejections on any contract when necessary. On all such purchases, the Successful Proposer hereby agrees to reimburse the City of Pittsfield promptly for excess costs occasioned by such purchases. Should the cost be less, the Successful Proposer shall have no claim to the difference. Such purchases shall be deducted from the contract quantity.
2. A contract may be canceled at the Successful Proposer's expense upon non-performance of the contract.

## **X. Specimen Contract**

A specimen contract is included in this proposal package; this contract is included as a fair representation of the contract under which the Successful Proposal will work. Please notice that the Contract Agreement incorporates by reference all the terms, specifications, and conditions of the bid.

**PRICE PROPOSAL**

**(Submitted in separate sealed envelope)**

Please insert the amount that you or your firm plans to pay the City for the Premises located at 231 Tyler Street, otherwise known as the Former Tyler Street Fire Station:

\$ \_\_\_\_\_

---

Proposal Price Written in Words

**Proposer Information:**

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

Fax \_\_\_\_\_

E-Mail \_\_\_\_\_

**PROPOSAL SIGNATURE AND ADDENDA ACKNOWLEDGEMENT PAGE**

Having fully examined, read, and in understanding of the specifications for this job and being familiar with all of the conditions surrounding the proposed work, including any addenda for which receipt of is acknowledged below, the undersigned proposes to complete all work as specified in this request for proposals.

**This proposal includes addenda numbered:** \_\_\_\_\_

**Signature for Individual**

\_\_\_\_\_  
Name of Company

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Name and Title of Individual Authorized to Sign

\_\_\_\_\_  
Fax Number

\_\_\_\_\_  
Signature

\_\_\_\_\_  
E-Mail Address

\_\_\_\_\_  
Date

**Signature for Partnerships (must be signed by ALL general partners)**

\_\_\_\_\_  
Name of Partnership

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name and Title of Partner

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name and Title of Partner

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name and Title of Partner

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Telephone Number of Company Offices

\_\_\_\_\_  
Fax Number of Company Offices

**Use additional sheet if necessary**

**PROPOSAL SIGNATURE AND ADDENDA ACKNOWLEDGEMENT PAGE CONTINUED**

**Signatures for Corporation**

\_\_\_\_\_  
Name of Corporation

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name and Title of Duly Authorized Company  
Officer

\_\_\_\_\_  
Signature

Corporate Seal (affix below)

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Fax Number

\_\_\_\_\_  
E-Mail Address

\_\_\_\_\_  
Signature of Clerk

Please furnish the following additional information:

Incorporated in what state? \_\_\_\_\_

President: \_\_\_\_\_

Treasurer: \_\_\_\_\_

Secretary: \_\_\_\_\_

If you are a foreign (out of state) corporation, are you registered with the Secretary of the Commonwealth in accordance with the provisions of M.G.L. Chapter 156D § 15.03?  
\_\_\_\_\_

**If you are selected for this work, you are required, under M.G.L. Chapter 30 §391, to obtain from the Secretary of State, Foreign Corporation Section, a certificate stating that your corporation is registered, and to furnish said certificate to the City of Pittsfield before award.**



**NON-COLLUSION AFFIDAVIT**

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

\_\_\_\_\_  
Signature of individual submitting bid or proposal

\_\_\_\_\_  
Name of Company

\_\_\_\_\_  
Date

**AFFIDAVIT OF COMPLIANCE**

\_\_\_\_\_ Massachusetts Corporation  
\_\_\_\_\_ Foreign Corporation  
\_\_\_\_\_ Non-Profit Corporation  
\_\_\_\_\_ Partnership  
\_\_\_\_\_ Sole Proprietorship \*

Name of Corporation \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

As President, or authorized company officer, of the above named corporation, I do hereby certify that the above named corporation has filed with the State Secretary all certificates and annual reports required by M.G.L. Chapter 156B §109 and by Chapter 181 §4

Signed under the penalties of perjury this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Signature and Title of Authorized Company Officer

Corporate Seal (affix below):

\*If a sole proprietorship, you must indicate your status as a sole proprietorship; the person signing this bid shall be deemed to be the sole proprietor and legal entity for the purposed of this bid and contract.

**ATTESTATION OF TAXES**

Any person failing to sign the Attestation of Taxes shall not be allowed to obtain, renew, or extend a license, permit, or public contract.

Pursuant to M.G.L. Chapter 62C, §49A, I hereby certify, under the penalties of perjury, that, to the best of my knowledge and belief, I am in compliance with all the laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

\_\_\_\_\_  
Signature and Title of Authorized Company Officer

\_\_\_\_\_  
Date

Corporate Seal (affix below):

**LEGAL NOTICE PUBLISHED FOR THIS RFP**

**CITY OF PITTSFIELD  
PURCHASING DEPARTMENT  
REQUEST FOR PROPOSALS**

The City of Pittsfield, Massachusetts, acting through its Mayor and its Purchasing Agent, will receive sealed proposals for:

**RFP #20-023 Disposition of Former Tyler Street Fire Station**

Proposal procedures will be in accordance with the latest edition of M.G.L. Chapter 30B. Said proposals will be addressed to the Purchasing Agent, Room 102, City Hall, 70 Allen Street, Pittsfield, MA 01201. These proposals will be received until 2:00 P.M. March 5, 2020. Any proposals received after the specified time will not be accepted. All proposals will be submitted in a sealed envelope clearly marked **"SEALED PROPOSAL ENCLOSED RFP#20-023 Disposition of Former Tyler Street Fire Station"**. Price proposals must be submitted in a separate sealed envelope clearly marked **"SEALED PRICE PROPOSAL ENCLOSED RFP#20-023 Disposition of Former Tyler Street Fire Station"**. All general Proposers may obtain complete sets of plans and specifications at the Purchasing Office after 12:00 Noon February 6, 2017.

There is a walk-through of the property scheduled for 10:00 AM on February 11, 2020 at the former Tyler Street Fire Station located at 231 Tyler Street in Pittsfield.

The City of Pittsfield Purchasing Agent reserves the right to accept or reject any or all proposals or to waive any informality in the proposing. Also reserved is the right to reject, for cause, any proposal in part or whole, if it is judged by the Purchasing Agent that the best interests of the City will be served thereby. Wages are subject to the prevailing wage requirements of M.G.L. Chapter 149, §26-27F, inclusive. Attention is called to the "Equal Opportunity Clause" and the standard Federal Equal Employment Opportunity Construction contract specifications. All Proposers will receive consideration without regard to race, color, creed, age, sex, religion, or national origin.

Colleen Hunter-Mullett, MCPPO  
Purchasing Agent

\*\*\*\*\*

NOTICE TO THE NEWSPAPER:

INSERT ABOVE AD UNDER THE HEADING:  
-LEGAL NOTICE-

FOR DATE: **February 5, 2020 & February 12, 2020**  
INVOICE AGAINST PO#:  
BERKSHIRE EAGLE ACCOUNT NUMBER: **110335**

## PURCHASE AND SALE AGREEMENT

AGREEMENT made this \_\_\_\_ day of \_\_\_\_\_, 2020, by and between the **CITY OF PITTSFIELD**, a municipal corporation having a place of business at 70 Allen Street, Pittsfield, MA 01201 (hereinafter, the "SELLER") and insert buyer's information (hereinafter, the "BUYER").

1. **PROPERTY TO BE CONVEYED** The SELLER hereby agrees to sell and the BUYER agrees to purchase, subject to all terms and conditions of this Agreement, a certain Property identified as:

231 Tyler Street  
Pittsfield, MA 01201

Assessor's Map, Block & Lot \_\_\_\_\_

and more particularly described in SCHEDULE A attached hereto and made part hereof (hereinafter, the "Property" or "Premises").

2. **PROPERTY'S CONDITIONS** This property is being sold-as-is.
3. **CONVEYANCE OF PROPERTY** The Property is to be conveyed by a good and sufficient Quitclaim Deed from the SELLER, conveying a good and clear record, marketable title to the Property, free from all encumbrances, exceptions or restrictions, except:
- a) federal, state and local laws, ordinances, by-laws, and rules regulating the use of land, particularly environmental, building, and zoning, if any, applicable as of the date of this Agreement;
  - b) utility easements in adjoining ways;
  - c) existing right created by instruments of record in party or partition walls (if any);
  - d) all taxes, or payments in lieu thereof in accordance with M.G.L. c. 59, §2(c), that are not due and payable on the date of delivery of such deed, and any liens for municipal betterments assessed after the date of this Agreement; and
  - e) conditions set forth in this agreement at section 7, "Buyer's Actions."
4. **RECORDATION OF DEED** The BUYER shall be responsible for all filing and fees for recording any agreements or deeds pertaining to this conveyance, except any documents that require recording in order to clear title; such documents shall be recorded by the seller.
5. **CONSIDERATION** The BUYER hereby agrees to pay the SELLER \_\_\_\_\_ (\$ \_\_\_\_\_) for the Property which shall be due on the Closing Date.
6. **TIME AND PLACE FOR DELIVERY OF DEED** The SELLER shall deliver the Deed and possession of the Property to the BUYER within 30 days from the date of execution of this agreement or on such other date as the parties may mutually agree in writing (hereinafter, the "Closing Date"). Conveyance shall be made at the Office of the City Solicitor, City Hall, 70 Allen Street, Pittsfield, MA, or at such other place as the parties may mutually agree in writing, and the BUYER shall accept the conveyance and pay the purchase price to the SELLER at that time and place.

7. **BUYER'S ACTIONS** BUYER's agreement to perform specific actions upon taking possession of the property, as set forward in the successful proposal, shall be inserted into this section of the purchase and sale agreement. BUYER's failure to comply with this section may result in the SELLER exercising its rights under the performance bond after notice to buyer for opportunity to cure. Other provisions will likely be added to this section based upon the BUYER's proposal.

8. **SELLER'S WARRANTIES**

- a) **Outstanding Taxes, Water and Sewer Bills** SELLER hereby warrants that there are no outstanding real property taxes and assessments, water rates and charges, or sewer taxes and rent on the subject Property and agrees to provide proof of the same at the request of the Purchaser.
- b) **Outstanding Agreements or Bills** SELLER hereby warrants that, as of the delivery of the deed, there will be no outstanding service agreements and no balances due for any goods, services, and/or labor supplied to or in connection with the subject Property. To the extent that any claims are made against the Purchaser and/or subject Property, SELLER shall *pay* the same promptly, but if SELLER does not pay same, SELLER shall directly, to the extent permissible by Massachusetts law, indemnify and save harmless the Purchaser against any and all such claims.
- c) **Hazardous Waste and Substances** SELLER hereby warrants that it has no knowledge of any toxic or hazardous substances which have been generated, stored, treated or disposed of, otherwise deposited in, on or about the Property (including, without limitation, the surface and subsurface waters of the Property) and SELLER has no knowledge of any substance or conditions in or on the Property which would support a claim or cause of action under any federal, state or local environmental statutes, regulations, ordinances, or other environmental regulatory requirements.
- d) **Suits, Actions, Orders, etc. Against Subject Property** SELLER hereby warrants that to the best of SELLER's knowledge, there are no suits, actions, orders, decrees, claims, writs, injunctions, or proceedings pending or threatened against SELLER with regard to the subject Property, or affecting all or any part of the Property or the operation thereof before any court or administrative agency or officer which, if adversely determined, would have a material adverse effect upon the operation or condition, financial or otherwise, of all or any part of the Property.

9. **DEFAULT BY SELLER** The following shall constitute acts of default by SELLER:

- a) the SELLER fails to tender conveyance of the Property in the manner and condition provided in this Agreement;
- b) the SELLER fails to tender conveyance of the Property by the date provided in the Agreement;

In the event of any of the above-stated acts of default by the SELLER, BUYER may, at its option, terminate this Agreement by giving notice to seller of said termination by certified mail, return receipt requested. Upon receipt of such notice of termination, SELLER shall have thirty (30) days to cure its default. If the SELLER fails to cure such default within thirty (30) days, the deposit money, if any, shall be returned to the BUYER as liquidated damages.

10. **ACCESS TO PROPERTY** The BUYER or its representatives shall be permitted by the SELLER to have access to any part of the Property at all reasonable times necessary prior to conveyance to carry out the purpose of this Agreement.

11. **SUPERVENING LAW AND SEVERABILITY** The parties recognize that this Agreement shall be subject to amendments to Federal, State and local laws, regulations and ordinances. Any provisions of the law invalidate, or otherwise are inconsistent with, the terms of this Agreement, or that would cause one or both of the parties to be in violation of that law, shall be deemed to have superseded the terms of this Agreement. Notwithstanding such invalidity or illegality, the remaining terms and provisions of this Agreement shall remain in full force and effect in the same manner as if the invalid or illegal provision had not been contained herein.
12. **NOTICES** Any notice or other communication by one party to the other shall be in writing and shall be given, and be deemed to have been given, if either delivered personally or mailed, postage prepaid, certified mail (return receipt requested), addressed as follows:
- Mayor  
City of Pittsfield  
70 Allen Street  
Pittsfield, MA 01201
- Insert buyer information here
- Any party may change the address for notice by notifying the other party in a reasonable time, in writing, of the new address.
13. **FURTHER ACTIONS** Each of the parties agree that it shall hereafter execute and deliver such further instruments and do such further acts and things as may be required or useful to carry out the intent and purpose of this Agreement and as are consistent with the terms hereof.
14. **AMENDMENT/WAIVER** Changes to any of the provisions specified in the Agreement can occur only when mutually agreed upon by the BUYER and the SELLER, set forth in writing, and signed by both the BUYER and the SELLER. All conditions, covenants, duties and obligations contained in this Agreement can be waived only by written agreement by the parties. Forbearance or indulgence in any form or manner by a party shall not be a waiver, nor in any manner limit the legal or equitable remedies available to that party. No waiver by either party of any default or breach shall constitute a waiver of any subsequent default or breach.
15. **GOVERNING LAW** This Agreement shall be construed in accordance with the laws of the Commonwealth of Massachusetts, without giving effect to its conflict of Laws provision.
16. **STANDARDS** Any title matter or practice arising under or relating to this agreement which is the subject of a Title Standard or a Practice Standard of The Real Estate Bar Association for Massachusetts shall be governed by said standard to the extent applicable.
17. **COUNTERPARTS AS ORIGINALS** This Agreement may be executed in any number of identical counterparts and, if so executed, each such counterpart is to be deemed an original for all purposes, and all such counterparts shall collectively constitute an agreement, but in making proof of this Agreement, it shall not be necessary to produce or account for more than one such counterpart.
18. **ENTIRE AGREEMENT** Except for modifications issued in compliance with Paragraph 13 of this Agreement, the Agreement represents the entire agreement between the BUYER and the SELLER, and supersede and cancel all previous agreements between the parties. Acceptance of the deed by Buyer shall be a full performance and shall discharge every agreement and obligation herein except any agreements contained herein that by their terms are to be performed after closing, including those in Paragraph 7.

*IN WITNESS WHEREOF*, the parties hereunto have signed this Contract as a sealed instrument on the date first written above.

**CITY OF PITTSFIELD**

**THE CONTRACTOR**

By: \_\_\_\_\_  
Linda M. Tyer  
Mayor

By: \_\_\_\_\_  
Signature of Buyer

By: \_\_\_\_\_  
Department Head

\_\_\_\_\_  
Name of Buyer

\_\_\_\_\_  
Title of Buyer

By: \_\_\_\_\_  
Colleen Hunter-Mullett  
Chief Procurement Officer

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State and Zip

By: \_\_\_\_\_  
City Attorney  
Certified as to Form and Legality

\_\_\_\_\_  
Tax ID or Social Security No.

FOR CORPORATIONS ONLY:

By: \_\_\_\_\_  
Clerks' Signature

\_\_\_\_\_  
Print or Type Clerk's Name



**Exhibit "A"**

**Photos**









**Exhibit "B"**

**Allowed Uses in B-G Zones**



## Exhibit B

### Allowed Uses in B-G Zones Zoning Ordinance Section 4.202

Multi-family Dwellings SR  
Assisted Living Residences SP  
Flexible Development SP  
Group Homes SR  
Motel or Hotel BR  
Rooming Lodging House BR  
Bed and Breakfast or Tourist Homes BR  
Art Galleries BR  
Charitable, Welfare or Health Centers or Institutions, or Day Care Services for Children SP  
Churches, Temples, or Other Places of Worship BR  
Fraternal, Social, Recreational, Youth or Veterans Organizations not Conducted for Profit SR  
Commercial Recreation BR  
Community Center – Senior Citizen or Other Neighborhood Centers BR  
Correctional Institutions SP  
Golf Course Par 3 SR  
Government Archives BR  
Hospitals or Sanatorium SR  
Libraries Public or Private BR  
Museums BR  
Nursing Homes SP  
Park and Playgrounds BR  
Theatres BR  
Educational Uses SR  
Administrative Uses devoted to a single use SR  
Banking, government, real estate or insurance BR  
General Business or Professional Office use BR  
Planned Office Uses BR  
Offices Drive-up, Drive-thru SP  
Car Washes SP  
Auto Body or Paint Shop SP  
Auto Repair Shops or Garages BR  
Auto Sales lots and show rooms BR  
Auto Service Stations SP  
Parking Lots commercial SR  
Used Car Lot BR  
Billiards SR  
Eating Establishment BR  
Eating Establishment Drive-up Drive-thru SP  
Laboratories Medical or Dental BR  
Lounges, Bars, Taverns, Nightclubs BR  
Retail Sales and Services BR  
Retail Sales of Propane or Liquid propane SP  
Retail Services Drive-up, Drive-thru SP  
Shopping Centers, Plazas, Malls SP  
Airports Heliports SP  
Bus Terminals SP  
Public or Quasi-public utilities SP  
Telephone Exchanges, Similar Structures SP  
Television, Radio broadcasting studios BR  
Fire Station BR  
Police Station BR  
Agriculture uses except those involving livestock BR  
Agriculture uses involving livestock BR  
Crematoriums BR  
Funeral Homes BR  
Landfills, sanitary SP  
Nurseries (Retail), Landscape Gardening, Greenhouses SR

# Proposed Tyler Street Overlay District Regulations

- A. **PURPOSE.** The purpose of the Tyler Street Overlay District is to provide greater opportunities for neighborhood and economic revitalization. This will be accomplished through flexibility of allowable land uses and parking requirements while encouraging best practices for design and form of new construction that complement the neighborhood's historic land use pattern and built environment. This overlay will:
- Establish a mix of complementary uses in the TS Overlay District.
  - Reduce urban sprawl and make more economical and more efficient use of energy and resources, utilities, streets, and municipal services.
  - Help stimulate and revitalize the Tyler Street area with increased on-street activity for greater portions of the day.
- B. **DISTRICT DELINEATION AND APPLICATION.** The TS Overlay District shall be considered as overlying other districts as shown on the Zoning Map of the City of Pittsfield. The boundaries are as shown on the TS Overlay District Zoning Map hereby adopted and attached to the Official Zoning Map. All regulations of the underlying zoning districts shall apply except as modified by the regulations of the TS Overlay District.
- C. **PERMITTED USES**
1. Mixed-use development, especially the mixture of residential and commercial units in one structure with residential located above the first floor. For the purposes of this Section of the Zoning Ordinance, mixed-use development is defined as pedestrian friendly development that blends two or more residential, commercial, cultural, institutional, and/or light, neighborhood scale industrial uses.
  2. Creative industries, including, but not limited to: co-work spaces (whether as office or creative work spaces); stage and screen theaters (excluding adult entertainment); shops selling locally created goods; art centers (community educational arts-related activities); art galleries; studio space (including dance, photography, filmmaking, music, writing, painting, sculpturing, or printmaking); arts services; performing arts spaces; cabarets; musician rehearsal space; dinner theaters; museums; television and radio broadcast studios; and specialty food and beverage manufacturing, such as cheesemaking, baking, fermenting, brewing, and distilling..
  3. Manufacturing, processing and production of products conducive to a mixed-use urban neighborhood, including, but not limited to: textiles, plastics, and uses not included previously in this section. Uses falling in this category will be made allowable via a special permit through the Community Development



Board to ensure the adequate evaluation of impacts to residential and commercial neighbors.

4. Residential development, both as stand-alone development as two-family, three-family, or multi-family residential development, or in conjunction with other permitted uses, including artist or other combined live/work space. Two and three family residences are permitting by-right and are exempt from the special permit requirements outlined in Section E.

For the purposes of this section, multi-family residential development is defined as greater than three residential dwelling units (whether as a standalone or mixed-use development). Multi-family residential development in the TS Overlay District is exempt from the requirements of Section 7.715. This use category is subject to a special permit through the Community Development Board to ensure the adequate evaluation of impacts to the neighborhood. Evaluation of the special permit shall include the following:

- a. Height and siting of buildings;
- b. Screening buffers, planting strips, fences, or walks;
- c. Off-street parking and loading;
- d. Open space and common areas; and
- e. Design of the building in the context of the surrounding neighborhood.

#### D. DEVELOPMENT AND REDEVELOPMENT STANDARDS

1. All standards and regulations in the underlying zoning district are valid in the TS Overlay District, except as modified in this article.
2. The minimum requirements for multi-family development as cited in Section 7.715 of this Ordinance do not apply.
3. Town house development in the TS Overlay District has no minimum lot size. For the purposes of this section, this town house style development is considered two family, three family, or multi-family depending on the number of proposed attached units.
4. Off-Street parking
  - a. The parking requirement for residential development is one (1) space per dwelling unit.
  - b. Retail, Consumer Service Establishments, or Eating Establishments of five thousand (3,000) square feet or less in size, to be located in existing buildings in the TS Overlay District, are not required to provide parking.
  - c. Off street parking as required by Section 10.1 of this Ordinance or as otherwise provided for in this section may be provided through one (1) or a combination of the following:



**Exhibit "C"**

**Off Street Parking Requirements**



# Exhibit C

## Off Street Parking Requirements

### OFF-STREET PARKING REQUIREMENTS SECTION 10.1

USE	MINIMUM OFF-STREET PARKING REQUIREMENTS
Adult Entertainment Establishments [Added 10-26-2004 by Ord. No. 936]	One space for each three seats based on the legal capacity of the use, plus two spaces for each three employees and/or independent contractors.
Airports or Heliports	As determined by Planning Board for patrons, plus two spaces for each three employees, plus one space for each vehicle used in the operation.
Armories, Ball Parks, Meeting Halls, Fair Grounds, or Other Places of Public Assembly Not Having Fixed Seats.	One space for each fifty (50) square feet of spectator area, plus two spaces for each three employees, plus one space for each vehicle used in the operation.
Assisted Living Residence (ORD. #791, 1995)	One space for each two (2) dwelling units plus one (1) space for each three (3) employees, plus one (1) space for each vehicle used in the operation; plus one (1) space for each regularly scheduled visiting professional person, plus two (2) spaces for each five (5) dwelling unit for visitors.
Auditoriums, Stadiums, Coliseums, Community Center Buildings, In-Door Theaters, Churches or Temples, and other Places of Public Assembly having Fixed Seats.	One space for each four seats, plus two spaces for each three employees
Automobiles, or Other Motor Vehicles, Agricultural Implements, Trailers or Heavy Machinery for Retail Sales, Repair or Rental.	One space for each two hundred (200) square feet of sales, rental, or repair area, plus one space for each employee, plus one space for each vehicle used in the operation.
Auto Wrecking Yards, Building Materials Salvage Yards, or Wholesale Lumber Yards	One space for each ten thousand (10,000) square feet of site area, plus two spaces for each three employees, plus one space for each vehicle used in the operation.
Bed-and-Breakfast Home / Tourist Home [Added 5-27-2003 by Ord. No. 913]	One space for each guest room and one space for the homeowner.
Billiard Parlors	Two spaces for each billiard table plus two spaces for each three employees.
Bowling Establishments	Four spaces for each lane, plus two spaces for each three employees.

USE	MINIMUM OFF-STREET PARKING REQUIREMENTS
Broadcasting Studios, Radio or Television	One space for each four spectator seats, plus two spaces for each three employees including performers.
Cemeteries	Parking on private internal roads, plus two spaces for each three employees.
Clubs, Lodges, or Associations	One space for each two memberships, plus two spaces for each three employees.
Colleges	One space for each three students plus two spaces for each three staff or other personnel.
Contractors' Construction Yards	Two spaces for each three employees on the premises, plus one space for each vehicle used in the operation.
Correctional Institutions	One space for each ten inmates, plus two spaces for each three employees, plus one space for each vehicle used in the operation.
Dance Halls	One space for each two persons based on the legal capacity of the facility, plus two spaces for each three employees.
Dental Laboratories	One space for each employee, plus one space for each vehicle used in the operation.
Dwellings-One Family	One space for each dwelling unit.
Dwellings-Two Family	One space for each dwelling unit.
Dwellings-Multi-Family	One and one-half spaces for each dwelling unit.
Dwellings-Garden Apartments	One and one-half spaces for each dwelling unit.
Eating Establishments (no car or curb service)	One space for each three seats based on the legal capacity of the facility, plus two spaces for each three employees.
Exhibition Buildings, Galleries, or Showrooms	One space for each two hundred (200) square feet of exhibit area, plus two spaces for each three employees.
Fire Stations	One space for each employee, plus two spaces for visitors.
Fish Hatcheries	Two spaces for each three employees plus one space for each vehicle used in the operation.
Flammable Liquids or Gases, Bulk Storage	Two spaces for each three employees, plus one space for each vehicle used in the operation.
Freight Terminals, Trucks or Rail	Two spaces for each three employees, plus one space for each vehicle used in the operation.

USE	MINIMUM OFF-STREET PARKING REQUIREMENTS
Funeral Homes	One space for each five seats in the Chapel(s), plus two spaces for each three employees, plus one space for each vehicle used in the operation.
Golf Courses	Two and one-half spaces for each green, plus two spaces for each three employees, plus one space for each vehicle used in the operation.
Golf Courses, Miniature	One space for each two tees.
Golf, Driving, Par 3	Two spaces for each green, plus two spaces for each three employees, plus one space for each vehicle used in the operation.
Golf Driving Ranges	One space for each tee, plus two spaces for each three employees, plus one space for each vehicle used in the operation.
Health or Welfare Centers or Institution	Three spaces per staff doctor or visiting doctor, plus two spaces for each three employees.
Home Occupation	In addition to the off-street parking required herein for dwelling uses, the number of parking spaces required for the specific permitted home occupation shall be equal to the amount required for such uses as listed herein, that are most similar to such uses.
Hospice House [Added 8-14-2007 by Ord. No. 1000]	Two parking spaces for each bed for visitors; two spaces for each three employees serving on the shift having the greatest number of employees; one space for each two volunteers; one space for each regularly scheduled visiting professional person and one space for each vehicles used in the operation.
Hospitals	One space for each bed (excluding bassinets), plus four spaces for each five doctors on the staff, plus two spaces for each three employees serving on the shift having the greatest number of employees, plus four spaces for each five teaching staff.
Laboratories: Analytical, Experimental Testing or Industrial Processes	One space for each three employees, plus one space for each two hundred (200) square feet of gross floor area.
Landfill, Sanitary	Two spaces for each three employees, plus one space for each vehicle used in the operation.
Laundries, Dry Cleaning, or Linen Supply Service	Two spaces for each three employees, plus one space for each vehicle used in the operation.

USE	MINIMUM OFF-STREET PARKING REQUIREMENTS
Libraries, Public	One space for each two hundred (200) square feet of gross floor area, plus two spaces for each three employees, plus one space for each vehicle used in the operation.
Lumber or Building Materials Yards Retail	One space for each ten thousand (10,000) square feet of site area, plus two spaces for each three employees, plus one space for each vehicle used in the operation, plus one space for each three hundred (300) square feet of gross floor area of retail sales.
Manufacturing, Processing or Fabrication	Two spaces for each three employees, plus one space for each vehicle used in the operation.
Medical Laboratories	One space for each employee, plus one space for each two hundred (200) square feet of gross floor area.
Mobile Home Parks	One space for each mobile home site, plus one space for each three mobile homes for visitors.
Motels and Hotels	One space for each guest room, plus two spaces for each three employees.
Nursing Homes: Urban	One space for each four beds, plus two spaces for each three employees serving on the shift having the greatest number of employees, plus one space for each visiting staff member, plus one space for each vehicle used in the operation. Ten (10) percent reduction of total parking space requirement is public or private off-street parking is available within one thousand (1,000) foot walking distance of nearest property line.
Nursing Homes: Suburban	One space for each three beds; plus one space for each three employees serving on the shift having the greatest number of employees plus one space for each two visiting staff members, plus one space for each vehicle used in the operation.
Offices (Other than Medical or Dental)	One space for each two hundred (200) square feet of gross floor area.
Offices: Medical, Dental or Allied Professional	Four spaces for each doctor, or other allied professional person.
Offices in B-D District (other than medical or dental)	One space for each four hundred (400) square feet of gross floor area
Orphanages and Children's Homes	One space for each ten beds, plus two spaces for each three employees, plus one space for each two visiting staff members, plus one space for each vehicle used in the operation.



USE	MINIMUM OFF-STREET PARKING REQUIREMENTS
Printing Plants	Two spaces for each three employees, plus one space for each two hundred (200) square feet of customer area, plus one space for each vehicle used in the operation.
Public or Quasi-Public Utilities	One space for each employee, plus one space for each vehicle used in the operation.
Quarries or Other Extractive Industries	Two spaces for each three employees, plus one space for each vehicle used in the operation.
Riding Stables	Two spaces for each three stalls, plus two spaces for each three employees, plus one space for each vehicle used in the operation.
SCHOOLS: Kindergarten, Nursery or Day Care Centers	Two spaces for each three employees
Elementary or Junior High School	One space for each twenty (20) students for staff purposes, plus one space for each ten (1) students for special events, plus one bus space for each forty (40) students.
Senior High School	One space for each four (4) students for students, plus one space for each twenty (20) students for staff, plus one bus space for each forty (40) students.
Vocational, Technical or Professional	One space for each three (3) students, plus two spaces for each three employees plus one space for each vehicle used in the operation.
Scrap Metal Processing Yards or General Salvage Yards.	Two spaces for each three employees plus one space for each vehicle used in the operation.
Service Stations, Automotive	Two spaces for each lubricating or other service space, plus one space for each employee, plus one space for each vehicle used in the operations.
Shooting Ranges, Outdoor	Two spaces for each firing point.
Shopping Center Complex in B-D District	4.85 spaces for each 1,000 square feet of gross floor area.
Skating Rinks	One space for each two patrons based on legal capacity of the facility.
Slaughter Houses or Dressing Plants	Two spaces for each three employees plus one space for each vehicle used in the operation.
Storage Yards	Two spaces for each three employees, plus one space for each vehicle used in the operation.
Stores or Shops, Retail or Service Including but Not Limited to: Appliance, Drapery	One space for each eight hundred (800) square feet of gross floor area, plus two spaces for each three employees,

USE	MINIMUM OFF-STREET PARKING REQUIREMENTS
Feed, Floor or Wall Covering, Florist, Furniture, Hardware, Hobby, Interior Decorator, Photographer or Upholstery (Low Generator)	plus one space for each vehicle used in the operation.
Stores or Shops Retail or Service Including But Not Limited to: Bakery, Barber, Beauty, Cleaning or Laundry Pickup Stations, Dress, Hat, Jewelry, Paint, or Shoe Repair (Medium Generator)	One space for each three hundred (300) square feet of gross floor area, plus two spaces for each three employees, plus one space for each vehicle used in the operation.
Stores or Shops Retail or Service Including But Not Limited to: Automobile Accessories, Department Stores, Drug, Food, Laundry (Coin Operated), or Variety (High Generator)	Two spaces for each three hundred (300) square feet of gross floor area, plus two spaces for each three employees, plus one space for each vehicle used in the operation.
Swimming Pools	One space for each one hundred (100) square feet of water surface area.
Taxi Dispatch Centers.	One space for each vehicle employed in the operation, plus two spaces for each three employees.
Terminals, Bus	Four spaces for each loading station, plus two spaces for each three employees.
Veterinary Hospitals	Four spaces for each doctor.
Waste Transfer Station [Added 3-23-2004 by Ord. No. 925]	Two spaces for each three employees, plus one space for any vehicles used in the operation and two visitor spaces.
Wholesale Establishment or Warehousing	Two spaces for each three employees, plus one space for each vehicle used in the operation.

**Exhibit “D”**

**Master Plan Web Site**

The City’s Master Plan can be viewed at this link:

[https://www.cityofpittsfield.org/city\\_hall/community\\_development/planning\\_and\\_development/master\\_plan.php](https://www.cityofpittsfield.org/city_hall/community_development/planning_and_development/master_plan.php)



**Attachment “E”**

**Lot Plan**



BOOK 1 PAGE 1  
REGISTER  
Mary E. P. Thomas

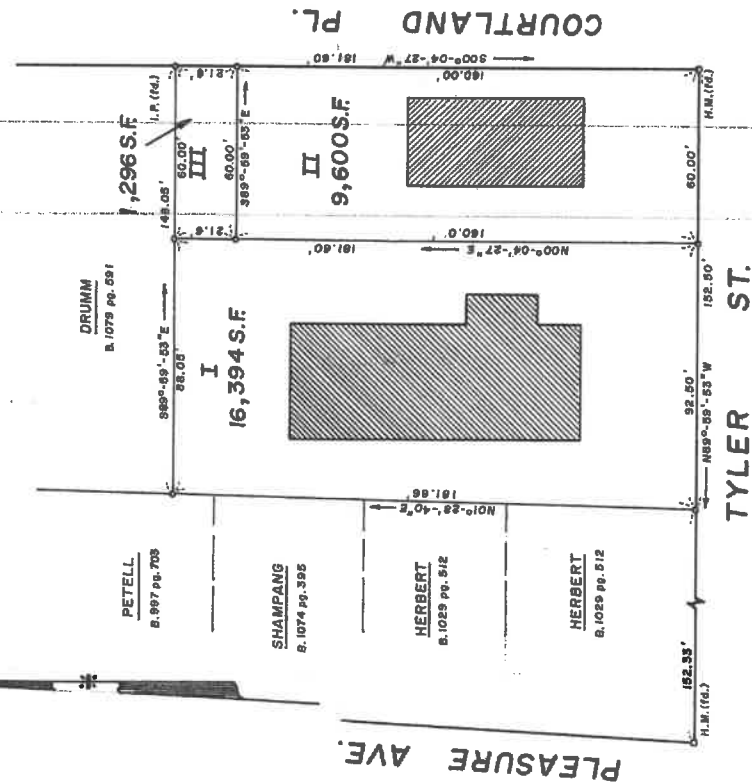
Approval under Subdivision  
Control Law not required.

DATE: 4-8-65  
CHAIRMAN: Robert D. Halden  
SECRETARY: E. L. Halden  
MEMBERS: J. H. Halden  
Christina B. Halden

**PITTSFIELD PLANNING BOARD**

PLAN OF LAND  
OWNED BY THE  
CITY OF PITTSFIELD  
TYLER ST., PITTSFIELD, MASS.  
SCALE: 1" = 30' JANUARY 1985  
SAMUEL M. SLACK, CITY ENGINEER

NOTE: PARCEL III to be conveyed as common land between the owners of PARCEL I II NOT AS A SEPERATE BUILDING LOT.



I certify that this plan has been prepared in accordance with the rules and regulations of the Registrar of Deeds.

Samuel M. Slack 1-14-85  
REG. LAND SURVEYOR





**Attachment "F"**

**Class B-1 Response Action Outcome Report**

\*Complete reports with full appendices can be found on included data disc



# **CLASS B-1 RESPONSE ACTION OUTCOME REPORT**

**Former Morningside Fire Station  
235 Tyler Street  
Pittsfield, Massachusetts  
Release Tracking Number (RTN) 1-17533**

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***Prepared for:***

City of Pittsfield  
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## 1.0 INTRODUCTION

TRC Environmental Corporation (TRC) has prepared this Response Action Outcome (RAO) Statement to support a Class B-1 RAO for Parcel H110007003 of the former Morningside Fire Station located at 235 Tyler Street in Pittsfield, Massachusetts (the "Site"). TRC prepared this RAO on behalf of our client, the City of Pittsfield, Massachusetts (the "Client" and the "City"), in accordance with the Massachusetts Contingency Plan (MCP; 310 CMR 40.0000). Copies of the Release Notification Form (RNF; BWSC-103) and RAO Statement transmittal form (BWSC-104) are included in Appendix A.

Site investigation activities were undertaken at the Site to assess potential impacts to soil and groundwater from historical Site uses and from two underground storage tanks (USTs) which have subsequently been removed from the Site. The City of Pittsfield currently owns the Site.

The City submitted a RNF to MassDEP on August 4, 2009 for the detection of petroleum-related compounds identified above the Reportable Concentration (RC) for S-1 soils, which triggered a 120-day reporting obligation under the MCP. Release Tracking Number (RTN) 1-17533 was subsequently assigned to the Site. The RAO is being submitted within 120 days of the Site owner obtaining knowledge of the 120-day reporting condition under the MCP.

The responsible party and the Licensed Site Professional for the response actions at this Site are listed below.

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## **2.0 SITE LOCATION AND DESCRIPTION**

### **2.1 Site Location and Description**

The Site consists of one parcel of land measuring 0.376 acres located at 235 Tyler Street in Pittsfield, Massachusetts. The Site includes a three-story, red brick building identified as the former Morningside Fire Station. The approximate latitude and longitude coordinates of the Site are 42° 27' 29.2" North, 73° 14', 40.6" West. A Site Location Map is provided as Figure 1. A Site Plan showing the locations of the Site buildings, sampling locations, and other relevant Site features is provided as Figure 2.

The Site operated as the Morningside Fire Station from approximately 1905 until 1970. Since 1970, the Site has been used by the City's Emergency Management Operations, Police, and other City of Pittsfield entities. Currently, the Site functions as a storage facility for Fire and Emergency Management with emergency management volunteers visiting the building roughly once a week.

### **2.2 Site Vicinity & Surrounding Receptors**

Land in the immediate vicinity of the Site is developed primarily with a mix of commercial and residential properties. The Site is bordered to the north by residential properties, a former real estate office building (currently vacant) to the east, a seasonal ice cream store and single-family residential houses to the west, and Tyler Street to the south. Several commercial entities are located across Tyler Street further to the south. Morningside Community School serving grades K-5 is located less than 500 feet south from the Site. The nearest standing body of water, Silver Lake, is located approximately ½-mile southeast of the Site. The West Branch of the Housatonic River is located approximately ½-mile west of the Site, and the East Branch of the Housatonic River is located approximately ¾-mile southeast of the Site. Topography in the area rises slightly west along Tyler Street until the land crests and then dips to First Street. Topography dips gently east along Tyler Street, towards the Morningside Community School.

### **2.3 Natural Resource Areas**

Based on a review of the Massachusetts Geographic Information Systems (MassGIS) Massachusetts Department of Environmental Protection (*MassDEP*) *Priority Resource Map*, none of the following features are present within 500 feet of the Site:

- Wetlands;
- Vernal Pools;
- Ponds;
- Lakes;
- Rivers;
- Streams;
- Reservoirs;
- Zone II Areas;
- Interim Wellhead Protection Areas;



- Zone A Areas;
- Potentially Productive Aquifers,
- Sole Source Aquifers;
- Areas of Critical Environmental Concern; or
- Fish Habitats; or
- Habitats for Species of Special Concern or Threatened or Endangered Species.

A copy of the *MassDEP Priority Resource Map*, depicting natural resource area information, is provided as Figure 3.

## **2.4 Regulatory Status**

RTN 1-17533 was assigned to petroleum-related compounds identified in the soil above RCS-1 values, as a 120-day reporting condition under the MCP. This RTN will be closed after the submission of this Class B-1 RAO report.

## **2.5 Release History and Previous Investigations**

Based upon the subsurface investigation activities performed by TRC in February and March 2009, RTN 1-17533 was assigned to the petroleum-related compounds identified in the soil above RCS-1 values. No additional known environmental investigations have been performed at this Site.

### **3.0 SITE INVESTIGATION APPROACH**

This section describes the activities performed as part of TRC's Site investigation.

#### **3.1 Phase I Environmental Site Assessment**

TRC performed a Phase I Environmental Site Assessment (ESA) in March 2007 for Berkshire Regional Planning Commission (BRPC) under the Brownfields Assessment Grant Program funded by the Environmental Protection Agency (EPA). TRC's Phase I ESA revealed the current and historic use of USTs on the Site. TRC documented the use of a 1,000-gallon No. 2 oil fuel UST at the Site on the east side of the building. According to fire department personnel, a former gasoline UST was located on the southwest corner of the building where TRC observed a fill pipe. In addition TRC observed another possible fill pipe inside the building on the first floor in the west bay. No UST closure documentation was available for review. TRC concluded that the potential for soil and groundwater contamination from the current and historical use of USTs located on the Site represented a *Recognized Environmental Condition* (REC) in connection with the Site.

#### **3.2 Geophysical Survey**

On March 18, 2008, Hager Geoscience, Inc. (HGI) conducted a geophysical survey of the Site to investigate the presence of potential USTs or other buried objects. HGI employed ground penetrating radar (GPR) survey techniques in all accessible areas of the Site including two areas suspected to contain USTs. Electromagnetic (EM) terrain conductivity was used to supplement the GPR survey. Two USTs were identified - one located along the eastern side of the building, and the other off the southwest corner of the Site building. Several suspected utilities were also identified at the Site. A copy of the geophysical survey report is provided in Appendix B.

#### **3.3 Excavation and Removal of Underground Storage Tanks**

The City of Pittsfield procured Miller's Petroleum Systems, Inc. (MPSI) of Pittsfield, Massachusetts to excavate, remove, and transport the 750-gallon UST and the 1000-gallon No. 2 fuel oil UST to George Apkin & Sons, Inc. in North Adams, Massachusetts, a permitted tank disposal/recycling facility. Prior to excavation, MPSI secured two permits from the City of Pittsfield Fire Department to remove and transport both USTs to an approved tank disposal yard. A copy of the UST permits is provided in Appendix C. On February 25, 2009, during the UST removals, soil surrounding the tanks was screened by TRC for the presence of volatile organic compounds (VOCs) using a photoionization detector (PID). A summary of the excavation and removal of the USTs and associated piping is provided below.

##### 750-gallon UST

An internal inspection of the 750-gallon UST revealed the presence of approximately five inches of oily liquid remaining within the tank. Absorbent materials were used to remove the liquid from the tank. The UST was subsequently excavated and removed from the subsurface. Groundwater was not encountered during excavation activities. The excavation area measured

approximately 10 feet long by 10 feet wide by 6.5 feet deep. No holes were visually observed in the UST and no product was visually observed in the excavation. The UST excavation was subsequently backfilled to existing grade by MPSI with excavated material followed by clean fill.

The contents of the 750-gallon UST was not clearly identified. The permit that MPSI secured from the City to remove and transport the UST to an approved tank disposal yard did not specify the type of UST. TRC field staff on-site during the tank removals observed an odor similar to gasoline coming from the tank. However, analyses performed of the soil associated with the 750-gallon UST excavation are sufficient regardless of whether the contents were gasoline or diesel (Table 2). Both volatile petroleum hydrocarbon (VPH) and extractable petroleum hydrocarbon (EPH) were analyzed of the base of the excavation and EPH was analyzed of the sidewall samples because no PID readings were observed above background levels of the excavation sidewalls.

#### 1,000-gallon No. 2 Fuel Oil UST

The 1,000-gallon UST did not contain any measurable product when it was gauged prior to excavation activities. The UST was subsequently excavated and removed from the subsurface. Groundwater was not encountered during excavation activities. No petroleum was released during the tank removal and no product was observed in the excavation. The excavation area measured approximately 15 feet long by 8 feet wide by 8 feet deep. No holes were visually observed in the UST and no product was visually observed in the excavation. The UST excavation was subsequently backfilled to existing grade by MPSI with excavated material followed by clean fill.

### **3.4 Post Excavation Soil Sampling**

During and following excavation activities, no soil headspace testing exhibited PID readings greater than 100 parts per million by volume (ppmv) and no visual signs of contamination in soil was identified. Following the UST removals and soil excavation, composite soil samples were collected from the four sidewalls of each tank excavation for EPH analysis. Discrete soil samples were then collected from the floors of each tank excavation for EPH and VPH analyses. The samples were then field screened using a PID and the MassDEP jar headspace analytical screening method. Samples were collected from areas exhibiting staining, petroleum odors, and/or highest PID readings. At locations where VPH analysis was performed, each VPH grab sample was immediately and carefully placed (in a manner to minimize volatilization) in preserved vials upon collection, and then immediately placed on ice. Soil recovered from each location for EPH analysis was placed into stainless steel bowls using decontaminated stainless steel spoons, and subsequently homogenized. These homogenized samples were then transferred to containers with a stainless steel spoon for each location for EPH analysis, and immediately placed on ice. A summary of analytical parameters for soil samples is presented in Table 1.

### **3.5 Soil Boring and Monitoring Well Installation**

On March 23, 2009, under the supervision of TRC, Geosearch, Inc. of Fitchburg, Massachusetts advanced four soil borings (B-1 through B-4) throughout the Site, using hollow stem auger

(HSA) drilling methods. Borings were generally collected for logging purposes continuously from the ground surface to the completion depths. Final completion depths ranged from approximately 14 feet below ground surface (bgs) at B-4 to approximately 26 feet bgs at B-3. Soil boring, B-4, was installed as a contingency boring to the southeast of soil boring B-3 due to detectable concentrations of VOCs in soil (through field screening) at soil boring B-3. Soil boring and monitoring well locations are shown in Figure 2. Soil boring logs are included in Appendix E.

Three soil borings, B-1 through B-3, were completed as groundwater monitoring wells, MW-1 through MW-3, respectively. The monitoring wells were constructed of 2-inch diameter flush threaded 0.010-inch slot Schedule 40 polyvinyl chloride (PVC) well screen, solid PVC riser, and a well cap. Graded washed sand was used to fill the annulus around the well screen to approximately two feet above the top of the well screen, where possible. A minimum of a 1-foot bentonite seal was placed above the sand. Any remaining space in the annulus around the well was backfilled with native soil cuttings. The monitoring wells were completed at surface grade with six-inch flush-mounted protective road boxes. Monitoring well locations are shown in Figure 2, and monitoring well construction diagrams are included in Appendix E.

### **3.6 Soil Sampling and Field Screening**

Continuous soil samples from the borings were collected using 24-inch long, 2-inch diameter stainless steel split spoons. Prior to sample collection, each soil sample was evaluated for physical characteristics and inspected for visual and/or olfactory evidence of contamination. Samples were then screened in the field for the presence of VOCs using a PID in accordance with the MassDEP jar headspace field screening procedure. Elevated PID readings and any visual or olfactory indications of contamination were used as a guide for the selection of soil samples for laboratory analysis. If no evidence of contamination was observed during boring advancement, a soil sample was collected from immediately above the observed groundwater table for analysis. Screening results are documented in the soil boring logs which are provided in Appendix E.

A total of eight soil samples were collected, preserved in the field, stored on ice, and transported under Chain-of-Custody protocol to Con-test Analytical Laboratory (Contest) of East Longmeadow, Massachusetts for analysis of EPH, VPH, and polychlorinated biphenyls (PCBs). A summary of the samples collected for laboratory analysis is provided in Table 1. The analyses were selected for each location in accordance with MassDEP UST closure assessment guidelines (DEP Policy #WSC-402-96).

### **3.7 Groundwater Development and Sampling**

Following installation, monitoring wells were developed using a submersible centrifugal (whale) pump to remove fine particles from around the sand pack and well screen on March 24, 2009. Wells were purged until the discharge water was clear or until the well was pumped dry three times. After development, monitoring wells were allowed to stabilize for seven days before groundwater samples were collected.

TRC collected groundwater samples from the newly-installed monitoring wells (MW1 through MW3) on March 31, 2009. Prior to sampling groundwater, TRC screened for non-aqueous phase liquid (NAPL) using an oil/water interface probe. NAPL was not detected during groundwater sampling at the Site. Groundwater samples were collected by TRC using EPA low-flow sampling methodology. Dedicated, disposable tubing was placed down each well so that it was entirely in the screened section of the wells. Water was then pumped by means of mechanical peristalsis through a flow through cell where water quality parameters were recorded using a YSI® 600XL water quality meter. Parameters recorded included temperature, conductivity, pH, dissolved oxygen (DO), and oxidation reduction potential (ORP). A separate turbidity meter was used for turbidity measurements. Groundwater samples were collected upon stabilization of water quality parameters. A summary of the groundwater samples collected for laboratory analysis is provided in Table 1.

Collected groundwater samples were submitted for laboratory analysis of VPH, EPH, total lead as shown on Table 1. Samples for dissolved lead analysis were collected at each monitoring well by using an in-line 0.45-micron ( $\mu\text{m}$ ) filter. Analysis of the dissolved MCP metals, lead and zinc from one groundwater sample (MW3) was deemed necessary by TRC based on total MCP metals results. Groundwater sample logs are included in Appendix E, and groundwater sample analytical results are summarized in Table 4.

### **3.8 Groundwater Elevation Survey and Oil Thickness Measurements**

On March 31, 2009, a relative elevation survey of the three newly-installed groundwater monitoring wells was then performed via rod and level methodology. Elevations were surveyed to an arbitrary datum of 100 feet above mean sea level (amsl) and measurements were recorded in tenths of a foot. Depth to groundwater was measured within each of the three Site monitoring wells from the top of PVC risers. Monitoring well gauging activities were conducted using a 100-foot Solinst™ Oil/Water Interface Probe (IP). Data from these activities were used to estimate the elevation of the groundwater table at each monitoring well location and estimate groundwater flow direction. The IP was also used to detect the potential presence of light non-aqueous phase liquid (LNAPL) on the groundwater table. The locations of Site monitoring wells are presented on Figure 2. A Groundwater Contour Plan is presented as Figure 4. Elevation and groundwater depth gauging data are provided in Table 2.

### **3.9 Underground Storage Tank and Investigation Derived Waste Management**

The following sections document the management of the USTs, UST contents, soil and groundwater pursuant to the MCP and with MassDEP UST closure assessment guidelines (DEP Policy #WSC-402-96).

#### ***3.9.1 Underground Storage Tanks and Contents***

As described in Section 3.3, absorbent material was used to remove the oily liquids observed within the 750-gallon former UST. The spent absorbent materials were removed by MPSI and transported off-site for disposal. On February 24, 2009 MPSI transported the USTs and associated piping to the George Apkin & Sons facility for steel recycling.

#### ***3.9.2 Soil***

Soil cuttings generated at the Site as part of HSA drilling activities were reused as backfill during the well construction process. No soil was generated which required off-Site disposal.

#### ***3.9.3 Groundwater***

Purge water collected during groundwater monitoring wells during well development or sampling was recharged to the ground surface in accordance with 310 CMR 40.0045(7).

### **3.10 Applicable Soil and Groundwater Reporting and Cleanup Categories**

In order to compare the soil and groundwater concentrations to the appropriate numerical standards, the applicable soil and groundwater categories were determined for the Site based on current and reasonably foreseeable future Site activities and uses. Rational for determining these comparison standards is detailed below.

### Soil Criteria

**Reporting** – In accordance with 310 CMR 40.0361(1)(a)(1) of the MCP, the applicable reporting category for soils collected at the Site is RC S-1 (RCS-1) because soil samples were generally collected within 500 feet of a residential dwelling.

Because Site soils contained coal and coal ash, analytical results were also compared to MassDEP's background levels in soil containing coal ash and wood ash associated with fill material as discussed in the MassDEP May 2002 guidance document entitled *Technical Update – Background Levels of Polycyclic Aromatic Hydrocarbons and Metals in Soil* (MassDEP, 2002).

**Cleanup** – Under current conditions, the frequency and intensity of use for both adults and children are considered low. No one resides at the Site; however, the Site is currently used infrequently by the City's emergency response personnel. Also, the potential exists for children to visit the Site as infrequent trespassers. Therefore, surface soils (i.e., 0-3 feet) at the Site are considered S-2 and subsurface soils (i.e., > 3 feet) are considered S-3 because they are considered to be "potentially accessible" pursuant to 310 CMR 40.0933(4)(c)(2) of the MCP and the both the intensity and frequency of use are considered low. The future use of the Site has not been fully determined; therefore, TRC has conservatively assumed that surface and subsurface soil at the Site under foreseeable future use would be S-1. Therefore, soils will be compared to S-1/GW-2 and S-1/GW-3 cleanup standards as a conservative measure based upon potential future-use Site conditions. Soils will also be compared to S-2/GW-2 and S-2/GW-3 standards based upon current Site conditions.

### Groundwater Criteria

**Reporting** – In accordance with 310 CMR 40.0362(1)(b) of the MCP, the applicable reporting category for groundwater collected at the Site is RCGW-2 because groundwater samples were not collected within a Current or Potential Drinking Water Source Area..

**Cleanup** – The applicable groundwater classification for the Site is MCP category GW-2/GW-3 as explained below.

Groundwater is categorized based upon the current and/or future use as a drinking water source (GW-1), its potential to act as a source of volatile material to indoor air (GW-2), and the potential to discharge material to surface water (GW-3). The MCP describes six criteria used for determining if disposal site groundwater is categorized as GW-1. These criteria include the following.

GW-1 Selection Criteria	Applicable (Yes or No)
The groundwater is within a Zone II	NO

<b>GW-1 Selection Criteria</b>	<b>Applicable (Yes or No)</b>
The groundwater is within an Interim Wellhead Protection Area	<b>NO</b>
The groundwater is within a Potentially Productive Aquifer	<b>NO</b>
The groundwater is within Zone A of a Class A Surface Water Body	<b>NO</b>
The groundwater is located greater than 500 feet from a public water system distribution pipeline	<b>NO</b>
The groundwater is located within 500 feet of a private water supply well that was in use at the time of notification pursuant to 310 CMR 40.0300 and was installed in conformance with an applicable laws, by-laws, or regulations	<b>NO</b>
<b>Notes:</b> Information Source - <i>MassGIS MassDEP Priority Resource Map provided as Figure 3.</i>	

The groundwater at the disposal site does not meet any of the above criteria, and is therefore not categorized as GW-1.

The MCP indicates that groundwater is categorized as GW-2 when it is located within 30 feet of an occupied building or structure and the average annual depth to groundwater in the area is fifteen feet or less. During investigation activities, average depth to groundwater across the Site ranged from approximately 9 feet to 17 feet below grade. Although there is a building located on Site, it is currently not occupied. Therefore, based on the requirements of the MCP, groundwater would be not be classified as GW-2. However, in the future, should the existing Site building become occupied or the Site be redeveloped with a building which becomes occupied, a GW-2 groundwater classification will apply. Finally, in accordance with 310 CMR 40.0932(2) of the MCP, all groundwater within the Commonwealth is classified as GW-3.

Therefore, as a summary of the above discussion, based upon current and foreseeable future Site conditions, the appropriate groundwater classification for the disposal site is MCP category GW-2 and also GW-3



## **4.0 RESULTS OF INVESTIGATION**

### **4.1 Geophysical Survey Results**

Based upon the results of the geophysical survey, one 1,000-gallon UST and one 750-gallon UST were identified at the Site on the eastern and southwestern sides of the Site building, respectively. A copy of the geophysical survey report is provided in Appendix B.

### **4.2 Site Soil Conditions**

Based on the boring logs for soil borings advanced on March 23, 2009 by TRC, the soil stratigraphy at the Site generally consists of fine sand with varying amounts of gravel and some urban fill consisting of ash and bricks. Boring logs are provided in Appendix E.

### **4.3 Soil Analytical Results**

A summary of the soil analytical results from the soil samples collected at the Site is presented in Table 3. As stated above in Section 3.8, the laboratory results of the soil samples collected from borings completed on-Site were compared to MCP RCS-1 values and Method 1 S-1/GW-2, S-1/GW-3, S-2/GW-2, and S-2/GW-3 cleanup standards. Analytical results from the post excavation samples revealed exceedances of RCS-1 and Method 1 S-1/GW-2 and S-1/GW-3 standards for several EPH constituents. Consequently, additional soil borings and monitoring wells were installed on March 23, 2009. Copies of the laboratory analytical data reports are provided on compact disk in Appendix D. A summary of the soil analytical results from samples collected following UST excavation activities and during soil boring advancement activities are provided below.

#### ***4.3.1 Volatile Petroleum Hydrocarbons***

Several target and fraction range VPH compounds were identified at concentrations above the laboratory detection limits but below the RCS-1 standard and applicable cleanup standards.

#### ***4.3.2 Extractable Petroleum Hydrocarbons***

Several exceedances were observed in the sample collected on February 25, 2009 from the bottom of the 1,000-gallon UST excavation at a depth of approximately eight feet bgs. EPH fractional constituent, C9-C18 aliphatics, was detected above the RCS-1 and Method 1 S-1/GW-2 and S-1/GW-3 standards at a concentration of 1,390 mg/kg. EPH target constituents, acenaphthylene (2.1 mg/kg) and 2-methylnaphthalene (4.5 mg/kg), were detected in excess of the RCS-1 standards but below the Method 1 S-1/GW-2 and S-2/GW-3 standards.

During the soil boring program completed on March 23, 2009, EPH target constituents benzo(a)pyrene and dibenzo(a,h)anthracene were detected at MW-1 at a depth of 8 to 10 feet bgs, at concentrations of 3.5 mg/kg and 0.9 mg/kg, respectively. While these concentrations exceed the RCS-1 standard, they are below the applicable cleanup standards.

#### **4.3.3 Polychlorinated Biphenyls**

Concentrations of PCBs were not detected above the laboratory detection limits.

#### **4.3.4 Metals**

Lead was detected at the Site, but at concentrations below the RCS-1 and Method 1 S-1/GW-2 and S-2/GW-3 cleanup standards.

### **4.4 Groundwater Analytical Results**

A summary of the groundwater analytical results from the groundwater samples collected at the Site is presented in Table 4. As stated above in Section 3.8, the laboratory results of the groundwater samples collected on-Site were compared to MCP RCGW-2 and Method 1 GW-2/GW-3 cleanup standards. Copies of the laboratory analytical data reports are provided in Appendix D. The results of the groundwater analyses indicated that concentrations of VPH, EPH and lead, from samples collected at the three on-Site wells (MW-1, MW-2 and MW-3), were below laboratory detection limits.

### **4.5 Groundwater Level Measurement Results**

During the relative elevation survey, groundwater depths at the Site ranged from approximately 9.3 feet to 17.1 feet below top of PVC riser (approximately 9.5 feet to 17.7 feet below grade, respectively). LNAPL was not detected in the newly-installed groundwater monitoring wells. Based on the limited elevation data acquired during the March 31, 2009 survey, topography, the groundwater table slopes to the southeast at an average gradient of approximately 0.002 feet/foot.

## **5.0 METHOD 1 RISK CHARACTERIZATION**

TRC performed a MCP Method 1 Risk Characterization for the Site because contamination at the Site was limited to soil. The MCP Method 1 risk characterization included a comparison of the Exposure Point Concentrations (EPCs) for contaminants in soil to the Method 1 cleanup standards.

### **5.1 Applicable MCP Soil and Groundwater Categories**

In order to compare the soil and groundwater concentrations to the appropriate numerical standards, the applicable soil and groundwater categories were determined for the Site based on current and reasonably foreseeable future Site activities and uses. The Site is located within a commercial and residential area of Pittsfield. The Site is currently used infrequently by the City's emergency response personnel and access to the Site is unrestricted. Under current conditions, the frequency and intensity of use for both adults and children are considered low. No one resides at the Site; however, the Site is currently used infrequently by the City's emergency response personnel. Also, the potential exists for children to visit the Site as infrequent trespassers. Therefore, surface soils (i.e., 0-3 feet) at the Site may be considered S-2 and subsurface soils (i.e., > 3 feet) are considered S-3 because they are considered to be "potentially accessible" pursuant to 310 CMR 40.0933(4)(c)(2) of the MCP and the both the intensity and frequency of use are considered low. However, because the future use of the property has not been fully determined, TRC has conservatively assumed that surface and subsurface soil at the Site under foreseeable future use would be S-1. Therefore, soils will be compared to RCS-1 standards as a conservative measure based upon potential unrestricted future-use Site conditions. For the purposes of evaluating if cleanup is warranted at the Site, the soil results will also be compared to S-1/GW-2 and S-1/GW-3

Groundwater at the Site is not used as a drinking water source and does not otherwise meet the definition of GW-1 per 310 CMR 40.0932 of the MCP. The MCP indicates that groundwater is categorized as GW-2 when it is located within 30 feet of an occupied building or structure and the average annual depth to groundwater in the area is fifteen feet or less. There is one building currently located on Site, and is currently infrequently used by the City of Pittsfield. Therefore, based on the requirements of the MCP, groundwater would be classified as GW-2.

Based on the above discussion, the applicable conservative soil categories for the Site are S-1/GW-2 and S-1/GW-3. The applicable groundwater categories for this Site are GW-2 and GW-3.

## **5.2 Identification of Exposure Point Concentrations and Evaluation to Applicable MCP Method 1 Standards**

### **5.2.1 Soil EPCs**

Table 3 contains a summary of the soil concentrations at the Site. As shown in Table 3, none of the detected concentrations in soil were identified above the applicable MCP Method 1 S-1/GW-2 and S-1/GW-3 soil standards. EPCs are generally established as the arithmetic mean concentrations of the detected compounds in soil, and are considered to be a conservative estimate of the true mean concentration (i.e., the EPC) for soil given that at least 75% of the samples are either at or below the applicable MCP Method 1, S-1/GW-2 and S-1/GW-3 standard, and no one sample result exceeded ten times the MCP Method 1, S-1/GW-2 and S-1/GW-3 standards. Because all soil samples collected at the Site were below Method 1 S-1/GW-2 and S-2/GW-3 standards, establishing the EPC for Site soil was deemed unnecessary.

### **5.2.2 Groundwater EPCs**

Table 4 contains a summary of the groundwater concentrations at the Site. As shown in Table 4, none of the detected concentrations in groundwater were identified above the applicable MCP Method 1 GW-2 and GW-3 groundwater standards.

### **5.2.3 Results**

Based on the above comparisons of EPCs in soil to the MCP Method 1, S-1/GW-2 and S-1/GW-3 soil standards, and a comparison of concentrations in groundwater to MCP Method 1 GW-2 and GW-3 groundwater standards, a condition of no significant risk to health, public welfare and the environment exists at the Site for current and reasonably foreseeable future Site activities and uses.

## **5.3 Characterization of Risk to Safety**

TRC performed a separate evaluation of the risk of harm to safety posed by the Site pursuant to 310 CMR 40.0960 of the MCP. Current and reasonably foreseeable future conditions at the Site were compared to applicable or suitably analogous safety standards to evaluate whether there is a risk of harm to safety. Conditions that could pose a risk to harm to safety include the following:

- Presence of rusted or corroded drums, containers, open pits, or lagoons;
- Threat of fire or explosion or presence of explosive vapors; and,
- Uncontained materials exhibiting characteristics of corrosivity, reactivity, or flammability.

There are no rusted or corroded drums or containers, open pits, lagoons or other dangerous structures present at the Site. No release-related materials exhibiting the characteristics of corrosivity, reactivity, or flammability were identified. Additionally, conditions at the Site do not pose a threat of fire or explosion. Based on this evaluation, no release-related conditions

were identified which may pose a threat of physical harm or bodily injury to people. Therefore, a condition of no significant risk to safety exists at this Site.

#### ***5.3.1 Environmental Risk Characterization***

An environmental risk characterization is intended to characterize the potential risks to Site biota and habitats. According to Figure 3, there is no such potential risk located on-Site. Therefore, a MCP Method 1 risk characterization is the appropriate approach and a Stage I Environmental Screening is not warranted.

#### **5.4 Conclusions of the Risk Characterization [310 CMR 40.0973 (8)]**

Based on the Method 1 Risk Characterization conducted above, TRC concludes that a condition of No Significant Risk of harm to health, safety, public welfare and the environment has been achieved for current and foreseeable future Site conditions.

## **6.0 DATA USABILITY ASSESSMENT AND REPRESENTATIVENESS EVALUATION**

The following subsections presents a discussion of the Site investigation results used to support a Class B-1 RAO pursuant to 310 CMR 40.1056(2)(k) of the MCP and MassDEP Policy WSC-07-350.

### **6.1 Data Usability Assessment**

The data associated with soil and groundwater samples collected in February and March 2009 were reviewed. In general, data are usable for MCP decisions based on a review of accuracy, precision, and sensitivity of the data, and 100% analytical completeness was achieved from all Site data.

Details on the data usability assessment are provided in Appendix F.

#### **6.1.1 Rejection of Analytical Data**

Appendix II of the MCP Representativeness Evaluations and Data Usability Assessments (September 2007) was used to evaluate whether gross failures of quality control existed in the TRC Site data set. There were no gross failures of quality control in the sampling or analytical procedures. As a result, none of the data points were judged to be unusable for the Representativeness Evaluation.

### **6.2 Achievement of Data Quality Objectives**

Data Quality Objectives for the Site program were as follows:

- To assess the potential presence of petroleum-related constituents in soil and groundwater at the Site;
- To evaluate the potential risks posed by Site constituents to human health, safety, public welfare and the environment; and
- To evaluate the results of the Site investigation activities in achieving a condition of No Significant Risk as defined by the MCP.

The data usability assessment determined that the data were usable to achieve project objectives. Any cautions or limitations on the data which could affect the achievement of these objectives or the decision-making process were highlighted.

### **6.3 Representativeness Evaluation**

TRC prepared this Representativeness Evaluation to describe the extent to which Site data provide an accurate representation of Site environmental characteristics pursuant to 310 CMR 40.1056(2)(k) of the MCP and Policy #WSC-07-350 (MCP Representativeness Evaluations and

Data Usability Assessments, September 2007). The precision, accuracy and sensitivity of the Site data used in this Representativeness Evaluation were discussed in the Data Usability Assessment section (Section 6.1) of this RAO. As stated in the Data Usability Assessment, the data are valid as reported and may be used for decision-making purposes.

#### **6.4 Conceptual Site Model**

The Site was the former Morningside Fire Station. The Site operated from approximately 1905 through 1970. After 1970 the Site has been used by the City's emergency response personnel and other City of Pittsfield entities.

As a result of Site investigation activities completed by TRC, contaminants typically associated with USTs containing fuel oil and gasoline, including EPH constituents C<sub>9</sub>-C<sub>18</sub> aliphatic hydrocarbons, acenaphthylene, benzo(a)pyrene, dibenzo(a,h)anthracene, and 2-methylnaphthalene, were identified in soil above applicable RC's but below MCP Method 1 cleanup standards. Concentrations of VPH and EPH in groundwater were below laboratory detection limits in all Site monitoring wells. A summary of soil and groundwater analytical results are provided on Tables 3 and 4, respectively.

Based on the results of the Site investigation activities undertaken by TRC, a Class B-1 RAO has been achieved for the Site, which implies that remedial actions were not necessary to achieve a level of No Significant Risk, and that an AUL is not necessary to ensure the existence or maintenance of a level of No Significant Risk.

#### **6.5 Work Plan, Data Quality Objectives and Data Collection Approach**

##### ***6.5.1 Site Testing***

TRC was retained by the City of Pittsfield through BRPC to excavate USTs and to evaluate the soil and groundwater quality at the Site associated with potential impacts from historical Site uses and USTs. A discussion of TRC's Site investigation activities and sampling rationale are presented in Section 3.0 of this report.

The Data Quality Objectives for TRC's Site testing program were to collect data that could be used to assess the potential presence of petroleum constituents in soil and groundwater; evaluate the potential risks posed by Site constituents to human health, safety, public welfare and the environment; and support Site closure, if appropriate.

##### ***6.5.2 Use of Field/Screening Data***

During TRC's field investigations, TRC used field screening data to aid in the collection of soil samples for laboratory analyses. Field screening for soil samples included use of a PID and the MassDEP Jar Headspace Analytical Screening Procedure to evaluate relative levels of VOCs at various depths during the UST removals and at each soil boring location to guide the selection of samples collected for laboratory analysis. PID readings were recorded on the field boring logs, which have been included in Appendix E. PID headspace readings ranged from non-detect to a

maximum of 7 ppmv recorded from the soil sample collected from boring B-3 at 10-12 ft. Consequently, TRC collected a soil sample at this boring and interval. Field screening also included visual observations for the presence of anthropogenic fill materials (urban fill) including ash, bricks, etc. Urban fill was observed in soil borings B-1, B-2 and B-3.

#### ***6.5.3 Selection of Sampling Locations and Depths***

Summaries of the sampling locations, depths, and chemical analyses for the investigative samples collected at the Site are provided in Table 1 of this report. A summary of TRC's soil analytical results are provided in Table 3.

#### ***6.5.4 Number and Spatial Distribution of Sampling Locations***

TRC's post excavation soil sampling program was targeted within the tank graves of the two USTs removed from the Site. Based on the dimensions of the UST excavations and MassDEP's UST Closure Assessment Manual (MassDEP, 1996), the number and spatial distribution of post-excavation sampling at the Site is sufficiently representative of Site conditions surrounding the USTs.

TRC's soil boring and sampling program was targeted to areas of known or former USTs and/or biased toward areas of significant historical Site use. Based on historical information, the number and spatial distribution of sampling at the Site is sufficiently representative of Site conditions.

#### ***6.5.5 Temporal Distribution of Samples***

The release conditions at this Site do not warrant monitoring over time. No Time Critical Conditions were identified at the Site. Analyzed constituents were not identified in groundwater above the applicable GW-2/GW-3 standards. Non-Aqueous Phase Liquid (NAPL) was not observed in the UST excavation pits or the monitoring wells installed by TRC. No soil concentration exceeded the upper concentration limit (UCL).

#### ***6.5.6 Critical Samples***

Critical soil samples are identified as those samples used in the calculation of EPCs for the Method 1 risk characterization presented in Section 3.0, which include all soil boring samples collected by TRC. The sample results for these critical samples are provided in Table 5.

#### ***6.5.7 Completeness***

No Site data were rejected as a result of the Data Usability Assessment presented in Section 5.1 of this RAO. Therefore, 100% completeness was achieved for the Site data.

#### ***6.5.8 Uncertainty and Inconsistency***

No areas of uncertainty associated with this Representativeness Evaluation were identified.



## **6.6 Conclusion from Representativeness Evaluation**

TRC has developed the following conclusions with respect to the representativeness of the Site data to actual Site conditions:

- As indicated by the Data Usability Assessment presented in Section 6.1 of this RAO, the Site data used in this RAO to demonstrate that a condition of No Significant Risk has been achieved are consistent and/or comparable to current MassDEP Compendium of Analytical Methods (CAM) requirements;
- The number of samples, sample depths, spatial and temporal distribution of the samples is sufficient to identify releases from the suspected source areas and to delineate the extent of oil and/or hazardous materials contamination at the Site; and
- No significant discrepancies between Site history information, field screening results, and/or laboratory sample results were identified that would undermine the conclusions of this RAO.

Based on the above conclusions, TRC has determined that the Site data are sufficiently representative of actual Site conditions and may be used to support this Class B-1 RAO.

## **7.0 FEASIBILITY OF ACHIEVING BACKGROUND LEVELS**

The MCP requires that at Sites where cleanup up to a level of No Significant Risk has been performed, an evaluation of the feasibility to achieve or approach background conditions be performed. TRC evaluated the feasibility of achieving or approaching background conditions at the Site using the guidance contained in the July 16, 2004 DEP guidance, “*Conducting Feasibility Evaluations Under the MCP*.” Because response actions were not necessary to achieve a condition of No Significant Risk, an evaluation of the feasibility of achieving background is not required.

## **8.0 PUBLIC NOTIFICATION**

Pursuant to 310 CMR 40.1403, notification of the submittal of this RAO was made to the City of Pittsfield Mayor and Department of Health and Human Services. Refer to Appendix A for copies of the public notification letters.

## 9.0 RESPONSE ACTION OUTCOME STATEMENT

The following summarizes the findings of this Class B-1 RAO:

- A condition of No Significant Risk to health, safety, public welfare and the environment for all current and foreseeable future Site activities and uses exists at this Site based upon TRC's investigation activities;
- An Activity and Use Limitation (AUL) is not necessary to maintain a level of No Significant Risk; and
- No UCL exceedances are present at the Site.

It is TRC's opinion that the actions described in this report have been performed in accordance with the MCP. Based on the analytical results from samples collected during TRC's Site investigation activities, TRC concludes that the Site meets the requirements of a Class B-1 RAO per 310 CMR 40.1046(1) of the MCP. A copy of the RAO transmittal form (BWSC-104) is provided in Appendix A. This work has been performed in accordance with the Limitations listed in Appendix G.

## 10.0 REFERENCES

- MassDEP, 1996. *Guidance for Disposal Site Risk Characterization*. Interim Final Policy WSC/ORS-95-141. April.
- MassDEP, 1996b. *Underground Storage Tank Closure Assessment Manual*, Policy # WSC-402-96, April 9, 1996.
- MassDEP, 2002a. *Technical Update: Background Levels of Polycyclic Aromatic Hydrocarbons and Metals in Soil – In Support of the Massachusetts Contingency Plan* (DEP, 1995). May 23.
- MassDEP, 2002b. *Characterizing Risks Posed by Petroleum Contaminated Sites: Implementation of the MassDEP VPH/EPH Approach – Final Policy*, Policy # WSC-02-411, October 31, 2002.
- MassDEP, 2004. *Conducting Feasibility Evaluations Under the MCP*, Policy # WSC-04-160, July 16, 2004.
- MassDEP, 2007a. *MCP Representativeness Evaluations and Data Usability Assessments*, Policy # WSC-07-350, September 19, 2007.
- MassDEP, 2007b. *Massachusetts Contingency Plan*, 310 CMR 40.0000, Effective December 14, 2007.
- MassDEP, 2008. *Background Documentation for the Development of MCP Numerical Standards*. Effective February 14, 2008.
- TRC, 2007. *Phase I Environmental Site Assessment – Former Morningside Fire Station, Pittsfield, Massachusetts*, December 21, 2007.

# FIGURES



BASE MAP IS A PORTION OF THE FOLLOWING 7.5' X 15' USGS  
TOPOGRAPHIC QUADRANGLES: PITTSFIELD EAST, MA, 1988;  
PITTSFIELD WEST, MA-NY 1988

0 1000 2000 3000  
scale in feet



FORMER MORNINGSIDE FIRE STATION  
235 TYLER STREET  
PITTSFIELD, MASSACHUSETTS

#### SITE LOCATION MAP

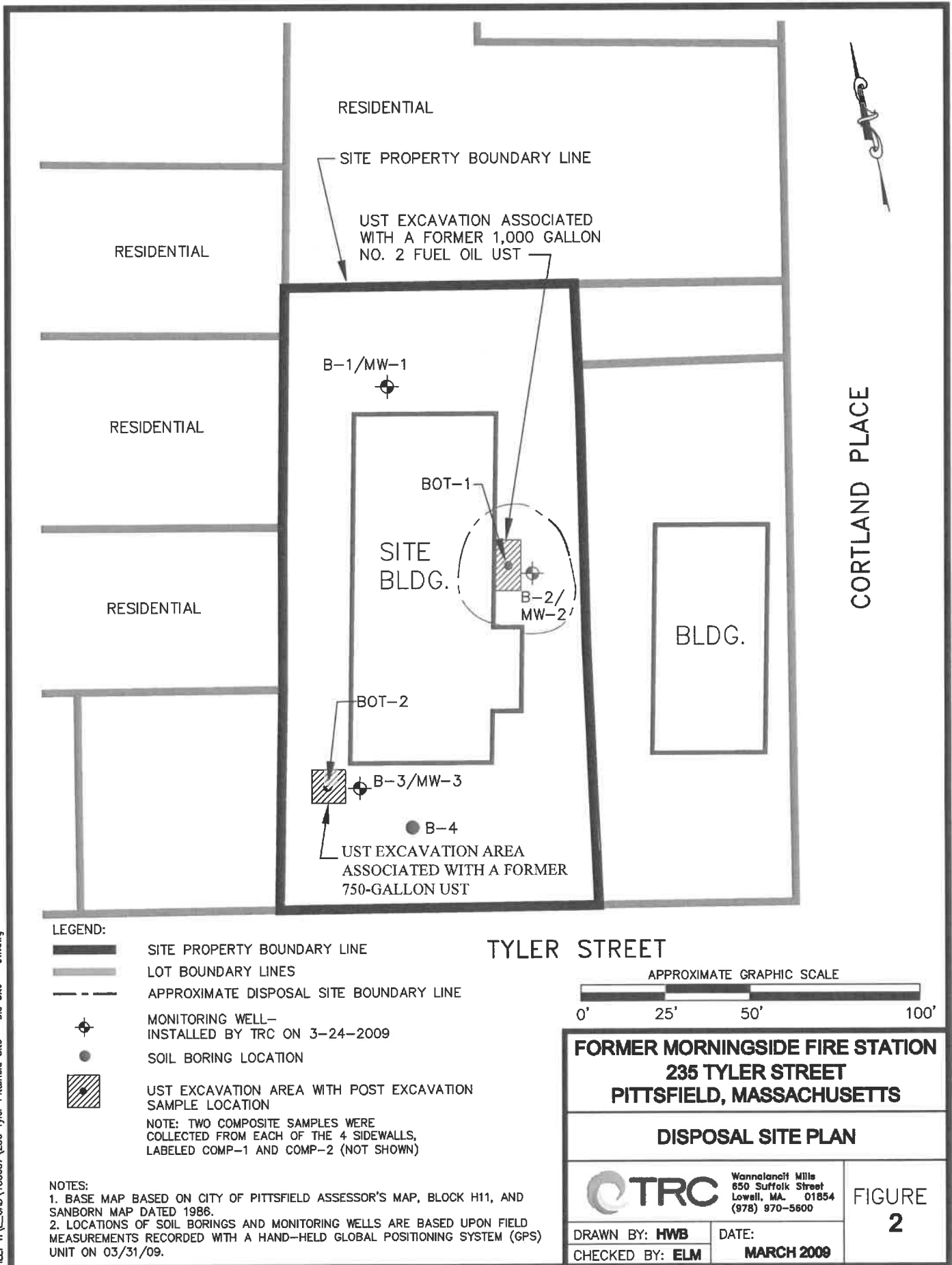


Wannalancit Mills  
650 Suffolk Street  
Lowell, MA 01854  
978-970-6600

FIGURE  
1

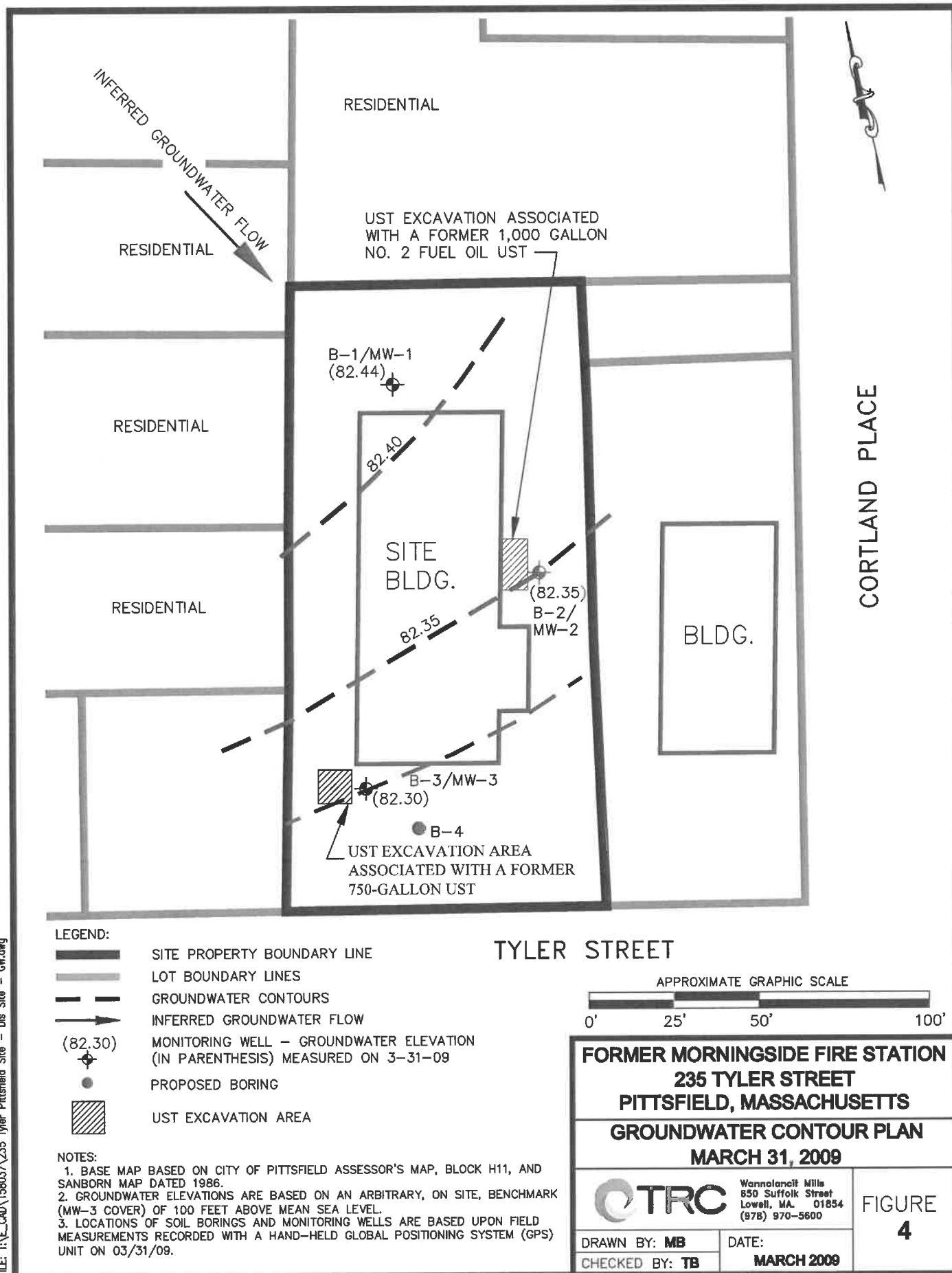
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Date 01/25/07









# TABLES

<b>Table 1</b> <b>Summary of Soil and Groundwater Samples Collected and Chemical Analytical Parameters (excluding QA/QC samples)</b> <b>Former Morningside Fire Station Site</b> <b>235 Tyler Street</b> <b>Pittsfield, Massachusetts</b>					
Soil Samples		Chemical Analytical Parameters			
Sample I.D.	Sample Depth (feet bgs)*	VPH	EPH	PCBs	Lead
<b>Soil Samples</b>					
BOT-1	8	X	X		
BOT-2	7	X	X		
COMP-1	7-8		X		
COMP-2	6-7		X		
MW-1	1-3/2*	X	X	X	X
	8-10/9*	X	X	X	X
MW-2	1-3/2*	X	X	X	X
	8-10/9*	X	X	X	X
MW-3	1-3/2*	X	X	X	X
	10-12/11*	X	X	X	X
	16-18/17*	X	X	X	X
<b>Groundwater Samples</b>					
MW-1	NA	X	X		X
MW-2	NA	X	X		X
MW-3	NA	X	X		X
<b>TOTALS</b>	NA	<b>12</b>	<b>14</b>	<b>7</b>	<b>10</b>

\*Discrete sample depth for VPH analysis; otherwise the sample depth applies to all listed analyses.

VPH – Volatile petroleum hydrocarbons

EPH – Extractable petroleum hydrocarbons

PCBs – Polychlorinated biphenyls

Bgs – Below ground surface

BOT-1: Post-excavation soil sample collected from the base of the former 1,000-gallon No. 2 fuel oil tank excavation

BOT-2: Post-excavation soil sample collected from the base of the former 750-gallon tank excavation

COMP-1: Composite post-excavation soil sample collected from the four sidewalls of the former 1,000-gallon No. 2 fuel oil tank excavation

COMP-2: Composite post-excavation soil sample collected from the four sidewalls of the former 750-gallon tank excavation

**Table 2**  
**Monitoring Well Construction, Groundwater Elevation and Survey Data**  
**Former Morningside Fire Station Site**  
**235 Tyler Street**  
**Pittsfield, MA**

Well	Total Depth of Well (ft) bgs*	Screen Length (ft)	Ground Surface Elevation (ft AMSL)	Inner PVC Casing Elevation (ft AMSL)	Outer Metal Casing Elevation (ft AMSL)	March 31, 2009		
						DTW (ft btor)	Depth to LNAPL (ft btor)	Groundwater Elevation (ft AMSL)
MW-1	16.5	10	91.91	91.77	NA	9.33	-	82.44
MW-2	17.2	10	92.89	92.62	NA	10.27	-	82.35
MW-3	25.3	10	100	99.41	NA	17.11	-	82.3

Notes: The top of well casing of MW-3 was used for benchmark purposes during the relative elevation survey.  
Elevations presented in this table are relative to the top of well casing of MW-3, not sea level.  
ft bgs = feet below ground surface  
ft btor = feet below top of inner PVC riser  
DTW = Depth to Water  
LNAPL = Light Non-aqueous Phase Liquid  
\* Total depth of well measured on 3/24/09

Table 3: Summary of Soil Analytical Results  
Former Morningside Fire Station Site  
236 Tyler Street  
Pittsfield, Massachusetts

Analysis		Analyte	UST Post-Excavation Soil Samples										Phase II Soil Boring Locations																			
			100mg/gallon No. 2 Fuel Oil					21mg/gallon UST					MW-1					MW-2					MW-3									
			BOT-1		BOT-2		BOT-3		BOT-4		BOT-5		BOT-6		BOT-7		BOT-8		BOT-9		BOT-10		BOT-11		BOT-12		BOT-13		BOT-14			
			Sample ID		Sample Depth (ft.)		Sample Date		Sample ID		Sample Depth (ft.)		Sample Date		Sample ID		Sample Depth (ft.)		Sample Date		Sample ID		Sample Depth (ft.)		Sample Date		Sample ID		Sample Depth (ft.)		Sample Date	
			8/2/2009	8/2/2009	8/2/2009	8/2/2009	8/2/2009	8/2/2009	8/2/2009	8/2/2009	8/2/2009	8/2/2009	8/2/2009	8/2/2009	8/2/2009	8/2/2009	8/2/2009	8/2/2009	8/2/2009	8/2/2009	8/2/2009	8/2/2009	8/2/2009	8/2/2009	8/2/2009	8/2/2009	8/2/2009	8/2/2009	8/2/2009	8/2/2009		
S-1		S-2		S-3		S-4		S-5		S-6		S-7		S-8		S-9		S-10		S-11		S-12		S-13		S-14		S-15				
S-1		S-2		S-3		S-4		S-5		S-6		S-7		S-8		S-9		S-10		S-11		S-12		S-13		S-14		S-15				
S-1		S-2		S-3		S-4		S-5		S-6		S-7		S-8		S-9		S-10		S-11		S-12		S-13		S-14		S-15				
S-1		S-2		S-3		S-4		S-5		S-6		S-7		S-8		S-9		S-10		S-11		S-12		S-13		S-14		S-15				
S-1		S-2		S-3		S-4		S-5		S-6		S-7		S-8		S-9		S-10		S-11		S-12		S-13		S-14		S-15				
S-1		S-2		S-3		S-4		S-5		S-6		S-7		S-8		S-9		S-10		S-11		S-12		S-13		S-14		S-15				
S-1		S-2		S-3		S-4		S-5		S-6		S-7		S-8		S-9		S-10		S-11		S-12		S-13		S-14		S-15				
S-1		S-2		S-3		S-4		S-5		S-6		S-7		S-8		S-9		S-10		S-11		S-12		S-13		S-14		S-15				
S-1		S-2		S-3		S-4		S-5		S-6		S-7		S-8		S-9		S-10		S-11		S-12		S-13		S-14		S-15				
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S-1		S-2		S-3		S-4		S-5		S-6		S-7		S-8		S-9		S-10		S-11		S-12		S-13		S-14		S-15				
S-1		S-2		S-3		S-4		S-5		S-6		S-7		S-8		S-9		S-10		S-11		S-12		S-13		S-14		S-15				
S-1		S-2		S-3		S-4		S-5		S-6		S-7		S-8		S-9		S-10		S-11		S-12		S-13		S-14		S-15				
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S-1		S-2		S-3		S-4		S-5		S-6		S-7		S-8		S-9		S-10		S-11		S-12		S-13		S-14		S-15				
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S-1		S-2		S-3		S-4		S-5		S-6		S-7		S-8		S-9		S-10		S-11		S-12		S-13		S-14		S-15				
S-1		S-2		S-3		S-4		S-5		S-6		S-7		S-8		S-9		S-10		S-11		S-12		S-13		S-14		S-15				
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S-1		S-2		S-3		S-4		S-5		S-6		S-7		S-8		S-9		S-10		S-11		S-12		S-13		S-14		S-15				

**Table 4: Summary of Groundwater Analytical Results**  
**Former Morningside Fire Station Site**  
**235 Tyler Street**  
**Pittsfield, Massachusetts**

Analysis	Analyte	Sample ID: Sample Date:			MW-1 3/31/2009	MW-2 3/31/2009	MW-3		
		MCP Method 1		RC GW-2			3/31/2009	3/31/2009 Field Dup	
		GW-2	GW-3						
VPH (ug/L)	C5-C8 Aliphatics	3,000	50,000	3,000	100 U	100 U	100 U	100 U	
	C9-C12 Aliphatics	5,000	50,000	5,000	100 U	100 U	100 U	100 U	
	C9-C10 Aromatics	7,000	50,000	7,000	100 U	100 U	100 U	100 U	
	Benzene	2,000	10,000	2,000	1.0 U	1.0 U	1.0 U	1.0 U	
	Ethyl Benzene	20,000	5,000	5,000	1.0 U	1.0 U	1.0 U	1.0 U	
	MTBE	50,000	50,000	5,000	1.0 U	1.0 U	1.0 U	1.0 U	
	Naphthalene	1,000	20,000	1,000	10.0 U	10.0 U	10.0 U	10.0 U	
	Toluene	50,000	40,000	40,000	1.0 U	1.0 U	1.0 U	1.0 U	
	m/p-Xylene	9,000	5,000	5,000	2.0 U	2.0 U	2.0 U	2.0 U	
o-Xylene	9,000	5,000	5,000	1.0 U	1.0 U	1.0 U	1.0 U		
EPH (ug/L)	C9-C18 Aliphatics	5,000	50,000	5,000	150 U	150 U	150 U	150 U	
	C19-C36 Aliphatics	NS	50,000	50,000	150 U	150 U	150 U	150 U	
	C11-C22 Aromatics	50,000	5,000	5,000	100 U	100 U	100 U	100 U	
	Acenaphthene	NS	6,000	6,000	2.0 U	2.0 U	2.0 U	2.0 U	
	Acenaphthylene	10,000	40	40	2.0 U	2.0 U	2.0 U	2.0 U	
	Anthracene	NS	30	30	2.0 U	2.0 U	2.0 U	2.0 U	
	Benzo(a)anthracene	NS	1,000	1,000	2.0 U	2.0 U	2.0 U	2.0 U	
	Benzo(a)pyrene	NS	500	500	2.0 U	2.0 U	2.0 U	2.0 U	
	Benzo(b)fluoranthene	NS	400	400	2.0 U	2.0 U	2.0 U	2.0 U	
	Benzo(g,h,i)perylene	NS	20	20	2.0 U	2.0 U	2.0 U	2.0 U	
	Benzo(k)fluoranthene	NS	100	100	2.0 U	2.0 U	2.0 U	2.0 U	
	Chrysene	NS	70	70	2.0 U	2.0 U	2.0 U	2.0 U	
	Dibenzo(a,h)anthracene	NS	40	40	2.0 U	2.0 U	2.0 U	2.0 U	
	Fluoranthene	NS	200	200	2.0 U	2.0 U	2.0 U	2.0 U	
	Fluorene	NS	40	40	2.0 U	2.0 U	2.0 U	2.0 U	
	Indeno(1,2,3-cd)pyrene	NS	100	100	2.0 U	2.0 U	2.0 U	2.0 U	
	2-Methylnaphthalene	2,000	20,000	2,000	2.0 U	2.0 U	2.0 U	2.0 U	
	Naphthalene	1,000	20,000	1,000	2.0 U	2.0 U	2.0 U	2.0 U	
	Phenanthrene	NS	10,000	10,000	2.0 U	2.0 U	2.0 U	2.0 U	
	Pyrene	NS	20	20	2.0 U	2.0 U	2.0 U	2.0 U	
	Metals, total (ug/L)	Lead	NS	10	10	7.5 U	7.5 U	7.5 U	7.5 U

**Notes:**

ug/L - micrograms per liter.

NS - No MassDEP standards exist for this analyte.

U - Compound was not detected at specified quantitation limit.

VPH - Volatile Petroleum Hydrocarbons.

EPH - Extractable Petroleum Hydrocarbons.

RC - Reportable Concentration.





**Attachment “G”**  
**Hazardous Materials Survey**





## **REPORT**

**PRE-RENOVATION  
INVESTIGATIVE SURVEY FOR ASBESTOS-  
CONTAINING MATERIALS  
AND LEAD BASED PAINT  
FORMER TYLER STREET FIRE STATION  
235 TYLER STREET  
PITTSFIELD, MASSACHUSETTS**

*Prepared for*

**Berkshire Regional Planning Commission**  
Pittsfield, Massachusetts

*On Behalf of*

**City of Pittsfield**

*Prepared by*

**TRC**  
Windsor, Connecticut

November 12, 2018



**PRE-RENOVATION  
INVESTIGATIVE SURVEY FOR  
ASBESTOS-CONTAINING MATERIALS  
AND LEAD BASED PAINT  
FORMER TYLER STREET FIRE STATION  
235 TYLER STREET  
PITTSFIELD, MASSACHUSETTS**

*Prepared for*  
Berkshire Regional Planning Commission  
Pittsfield, Massachusetts

*On behalf of*  
City of Pittsfield

*Prepared by*  
TRC  
Windsor, Connecticut

Thomas Biolsi  
Project Manager

TRC Project No. 293334-0000-0000  
November 12, 2018

**TRC**  
21 Griffin Road North  
Windsor, Connecticut 06095  
Telephone (860) 298-9692  
Facsimile (860) 298-6399

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## EXECUTIVE SUMMARY

On October 11, 2018 TRC of Windsor, Connecticut conducted an inspection for suspect asbestos-containing materials (ACM), lead based paint (LBP) and hazardous materials, wastes and items at the former Tyler Street Fire Station, 235 Tyler Street in Pittsfield, Massachusetts. The inspection was performed under the Berkshire Regional Planning Commission's (BRPC) EPA Brownfields Hazardous Assessment grant program on behalf of the City of Pittsfield. The inspection was conducted in accordance with the EPA-approved Quality Assurance Project Plan Addendum BRPC-C, dated September 14, 2018 to obtain information regarding the potential presence of hazardous building materials to provide valuable information to interested buyers/developers prior to future renovation activities. The former Tyler Street Fire Station is currently owned by the City of Pittsfield.

The scope of the inspection included the interior/exterior areas at the subject building. A Massachusetts licensed asbestos inspector from TRC conducted the inspection in accordance with the United States Environmental Protection Agency (USEPA) Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP) regulation (40 CFR Part 61 Subpart M), the Massachusetts Division of Occupational Safety (MADOS), and the Massachusetts Department of Environmental Protection (MADEP) asbestos regulations. Bulk samples of suspect materials were collected and analyzed in accordance with current USEPA AHERA guidelines (40 CFR Part 763 Subpart E). All asbestos bulk samples were transported, following proper chain-of-custody procedures, to the TRC laboratory in Windsor, Connecticut for analysis by Polarized Light Microscopy (PLM) using visual area estimation (vae) quantification methods (EPA 600/R93/116). ACM was identified as various types of pipe insulation/mudded fittings, floor tiles and window caulking in the subject area. ACM to be impacted by renovation/demolition activities must be removed prior to disturbance in accordance with OSHA, USEPA, MADOS, and MADEP standards for asbestos abatement/disposal. Detailed results of the asbestos survey can be found in **Tables 1-3** and Appendices A through D.

Thomas Martin, an EPA trained lead inspector performed the LBP inspection. The method used for the LBP inspection was X-Ray Fluorescence (XRF) utilizing an on-site Niton XL 309 spectrum

analyzer. The Niton XL detector is a portable unit designed to make fast, accurate, non-destructive measurements of lead concentrations in dry painted surfaces with a detection limit down to 0.1 mg/cm<sup>2</sup>. Use of the Niton XL was in accordance with the manufacturer's protocols for lead inspecting in construction settings dated June 1998 as well as the USEPA/HUD Performance Characteristic Sheet (PCS) for the Niton unit.

XRF results identified high levels of LBP ( $\geq 1\text{mg/cm}^2$ ) on various components throughout the building. Lower levels of LBP ( $< 1\text{mg/cm}^2$ ) were also identified on various surfaces tested throughout the building. The summary of LBP XRF measurements can be found in **Table 4** and the XRF table can be found in Appendix E.

A Toxic Characterization Leachate Procedure (TCLP) test for leachable lead (a RCRA metal) was not performed on the building structure to determine if the building materials can be disposed of as regular construction and demolition (C&D) waste or if it must be deposited in a hazardous landfill based on the amounts of lead. TCLP testing should be performed prior to any renovation/demolition activities.

TRC also conducted a visual inspection of the remainder of the buildings to identify and quantify any suspect polychlorinated biphenyls (PCB)-containing transformers or fluorescent light ballasts as well as any suspect mercury containing fluorescent light lamps or thermostat switches. These materials were inventoried and quantified to satisfy the USEPA Resource Conservation Recovery Act (RCRA) Hazardous Waste Disposal Regulations (40CFR Parts 260 through 271), and the USEPA Toxic Substance Control Act (TSCA) PCB Regulations (40CFR Part 761), as well as state and local regulations. An inventory of these materials can be found in **Table 6**.

Bulk samples for PCBs were not collected as part of this inspection but should be performed prior to any renovation/demolition activities.

## PROJECT OUTLINE

Project Address: Former Tyler Street Fire Station  
235 Tyler Street, Pittsfield, MA

BRPC Project Manager: Melissa Provencher

TRC Project No.: 293334-0000-0000

TRC Project Manager: Thomas Biolsi

Asbestos Inspector: Thomas Martin (LIC #AI070345)  
Brian Behrens (LIC #AI900760)

Lead Inspector: Thomas Martin  
Brian Behrens

Date of Inspection: 10/11/18

Asbestos Identified: Yes

Lead Based Paint Identified: Yes

Gen. Bldg. Mat. Haz. Waste: TCLP testing not performed

Additional Haz. /Reg. Mat./Waste/Items: Yes (See Table 6)

### Additional Notes:

The site investigation was limited to the collection and analysis of suspect asbestos-containing materials, lead based paint and household hazardous materials, wastes and items from within the building.



## **TABLES**

**TABLE 1**  
**BULK SAMPLE SUMMARY OF SUSPECT ASBESTOS CONTAINING MATERIALS**  
**235 TYLER STREET**  
**PITTSFIELD, MASSACHUSETTS**

Sample No.	Sample Location	Homogeneous Material	% and Type Asbestos
1	Room 9	White sheetrock (SHR1)	ND
		White joint compound	ND
2	Room 11	White sheetrock (SHR1)	ND
		White joint compound	ND
3	Room 1	White sheetrock (SHR1)	ND
		White joint compound	ND
4	Room 11	Tan crumbly carpet glue (CG1)	ND
5	Room 12	Tan crumbly carpet glue (CG1)	ND
6	Room 9	2'x4' worm/pinhole ceiling tile (CT1)	ND
7	Room 12	2'x4' worm/pinhole ceiling tile (CT1)	ND
8	Room 8	White hard pack pipe insulation (PI1)	60% chrysotile
9	Room 8	White hard pack pipe insulation (PI1)	NA/PS
10	Room 9	White hard pack pipe insulation (PI1)	NA/PS
11	Room 8	Debris-pipe insulation (D1)	10% chrysotile 30% amosite
12	Room 8	Debris-pipe insulation (D1)	NA/PS
13	Room 10	Aircell pipe insulation (PI2)	ND
14	Room 10	Aircell pipe insulation (PI2)	ND
15	Room 10	Aircell pipe insulation (PI2)	ND
16	Room 10	Grey hard breeching debris (BRD1)	ND
17	Room 10	Grey hard breeching debris (BRD1)	ND
18	Room 10	Grey mudded fitting (MF1)	5% chrysotile
19	Room 10	Grey mudded fitting (MF1)	NA/PS
20	Room 1	Exterior brittle grey window glaze (WG1)	ND
21	Room 1	Exterior brittle grey window glaze (WG1)	ND
22	Room 1	Black expansion joint (EJ1)	ND

NA/PVA Not analyzed/positive via inseparable association with a confirmed positive ACM

NA/PS Not analyzed/positive stop, homogeneous to sample proven to contain asbestos

ND<1% Non-detected, less than 1%

NAD No asbestos detected

+ Although found to be negative by analysis, material is homogeneous to a determined ACM and therefore must be considered positive

1 NOB material; result confirmed by TEM analyses

\* Quantified by PLM Point Counting techniques

**TABLE 1**  
**BULK SAMPLE SUMMARY OF SUSPECT ASBESTOS CONTAINING MATERIALS**  
**235 TYLER STREET**  
**PITTSFIELD, MASSACHUSETTS**

Sample No.	Sample Location	Homogeneous Material	% and Type Asbestos
23	Room 1	Black expansion joint (EJ1)	ND
24	Stairwell 2	Grey plaster (PL1)	ND
		White skim coat	ND
25	Stairwell 2	Grey plaster (PL1)	ND
		White skim coat	ND
26	1 <sup>st</sup> floor side stairwell	Grey plaster (PL1)	ND
		White skim coat	ND
27	Room 7	Grey plaster (PL1)	ND
		White skim coat	ND
28	Room 7	Grey plaster (PL1)	ND
		White skim coat	ND
29	Room 6	Grey plaster (PL1)	ND
		White skim coat	ND
30	Room 7	Grey plaster (PL1)	ND
		White skim coat	ND
31	Room 7	Grey plaster (PL1)	ND
		White skim coat	ND
32	Room 7	Grey plaster (PL1)	ND
		White skim coat	ND
33	Bathroom 1	12"x12" reddish brown w/grey streaks floor tile (FT1)	3% chrysotile
		Yellow brown glue associated with FT1	ND
34	Bathroom 1	12"x12" reddish brown w/grey streaks floor tile (FT1)	NA/PS
		Yellow brown glue associated with FT1	ND
35	Hallway 1	9"x9" off-white w/beige streaks floor tile (FT2)	5% chrysotile
		Black mastic associated with FT2	ND
36	Hallway 1	9"x9" off-white w/beige streaks floor tile (FT2)	NA/PS

NA/PVA Not analyzed/positive via inseparable association with a confirmed positive ACM

NA/PS Not analyzed/positive stop, homogeneous to sample proven to contain asbestos

ND<1% Non-detected, less than 1%

NAD No asbestos detected

+ Although found to be negative by analysis, material is homogeneous to a determined ACM and therefore must be considered positive

1 NOB material; result confirmed by TEM analyses

\* Quantified by PLM Point Counting techniques

<b>TABLE 1</b> <b>BULK SAMPLE SUMMARY OF SUSPECT ASBESTOS CONTAINING MATERIALS</b> <b>235 TYLER STREET</b> <b>PITTSFIELD, MASSACHUSETTS</b>			
Sample No.	Sample Location	Homogeneous Material	% and Type Asbestos
		Black mastic associated with FT2	ND
37	Room 4	9"x9" green w/white & dark green streaks floor tile (FT3)	ND
		Tan/black glue associated with FT3	ND
38	Room 4	9"x9" green w/white & dark green streaks floor tile (FT3)	ND
		Tan/black glue associated with FT3	ND
39	Room 4	2'x4' small worm/pinhole ceiling tile (CT2)	ND
40	Room 7	2'x4' small worm/pinhole ceiling tile (CT2)	ND
41	Exterior A-side window	Hard brittle beige caulking (C1)	2% chrysotile
42	Exterior A-side window	Hard brittle beige caulking (C1)	NA/PS
43	Room 7	Black linoleum (FM1)	ND
		Vapor barrier associated with FM1	ND
44	Room 7	Black linoleum (FM1)	ND
		Vapor barrier associated with FM1	ND
45	Room 5	Tan carpet glue (CG2)	ND
46	Room 5	Tan carpet glue (CG2)	ND
47	Bathroom 1	Brown cove base (CB1)	ND
		Tan glue associated with CB1	ND
48	Bathroom 1	Brown cove base (CB1)	ND
		Tan glue associated with CB1	ND
49	Hallway 2	Brown wall glue (G1)	ND
50	Hallway 2	Brown wall glue (G1)	ND

NA/PVA Not analyzed/positive via inseparable association with a confirmed positive ACM

NA/PS Not analyzed/positive stop, homogeneous to sample proven to contain asbestos

ND<1% Non-detected, less than 1%

NAD No asbestos detected

+ Although found to be negative by analysis, material is homogeneous to a determined ACM and therefore must be considered positive

1 NOB material; result confirmed by TEM analyses

\* Quantified by PLM Point Counting techniques

**TABLE 2**  
**IDENTIFIED ASBESTOS CONTAINING MATERIALS (>1%)**  
**235 TYLER STREET**  
**PITTSFIELD, MASSACHUSETTS**

Material	Sampled- Assumed (mo/yr)	General Location	NESHAP Category	AHERA Category	Estimated Quantity
White hard pack pipe insulation (PI1)	Sampled 10/18	Throughout basement	Friable	Thermal System Insulation	260 LF
Debris-pipe insulation (D1)	Sampled 10/18	Basement Room 8	Friable	Thermal System Insulation	300 SF
Grey mudded fitting (MF1)	Sampled 10/18	Basement Room 10	Friable	Thermal System Insulation	8 EA
12"x12" reddish brown w/grey streaks floor tile (FT1)*	Sampled 10/18	Bathroom 1	Category I Non-friable	Miscellaneous	75 SF
9"x9" off-white w/beige streaks floor tile (FT2)*	Sampled 10/18	Hall 1, Hall 2	Category I Non-friable	Miscellaneous	600 SF
Hard brittle beige caulking (C1)	Sampled 10/18	Basement – exterior B, C & D-sides 1 <sup>st</sup> floor – exterior A & C-sides 2 <sup>nd</sup> floor – exterior A, B, C & D sides	Category II Non-friable	Miscellaneous	Basement – 2 doors, 8 windows 1 <sup>st</sup> floor – 4 doors, 22 windows 2 <sup>nd</sup> floor – 25 windows
12"x12" off-white floor tile	Assumed 10/18	Floor between 1 <sup>st</sup> & 2 <sup>nd</sup> (inaccessible)	Category I Non-friable	Miscellaneous	600 SF

AHERA Categories = thermal system insulation (TSI), surfacing material or miscellaneous

NESHAP Categories = friable, category I non-friable or category II non-friable

Friable = crumbled, pulverized or reduced to powder by hand pressure when dry

Category I Non-friable = packings, gaskets, resilient floor covering and asphalt roofing

Category II Non-friable = all non-friable that is not Category I

**TABLE 3**  
**CONFIRMED NON-ASBESTOS CONTAINING MATERIALS**  
**235 TYLER STREET**  
**PITTSFIELD, MASSACHUSETTS**

<b>Material</b>	<b>General Location</b>
White sheetrock/white joint compound (SHR1)	Floor between 1 <sup>st</sup> & 2 <sup>nd</sup> (inaccessible) Basement, 1 <sup>st</sup> floor Rooms 1 & 2
Tan crumbly carpet glue (CG1)	Basement – Room 11, Room 12
2'x4' worm/pinhole ceiling tile (CT1)	Basement – Room 9, Room 11, Room 12
Aircell pipe insulation (PI2)	Basement Room 10
Grey hard breeching debris (BRD1)	Basement Room 10
Exterior brittle grey window glaze (WG1)	Basement – exterior B & D-side windows 1 <sup>st</sup> floor – exterior B, C & D-side windows 2 <sup>nd</sup> floor – exterior A, B & D-side windows
Black expansion joint (EJ1)	Throughout 1 <sup>st</sup> floor
Grey plaster/white skim coat (PL1)	Stairwell 2, Hall 1, Hall 2, Room 4, Room 5, Room 6, Room 7, Bathroom 1
Yellow brown glue associated with 12"x12" reddish brown w/grey streaks floor tile (FT1)*	Bathroom 1
Black mastic associated with 9"x9" off-white w/beige streaks floor tile (FT2)*	Hall 1, Hall 2
9"x9" green w/white & dark green streaks floor tile & associated tan/black glue (FT3)	Room 4, Room 5, Room 6
2'x4' small worm/pinhole ceiling tile (CT2)	Room 4, Room 5, Room 6, Room 7, Hall 1, Hall 2
Black linoleum & associated vapor barrier (FM1)	Room 7/stairwell
Tan carpet glue (CG2)	Room 5
Brown cove base & associated tan glue (CB1)	Bathroom 1
Brown wall glue (G1)	Hall 2

TABLE 4 SUMMARY OF LEAD PAINT XRF MEASUREMENTS 235 TYLER STREET PITTSFIELD, MASSACHUSETTS					
Structure	No. of Measurements	Calibrations	Void	Lead Detected	No Lead Detected via XRF*
235 Tyler Street	76	7	0	54	15

\*A XRF cannot determine if paint is “lead free” since it can only detect lead down to 0.1 mg/cm<sup>2</sup>. Paint can only be determined as “lead free” by a laboratory using Atomic Absorption Spectrometry (AAS). See Lead Paint XRF Measurement Table in Appendix E.

TABLE 5 SUMMARY OF COMPOSITE BUILDING MATERIAL WASTE CHARACTERIZATION 235 TYLER STREET PITTSFIELD, MASSACHUSETTS			
Waste Stream	Metal	mg/L Leachate	Hazardous/Non-Hazardous
Bldg. Material Composite (Excluding metal substrates)	<u>No</u> TCLP sample for Lead was performed, however TCLP testing should be conducted prior to renovation/demolition activities to determine if the composite building materials contain toxic amounts of lead based paint and must therefore be disposed of as hazardous waste.		

Note: Any metal components should be recycled to promote waste minimization efforts, rather than disposed of, and the recycling operation is exempt from the USEPA RCRA and MADEP Hazardous Waste regulations.

BDL - Below Detection Limit  
ND - Not Detected



**TABLE 6  
INVENTORY OF ADDITIONAL HAZARDOUS/REGULATED  
MATERIALS, WASTES AND ITEMS IDENTIFIED  
235 TYLER STREET  
PITTSFIELD, MASSACHUSETTS**

Quantity	Size	Material / Item	General Location	Potential Hazard
18	-	Fluorescent bulbs (4' Lamps)	Room 9	Universal Waste (UW)
10	-	PCB Lamp Ballast (CR01)	Room 9	Connecticut Regulated Waste (CRW CR01-CR05)
2	8ft bulbs	Fluorescent bulbs	Room 9	Universal Waste (UW)
1	-	Smoke Detectors (LLRW)	Room 9	Low-level radioactive source
1		Control Panel (internet)	Room 9	Universal Waste (UW)
2	-	Halogen Lights (Lamps)	Room 10	Universal Waste (UW)
2	-	Boiler switch-mercury	Room 10	Universal Waste (UW)
3	-	Fluorescent bulbs (4' Lamps)	Room 11	Universal Waste (UW)
2	-	PCB Lamp Ballast (CR01)	Room 11	Connecticut Regulated Waste (CRW CR01-CR05)
8	-	Fluorescent bulbs (4' Lamps)	Room 12	Universal Waste (UW)
4	-	PCB Lamp Ballast (CR01)	Room 12	Connecticut Regulated Waste (CRW CR01-CR05)
3	8ft bulbs	Fluorescent bulbs	Room 13	Universal Waste (UW)
2	-	Fluorescent bulbs (4' Lamps)	Room 13	Universal Waste (UW)
3	-	PCB Lamp Ballast (CR01)	Room 13	Connecticut Regulated Waste (CRW CR01-CR05)
32	8ft bulbs	Fluorescent bulbs	Room 1	Universal Waste (UW)

CRW-Connecticut Regulated Waste – PCBs (CR01), Oils (CR02/CR03), waste chemical liquids - antifreeze, latex & solvent paints, sludges, etc. (CR04), waste chemical solids (CR05)

UW- Universal Waste (batteries, thermostat ampoules, fluorescent lamps, used electronics)

IH- Inhalation hazard (silicas, etc.)

I- Ignitable - may contain ingredients which are ignitable (materials which have a flashpoint <140°F) (D001)

C- Corrosive - may contain ingredients which are alkaline or acidic (materials with a PH<2 or >12.5) (D002)

T- Toxic - may contain ingredients which are harmful if swallowed or which release vapors that can cause irritation

R- Reactive – may contain ingredients which are unstable, react violently with water or are explosive (D003)

**TABLE 6  
INVENTORY OF ADDITIONAL HAZARDOUS/REGULATED  
MATERIALS, WASTES AND ITEMS IDENTIFIED  
235 TYLER STREET  
PITTSFIELD, MASSACHUSETTS**

Quantity	Size	Material / Item	General Location	Potential Hazard
3	-	Halogen Lights (Lamps)	Room 1	Universal Waste (UW)
2	-	Fluorescent bulbs (4' Lamps)	Room 1	Universal Waste (UW)
17	-	PCB Lamp Ballast (CR01)	Room 1	Connecticut Regulated Waste (CRW CR01-CR05)
4	-	Car battery	Room 1	Universal Waste (UW)
1	-	Generator	Room 1	Connecticut Regulated Waste (CRW CR01-CR05)
1	-	Fire alarm sign	Room 1	Universal Waste (UW)
2	5 gallon	Diesel fuel	Room 1	Miscellaneous
2	-	Generators w/diesel fuel	Room 1	Miscellaneous
1	-	Trenches (Maintenance Garages) (CR02/03)	Room 1	Connecticut Regulated Waste (CRW CR01-CR05)
1	-	Security System/Control Panels (Circuit boards/Hg Lamps/Batteries)	Room 1	Universal Waste (UW)
3	-	8ft bulb	Room 2	Universal Waste (UW)
2	-	PCB Lamp Ballast (CR01)	Room 2	Connecticut Regulated Waste (CRW CR01-CR05)
1	-	Compact Fluorescent (Lamps)	Room 2	Universal Waste (UW)
1	-	Fire alarm	Room 2	Universal Waste (UW)
2	-	8ft bulb	Room 3	Universal Waste (UW)
8	-	Fluorescent bulbs (4' Lamps)	Room 3	Universal Waste (UW)

CRW-Connecticut Regulated Waste – PCBs (CR01), Oils (CR02/CR03), waste chemical liquids - antifreeze, latex & solvent paints, sludges, etc. (CR04), waste chemical solids (CR05)

UW- Universal Waste (batteries, thermostat ampoules, fluorescent lamps, used electronics)

IH- Inhalation hazard (silicas, etc.)

I- Ignitable - may contain ingredients which are ignitable (materials which have a flashpoint <140°F) (D001)

C- Corrosive - may contain ingredients which are alkaline or acidic (materials with a PH<2 or >12.5) (D002)

T- Toxic - may contain ingredients which are harmful if swallowed or which release vapors that can cause irritation

R- Reactive – may contain ingredients which are unstable, react violently with water or are explosive (D003)

**TABLE 6**  
**INVENTORY OF ADDITIONAL HAZARDOUS/REGULATED**  
**MATERIALS, WASTES AND ITEMS IDENTIFIED**  
**235 TYLER STREET**  
**PITTSFIELD, MASSACHUSETTS**

Quantity	Size	Material / Item	General Location	Potential Hazard
5	-	PCB Lamp Ballast (CR01)	Room 3	Connecticut Regulated Waste (CRW CR01-CR05)
2	-	Halogen Lights (Lamps)	Stairwell 1	Universal Waste (UW)
12	-	Fluorescent bulbs (4' Lamps)	Room 4	Universal Waste (UW)
6	-	PCB Lamp Ballast (CR01)	Room 4	Connecticut Regulated Waste (CRW CR01-CR05)
1	-	Motion Sensors/Heat Sensors (Circuit boards)	Room 4	Universal Waste (UW)
1	-	Smoke Detectors (LLRW)	Room 4	Low-level radioactive source
16	-	Fluorescent bulbs (4' Lamps)	Room 5	Universal Waste (UW)
6	-	PCB Lamp Ballast (CR01)	Room 5	Connecticut Regulated Waste (CRW CR01-CR05)
1	-	Smoke Detectors (LLRW)	Room 5	Low-level radioactive source
8	-	Fluorescent bulbs (4' Lamps)	Room 6	Universal Waste (UW)
4	-	PCB Lamp Ballast (CR01)	Room 6	Connecticut Regulated Waste (CRW CR01-CR05)
1	-	Security System/Control Panels (Circuit boards/Hg Lamps/Batteries)	Room 6	Universal Waste (UW)
2	3ft	Fluorescent bulbs	Bathroom 1	Universal Waste (UW)
2	-	PCB Lamp Ballast (CR01)	Bathroom 1	Connecticut Regulated Waste (CRW CR01-CR05)
12	-	Fluorescent bulbs (4' Lamps)	Room 7	Universal Waste (UW)

CRW-Connecticut Regulated Waste – PCBs (CR01), Oils (CR02/CR03), waste chemical liquids - antifreeze, latex & solvent paints, sludges, etc. (CR04), waste chemical solids (CR05)

UW- Universal Waste (batteries, thermostat ampoules, fluorescent lamps, used electronics)

IH- Inhalation hazard (silicas, etc.)

I- Ignitable - may contain ingredients which are ignitable (materials which have a flashpoint <140°F) (D001)

C- Corrosive - may contain ingredients which are alkaline or acidic (materials with a PH<2 or >12.5) (D002)

T- Toxic - may contain ingredients which are harmful if swallowed or which release vapors that can cause irritation

R- Reactive – may contain ingredients which are unstable, react violently with water or are explosive (D003)

**TABLE 6  
 INVENTORY OF ADDITIONAL HAZARDOUS/REGULATED  
 MATERIALS, WASTES AND ITEMS IDENTIFIED  
 235 TYLER STREET  
 PITTSFIELD, MASSACHUSETTS**

Quantity	Size	Material / Item	General Location	Potential Hazard
6	-	PCB Lamp Ballast (CR01)	Room 7	Connecticut Regulated Waste (CRW CR01-CR05)
1	-	Smoke Detectors (LLRW)	Room 7	Low-level radioactive source
16	-	Fluorescent bulbs (4' Lamps)	Hallway 1	Universal Waste (UW)
8	-	PCB Lamp Ballast (CR01)	Hallway 1	Connecticut Regulated Waste (CRW CR01-CR05)
1	-	Smoke Detectors (LLRW)	Hallway 1	Low-level radioactive source
6	-	Halogen Lights (Lamps)	Exterior	Universal Waste (UW)

CRW-Connecticut Regulated Waste – PCBs (CR01), Oils (CR02/CR03), waste chemical liquids - antifreeze, latex & solvent paints, sludges, etc. (CR04), waste chemical solids (CR05)

UW- Universal Waste (batteries, thermostat ampoules, fluorescent lamps, used electronics)

IH- Inhalation hazard (silicas, etc.)

I- Ignitable - may contain ingredients which are ignitable (materials which have a flashpoint <140°F) (D001)

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R- Reactive – may contain ingredients which are unstable, react violently with water or are explosive (D003)

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