

Thursday, March 25, 2010

MEMORANDUM

To: Sawmill Cove Industrial Park Board of Directors (SCIP Board)

From: Garry White, Director

Subject: Sitka Tribe of Alaska (STA) Tannery Update

Background

STA has obtained a grant from the U.S. Department of Commerce, Economic Development Administration (EDA) to be used for the construction of a tannery facility.

At the August 6th, 2008 meeting the SCIP Board "moved to recommend to the Assembly that a 10,000 square foot portion of the SW corner of Lot #15 of Sawmill Cove Industrial Park be selected for the STA Tannery, with the understanding that STA will make efforts to work with the various agencies to substitute a portion of Lot #17 for Lot #15, and that a standard lease will be developed following the terms previously agreed upon by the Board and STA."

The CBS Assembly approved the recommendation of the SCIP Board at their 08/26/08 meeting allowing for either use of Lot 15 or Lot 17 as long it was agreed upon by both parties.

Terms of the lease agreement was set at \$20,000 for a 20 year term, with an option to purchase the property at the end of the lease term or sooner.

STA investigated both lots 15 and 17 and determined that neither location would work for their application of establishing a tannery within their budget.

The CBS Assembly approved the recommendation of the SCIP Board at their 11/10/09 meeting allowing STA to investigate the old carpenter building and a portion of Lot 16.

Update

STA has investigated the carpenter shop building and completed a hazardous material inspection (please see attached). STA believes the building will be adequate for the establishment of their tannery at the SCIP.

STA has discussed this option with the EDA. EDA has determined that STA would need to hold title to the carpenter shop building for the grant funds to be released as EDA needs something to hold as collateral.

Request

STA is requesting that the CBS gift the carpenter shop (building only) to the STA.

Carpenter Shop Building

The carpenter shop is an older building constructed sometime during the Alaska Pulp Corp days. The building is in disrepair and has been considered to be torn down by the CBS.

From "Sawmill Cove Master Plan Document Compilation" written by Reid Middlenton, Inc. in Jan. 20003

"The carpenter shop is a 50' x 100' Quonset-type structure with wood ribs and corrugated metal skin. There is a wood frame second floor constructed within the Quonset supported by the wood frame bearing walls. The south end building is heavily corroded and there is a partial collapsed canopy on the north end. There is corrosion at the joints between roofing panels visible from the interior of the building. "

Additional Information

CBS staff has determined that at a minimum a 13,175 SF lease footprint is required for the carpenter shop to allow for set backs, parking, and to allow access to all sides of the building. See attached drawing.

Action

1. Discussion and approval to gift carpenter shop to STA.
2. Discussion and approval of a 13,175 SF lease area.



February 1, 2010

Mr. Dan Jones
City Engineer
City and Borough of Sitka
100 Lincoln Street
Sitka, Alaska 99835

Dear Mr. Jones

Introduction

On January 13, 2010, Steven Haavig, Environmental Professional, Carson Dorn, Inc. (CDI), conducted a hazardous material inspection with sampling at the former Carpentry Shop located at the Sawmill Cove Industrial Park, Sitka, Alaska. Mr. Chris Dearborn, SCIP site manager, provided access to the building as well as an on-site overview of the facility prior to the inspection. The weather at the time of the inspection was 43° F with occasional heavy rain showers.

Building Structure

The structure consists of a 100 foot by 50 foot arch style Quonset building constructed on a concrete slab with curved 10 inch laminated wood beams on 4 foot centers with 2 inch by 4 inch wood purlins spaced horizontally on 5 or 6 foot centers. The building is sheathed with corrugated galvanized steel. The end walls are wood framed with 2 inch by 4 inch studs on 2 foot centers and sheathed with plywood and corrugated siding. The structure is not insulated except for small portions of the end walls. There is a 30 foot by 12 foot wood framed lean-to fastened to the northeast of the building and a 36 foot by 12 foot lean-to fastened to the southeast side (left front) of the building.

The semicircular cross sectional shape of the building provides for a full ground floor, a full second floor, and a smaller third floor mezzanine located on the southwest side of the building. The second and third floors are constructed with 2 inch by 12 inch rafters on 16 inch centers overlain with 2 inch by 12 inch timber decking.

The first floor consists of a large shop area, a small office at the southwest end, a breakroom with a small office at its rear, a small toilet room, and a large storeroom. The second floor, accessed by a stairway located at the northeast corner of the building, is all open space except for a small wood-framed storage area in the southeast corner. An open mezzanine area above the southwest portion of the second floor is accessed by a wooden stairway from the second floor.

Two second floor dormers are located near the midpoint on each side of the building. The dormer on the back (northwest side) of the building is wood framed with translucent green corrugated plastic roofing. The dormer provides natural light into the second floor storage area. The dormer at the front of the building above the main door provides head space for a second floor hatch that provides access to the second floor via an extended forklift.

There are 3 doors located on the front side of the building. A large double sliding door located beneath the dormer provides main access to the shop and the second floor hatch. Two standard size doors are located at southeast and southwest corners of the building. One provides access to a small office at the southeast end and one to a crew breakroom located at the southeast end. A picture of the exterior from of the building is attached to the report.

The building has a sprinkler system plumbed to all floors. The system consists of an eight inch steel pipe entering the building through the concrete slab near the main door. Two inch branch lines are suspended on seven foot centers from the first floor ceiling and from the curved walls on the second and third floors.

The first floor of the building has a non-functional heating system consisting of suspended steam heating units and piping. One set of heating pipes enters the building through the slab floor next to the sprinkler system and another set exists the building through an open penetration on the southwest end wall.

A small non-functional toilet room is located on the first floor near the northwest corner of the building. Ductwork for a disconnected sawdust collection system is suspended from the first floor ceiling.

Banks of 8 foot long fluorescent light fixtures are suspended from the ceilings of all three floors.

Building Condition

There were no operating electrical, water, sewer, or heating systems in the building at the time of the inspection. The plastic corrugated roofing material at the back dormer over the main shop area is severely damaged. Roof/wall leaks were also observed in the area of the breakroom and the small office. About 50% of the concrete slab floor was wet at the time of the inspection including 100% of the breakroom floor and 50% of the office floor. About 20% of the wooden second floor was wet. The third floor was dry. Several items stored in the building were wet as a result of the roof leaks.

Building Inspection and Sampling

A floor by floor inspection of the building was conducted. The purpose of the inspection was to identify possible hazardous materials associated with the construction of the building as well as various materials that are being stored in the building. Hazardous items can include asbestos containing materials (ACM), lead based paint, mercury containing switches, and PCB containing light fixtures. Asbestos and lead samples were collected from suspect areas of the building. Laboratory results are attached to the report.

Stored hazardous materials can include solid and liquid items such as paint related material (PRM), corrosives, compressed gases, and solvents. The general condition and numbers of the stored items were as noted but the exact nature (i.e. solid or liquid, water or oil, etc.) and quantity of material contained in the drums and large containers was not determined during the inspection. The sampling points and locations of the stored hazardous materials are shown on the attached Figure 1.

Asbestos Samples and Results

There were very few floor, wall, or ceiling finishes contained in the building. Several hundred linear feet of fiberglass insulation was observed on the suspended heating pipes but all of the elbows and joints were bare suggesting that an asbestos abatement had been previously conducted on the heating system.

The following four samples were collected. The sample locations are shown on the attached drawing.

- Sample 1. Gypsum wall board (GWB) from NW office wall.
- Sample 2. 9 inch by 9 inch floor tile and mastic located on the office floor.
- Sample 3. Acoustic tile from the breakroom ceiling.
- Sample 4. Dark brittle asphalt coating attached to the exterior corrugated siding under the lean-to on the southeast side of building.

No asbestos was detected in Samples 1-3. Sample 4 contained 5% chrysotile asbestos fibers in the asphalt coating. The coating is visible in the area under the southeast lean-to. A second skin of metal roofing may exist over the other exposed portions of the roof leaving the asphaltic coating encapsulated under the second skin. This condition was not confirmed during the inspection.

Lead Sample and Result

A sample of light blue paint collected from the painted floor in the breakroom was sent to Sunex Inc. for lead analysis by XRF spectrum analysis. The light blue paint was also observed on the exterior end-walls and the main front door.

No detectable lead was found in the paint sample.

Hazardous material Inventory

The following table describes the potentially hazardous items currently stored in the building and under the lean-to's. The locations of the items are shown on Figure 1.

<u>Item</u>	<u>Location</u>	<u>Description</u>	<u>Condition</u>
A	Office	30 dismantled incandescent fixtures w/ bulbs removed	Water damage
B	Shop	1 pallet with 2 30-gal garbage cans w/ paint cans & trash, 6 5-gal pails PRM, 8 1-gal cans PRM, 15 aerosols PRM	Good
C	Shop	16 4-foot high by 16 inch dia. acetylene bottles	Stored upright Bottle caps on
D	Shop	1 55-gal yellow poly drum "Chesterton Exp. Dip tank Cleaner 57-72-1"	Good
E	Shop	10 to 12 50-lb. poly bag, water softener pellets	Water damage
F	Shop	8 50-lb. paper bag, coarse salt	Water damage
G	Lean-to	12 to 14 55-gal drums, 8 to 10 30-gal drums, 12-15 2 to 5-gal jerry cans, 2 part washer stands,	Open drums, some not upright
H	Breakroom	30 to 35 dismantled incandescent fixtures, some w/ bulbs	Water damage
I	Breakroom	Honeywell wall-mounted thermostat	Good
J	Office	3 5-gal pails PRM, 2 1-gal cans PRM	Good
K	Shop	1 50-gal cardboard drum w/ packaged desiccants	Good
L	Lean-to Breakroom	1 30-gal drum "Big D" water soluble degreaser	Open drum
M	Shop	6 Sylvania HID mercury vapor lamps	Good
N	Storeroom	6 1-quart cans PRM	Good
O	2 nd Floor	25 cases (12/case) aerosols blue paint color	Vandalized w/ graffiti
P	Total Area	41 8-foot fluorescent fixtures, 8 4-foot fixtures	Varies

Several dozen large boxes of insulation material are stored on the second floor. The brand names included Foamglas by Pittsburgh Corning and Therm Block-12. The packaging was labeled as non-asbestos.

Conclusions and Disposal Recommendations

ACM was detected in the asphaltic coating on the exterior corrugated metal siding beneath the southeast lean-to. No other ACM was found in the structure. It is unclear how extensive the asphalt coating is. If it is only a sealant then it is specifically addressed in the regulations and is not a regulated material. No lead based paint was detected on the structure. The ballasts in the fluorescent light fixtures were not inspected and are presumed to contain PCBs.

There are items located throughout the shop which appear to have been left in the shop when the pulp mill closed or brought to the shop for storage since the closure. The integrity of the structure is failing at the end walls and NW dormer which is allowing

rainwater to enter the building. Many of the stored items show some signs of water damage. Most of the identifiable potentially hazardous items are PRM in 5-gallon, 1-gallon and 1-quart cans. There are some drummed corrosive materials and probably some flammable liquids at well. These type of items can be managed for disposal through the CBS household hazardous waste (HHW) program.

The Honeywell thermostat contains a mercury switch which can be disposed of through the HHW program.

The ballasts in the fluorescent light fixtures cannot be disposed of through the HHW program since they are regulated under a different federal program (TSCA). The most economic way to dispose of them is to airfreight them to a disposal firm in Anchorage where they would be consolidated with other ballasts and shipped for disposal.

The acetylene bottles pose more of a challenge. The bottles are stored upright and the bottle caps are secure. However, no attempt was made to determine the condition of the valves or to weight the bottles to determine if they contain any acetylene (tare weights should be stamped on the bottles). Compressed gases cannot be shipped through the HHW program. There may be a local outlet for the bottles or the manufacture could be contacted to determine a proper disposal method.

Additional site work would be needed to further characterize and quantify the stored waste, and to consolidate and package the waste for proper disposal. The deteriorating conditions in the building will make this task more difficult as time goes by.

Steven Haavig
Environmental Professional

Attachments

