

DRAFT
ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES
for

Atrium Manor Assisted Living Facility
216 Main Street, Johnstown PA 15901
ACRES Property ID: 261067

Prepared For:

Johnstown Redevelopment Authority
Multipurpose Grant BF 95323101

Prepared By:

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FIGURES

Figure 1 – Site Layout

APPENDICES – to be provided in Final ABCA

Appendix A – Excerpt from Asbestos Survey Report

Appendix B – Contractor Cost Estimates

1.0 INTRODUCTION AND BACKGROUND

1.1 INTRODUCTION

This Analysis of Brownfields Cleanup Alternatives (ABCA) for the Atrium Manner Assisted Living Facility was prepared by Tetra Tech Inc and Gaito & Associates LLC on behalf of the Johnstown Redevelopment Authority (JRA). JRA recently acquired the property through bankruptcy proceedings. JRA was awarded a USEPA Multipurpose Grant in October 2023. JRA intends to utilize the Multipurpose Grant for removing asbestos-containing materials (ACM) from the Atrium in order to support redevelopment of the site for use as new offices for a local mental health services provider.

1.2 SITE DESCRIPTION AND HISTORICAL USE

The Atrium site is at 216 Main Street located in the City of Johnstown, Cambria County, PA. According to a Phase 1 Environmental Assessment conducted in December 2023, the property was utilized for residential dwellings from circa 1886 to circa 1919. Several Auto Sales and Service facilities were located on the property from circa 1919 to circa 1962. The Downtowner Motel was present on the site from circa 1962 to 1985 when it was converted into a community living facility. Atrium Manor was present on the site from circa 1992 until the end of 2023. As of the end of 2023, the site is vacant.

1.3 PREVIOUS SITE INVESTIGATION AND REMEDIATION ACTIVITIES

An asbestos survey conducted in September 2023 identified asbestos-containing materials (ACM) in areas of flooring and ceiling in the building. A more comprehensive asbestos survey of the Atrium is being performed from August 26-30 2024 by MidAtlantic Environmental Industries (MAE), a Pennsylvania-licensed asbestos inspector. Approximately 300 samples are to be collected. The results of the August 2024 survey are pending but will be provided in the Final ABCA.

1.4 SITE RE-USE PLANS

JRA plans to sell the property to a local provider of mental health services to use for their expanded office space. The redevelopment plans include renovations to the Atrium Manor facility that will require removal and disposal of ACM.

2.0 APPLICABLE REGULATIONS AND CLEANUP STANDARDS

Because asbestos in certain forms has been determined to cause serious health problems, the DEP regulates the removal, collection, transportation, and disposal of Asbestos-Containing Materials (ACM). DEP's Air Quality Program has adopted and enforces the federal Environmental Protection Agency (EPA) 40 CFR Part 61 Subpart M, the Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP) regulations, as amended on November 20, 1990. Should a project be subject to the NESHAP regulations, a minimum 10-working day notification of the project is required to be made to DEP.

The ACM removal and renovation work will be performed in accordance with the Pennsylvania Asbestos Abatement requirements. All required notifications will be made, and the work will be performed by Pennsylvania licensed asbestos abatement contractors.

A final cleanup report will be generated documenting the work performed, as well as disposal manifests and/or any documentation stating that the cleanup is complete. Cleanup documentation records will be maintained by JRA at their office located 416 Main Street, Suite 200, Johnstown, PA 15901-1828. The files will be available for public review during normal business hours.

3.0 EVALUATION OF CLEANUP ALTERNATIVES

3.1 CLEANUP ALTERNATIVES AND ESTIMATED COSTS

Removing, properly managing, and disposing the ACM during the Atrium Manor renovations is required by Pennsylvania law. There are no other viable alternatives (other than no action, in which case the building could not be renovated and reused according to current plans).

A preliminary estimated cost of \$112,000 to complete the ACM removal was provided after the September 2023 survey. An updated cost estimate to complete the ACM removal under EPA Multipurpose Grant requirements will be obtained once the results of the August 2024 survey are received.

3.2 RECOMMENDED CLEANUP ALTERNATIVE

Again, removing and disposing of the ACM during renovations is the only viable alternative.


3.3 CONSIDERATION OF CHANGING CLIMATE

Given the short duration and permanent nature of the project, the effects of climate change will not be a factor.

FIGURE 1
SITE LAYOUT



MAP REFERENCE: GOOGLE MAPS

 KU Resources, Inc.	STREET LOCATION MAP	DRAWN BY:	MRD	12/12/23
	216 MAIN STREET JOHNSTOWN, CAMBRIA COUNTY, PENNSYLVANIA	CHECKED BY:	DRL	12/12/23
	Prepared for: CROYLE-NEILSEN THERAPUTIC ASSOCIATES, INC.	APPROVED BY:	DRL	12/12/23
		DRAWING NO.		
		FIGURE 2		