

# Environmental Condition of Property

for

**Buildings 130H, 129H, 128H: Corps School  
Property Lease for Charter School  
601 D Street  
Great Lakes, IL 60088**



<http://www.bing.com/maps>

Prepared August 2011 by NAVFAC Midwest IPTEV



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# I EXECUTIVE SUMMARY

## 1.0 PURPOSE

Prior to transactions involving real property, Federal regulations require qualified environmental professionals to perform an assessment of environmental conditions present at the property. The basis for this action is found in Title 40 - Part 312, Code of Federal Regulations, and requires that potential landowners conduct “all appropriate inquiries” prior to a property transaction. A new standard, *Standards and Practices for All Appropriate Inquiries; Final Rule* (70 FR 6607066113), became effective November 1, 2006. This rule establishes specific regulatory requirements for conducting inquiries into the previous ownership, uses, and environmental conditions of a property for the purposes of qualifying for landowner liability protections under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

This ECP report was also performed in substantial compliance with the American Society for Testing and Materials (ASTM) Standard Practice E 1527-05. One purpose of the ECP was to identify Recognized Environmental Conditions (RECs) as defined by ASTM. ASTM defines a REC as “the presence or likely presence of any hazardous substances or petroleum products on the property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.” During this investigation, no RECs were found. This report is designed to reduce uncertainty regarding the potential for recognized environmental conditions; however, uncertainty cannot be eliminated completely.

The Navy prepared this ECP for the following purposes:

- Identify, characterize and document the presence of a release or threat of release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property;
- Identify, characterize and document the release or suspected release of any hazardous substances or petroleum products from an adjacent property that would likely cause or contribute to contamination on the property;
- Provide a basis for determining if the property is suitable for transfer, lease, or assignment;
- Provide a commercially acceptable level of environmental information necessary to facilitate the transfer of the property;

This ECP report is required to officially lease the subject property to the School District of North Chicago for use as a Charter School. It summarizes the historical, cultural, and environmental conditions of the property. Information was reviewed with installation points of contact to ensure all data are current and accurate.

Data-gathering activities for the ECP included the following, which are referenced throughout this report and the ECP Checklist attached:

Historical Review for Naval Station Great Lakes Corps School Extended Use Lease to North Chicago School District		
Document	Date	Company
Integrated Cultural Resources Management Plan for Naval Station Great Lakes (ICRMP)	Feb-2011	Hardlines Design Company
Integrated Natural Resources Management Plan, Naval Station Great Lakes, Great Lakes, IL (INRMP)	Nov-2010	For Naval Station Great Lakes
Environmental FirstSearch Report	Aug-2011	FirstSearch
Comprehensive Environmental Survey, Building 128H, Naval Station Great Lakes	Jul-2002	Versar Inc.
Comprehensive Environmental Survey, Building 129H, Naval Station Great Lakes	Jul-2002	Versar Inc.
Letter Dated 01 Nov 1993 Subj: PWC Great Lakes, PCB Elimination Plan Amendment	Nov-93	PWC Great Lakes
Interview with HMC Ness, Corps School Facilities Personnel (August, 3 2011) (interview with site personnel)	Aug-2011	NAVFAC MW IPTEV
Site Survey by Eric Doro Environmental Engineer NAVFAC Midwest IPT Environmental, August 3, 2011 (site survey)	Aug-2011	NAVFAC MW IPTEV
Building 130H Lead Paint Sample Analysis	Aug-2011	Environmental Design International, Inc.
Building 130H Asbestos Sample Summary Table	Aug-2011	Environmental Design International, Inc.

## ***2.0 PROPERTY DESCRIPTION***

The property is located at 601 D Street, Great Lakes, IL 60088. It is on the Hospital Side of Naval Station Great Lakes. The subject property is 10.2 acres including Buildings 130H, 129H, 128H, and parking areas. The subject property is bordered by Building 131H, Building 132H and Sheridan Road to the west, South Pettibone Ravine tributary to the east, D Street to the north and a private golf course to the south. Building 130H is comprised of a south wing containing classrooms and administrative areas, an auditorium, and an east wing with classrooms and administrative spaces. Building 130H was completed in 1974 and the addition of the south wing was completed in 1991. Building 129H and 128H are Corps School Bachelor Enlisted Quarters (BEQ), which were completed in 1969 and 1970 respectively.

The property is relatively flat with the no noticeable slope. The property lies outside the 100 year and 500 year floodplain, and the soil is predominantly undulating orthents, loamy and well draining.

## ***3.0 SUMMARY OF FINDINGS***

A summary of findings is provided below by subject area:

## **CONTAMINANTS**

Historical uses of the property, Environmental FirstSearch Report, site visit by NAVFAC MW IPTEV Personnel and interview with site personnel do not indicate any contaminant storage, use, or disposal on site. There is standing water in Building 129H laundry room and mechanical room, Building 128H mechanical room, and Building 130H penthouse that pose mold risks.

## **HAZARDOUS MATERIALS USE AND TREATMENT, STORAGE, DISPOSAL OF HAZARDOUS WASTE**

Historical uses of the property, Versar Comprehensive Environmental Survey, Environmental FirstSearch Report, site visit by NAVFAC MW IPTEV Personnel, and interview with site personnel do not indicate that hazardous materials were used or stored at subject property, and no Mercury switches were identified. Fluorescent lights are present in Building 130H, 129H and 128H and must be disposed of per applicable regulations.

## **UNDERGROUND STORAGE TANKS**

According to historical uses of the property, Environmental FirstSearch Report, site visit by NAVFAC MW IPTEV Personnel, Versar Comprehensive Environmental Survey and interview with site personnel there is no evidence of USTs located at the subject property.

## **ABOVE GROUND STORAGE TANKS**

According to historical uses of the property, Versar Comprehensive Environmental Survey, Environmental FirstSearch Report, site visit by NAVFAC MW IPTEV Personnel, and interview with site personnel there is no evidence of ASTs located at the subject property.

## **PRESENCE OF POLYCHLORINATED BIPHENYLS (PCBs)**

A letter from the Commanding Officer dated 01 November 1993 states that all PCB transformers and PCB contaminated transformers have been removed or retrofilled on Naval Station Great Lakes. No PCB containing ballasts were identified by the Versar Comprehensive Environmental Survey, site visit or interview with site personnel.

## **ASBESTOS**

Building 130H contains non friable floor tile and mastic asbestos containing material (ACM). The ACM is located throughout the 1<sup>st</sup> and 2<sup>nd</sup> floor totaling approximately 112,000 square feet.

Building 128H contains pipe fitting insulation on fiberglass pipes throughout the building that tested positive for ACM and tank end caps near room 318 that tested positive for ACM. Prior to demolition or renovation of Building 128H ACM must be remediated.

Building 129H contains the following that tested positive for ACM: 100 fittings on insulation on fiberglass pipes throughout the building, 50,000 square feet of textured plaster on the 3<sup>rd</sup> floor ceiling, 20 linear feet of vibration cloth on HVAC equipment next to room 373, and tan floor tile with mottled specks on the 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> floors. Prior to demolition or renovation of Building 129H ACM must be remediated.

Due to the presence of ACM in the Buildings any demolition or renovation must be cleared by PWD Great Lakes Environmental, or have a complete asbestos survey completed and any ACM

remediated prior to commencing any activities that may potentially disturb the ACM located in the buildings.

### **LEAD PAINT**

According to the Building 130H Lead Paint Sample Analysis, lead containing paint is present but in good condition in Building 130H.

According to the Versar Comprehensive Environmental Survey Building 128H and Building 129H have lead containing paint in good condition.

### **RADON**

The radon levels for the subject property are unknown and further testing would be required to determine the amount of radon gas in the buildings. Building 130H has a poured concrete slab construction and is in good. Building 129H and 128H have basements in good condition so there is a possibility for elevated levels of radon.

### **RADIOLOGICAL MATERIALS**

According to Historical uses of the property, Environmental FirstSearch Report, site visit by NAVFAC MW IPTEV Personnel, and interview with site personnel radiological materials are not present at the subject property. No x-ray or MRI equipment was used or stored at the subject property, there is no indication that radioactive isotopes or other indicators were used in Building 130H.

### **SOLID/BIOHAZARDOUS WASTE**

There are several dumpsters located on the subject property that handle solid waste. There are no biohazardous wastes located in Building 130H, 129H, or 128H. Biohazardous waste including sharps were stored in a closet in Building 130H, all biohazardous waste has been removed from the storage location.

### **MUNITIONS and EXPLOSIVES of CONCERN**

According to Historical uses of the property, Environmental FirstSearch Report, site visit by NAVFAC MW IPTEV Personnel, and interview with site personnel no munitions or explosives of concern have been used or stored at the subject property.

### **THREATENED or ENDANGERED SPECIES**

According to Historical uses of the property, ICRMP, INRMP, Environmental FirstSearch Report, site visit by NAVFAC MW IPTEV Personnel, and interview with site personnel no endangered or threatened species are found at the subject property.

### **NATURAL or CULTURAL RESOURCES**

According to Historical uses of the property, ICRMP, INRMP, Environmental FirstSearch Report, site visit by NAVFAC MW IPTEV Personnel, and interview with site personnel no natural or cultural resources exist on the site.

### **USE of ADJACENT PROPERTY**

The subject property is bordered by Building 131H, Building 132H and Sheridan Road to the west, South Pettibone Ravine tributary to the east, D Street to the north and a private golf course to the south.

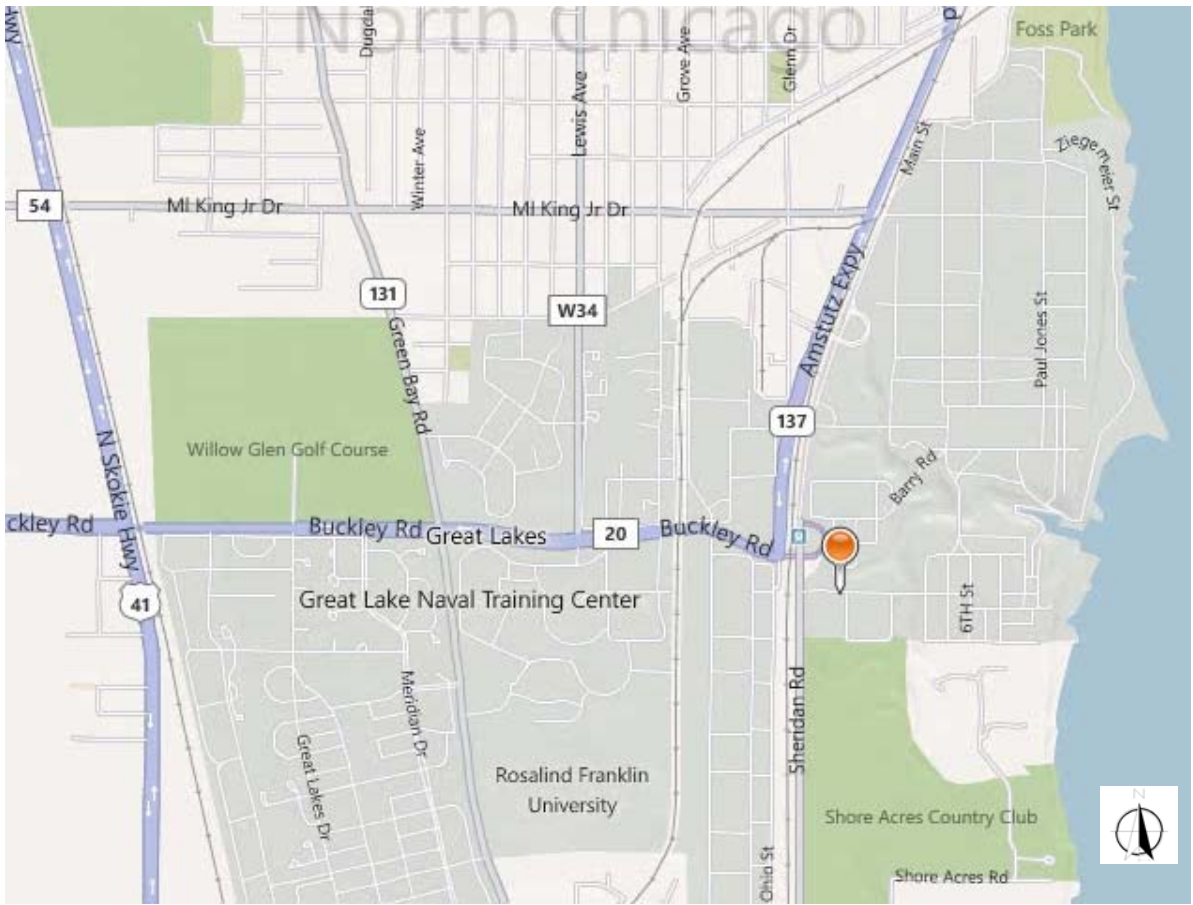
## **NOTICE OF VIOLATIONS**

According to the Environmental FirstSearch Report, site visit by NAVFAC MW IPTEV Personnel, and interview with site personnel no NOV's have occurred at the subject property. A subsequent check of the EPA online notice of violations indicated no NOV's at the subject property.

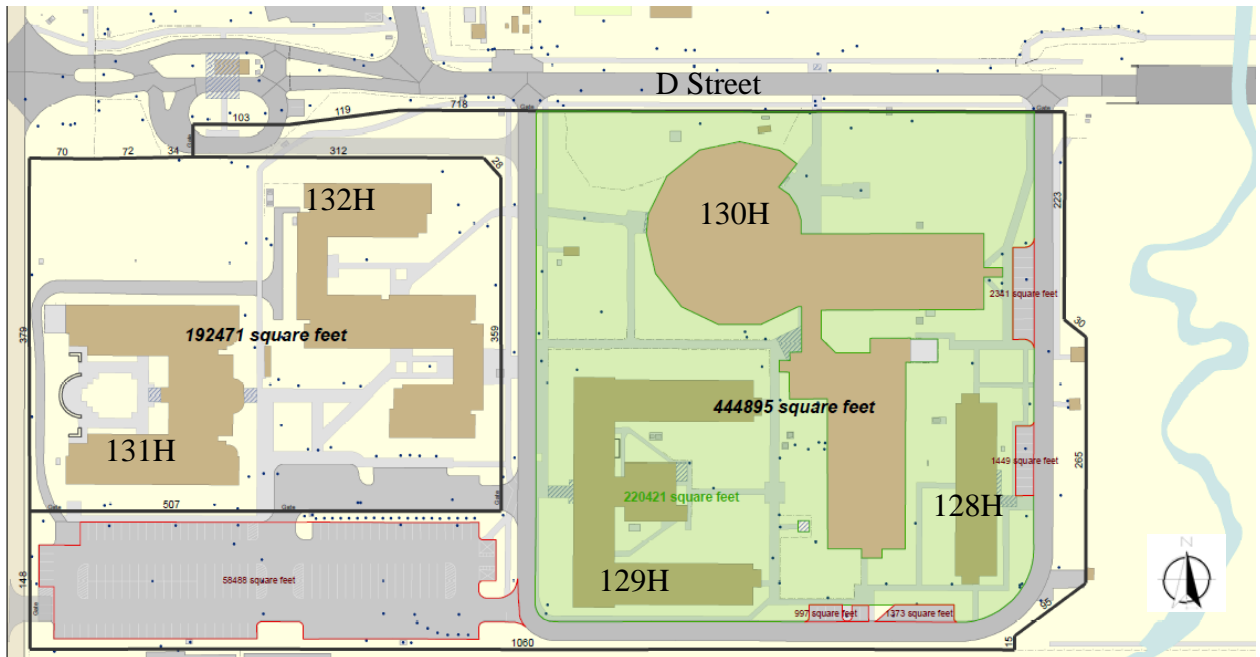
## **ENVIRONMENTAL CONDITION OF PROPERTY**

Findings of this ECP report were based on readily available, environmental information, interview with HMC Ness Corps School Facilities Personnel, previous environmental studies, and federal and state database and file information related to the storage, release, treatment or disposal of hazardous substances or petroleum products. Findings were also based on visual observations from the time of the site visit on August 3, 2011 by Eric Doro Environmental Engineer NAVFAC Midwest IPT EV. In accordance with ASTM Designation D5746-98, *Standard Classification of Environmental Condition of Property Area Types for Defense Base Closure and Realignment Facilities*, the Site has been classified as Type 1, an area or parcel of real property where no release, or disposal of hazardous substances or petroleum products or their derivatives has occurred (including no migration of these substances from adjacent properties).

## Attachment 1 - Subject Property Map



**Figure 1- Subject Property**



**Figure 2 - Subject Property Outlined**

## Attachment 2 - Environmental Conditions of Property Checklist

# ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

**Installation:** Naval Station Great Lakes, Great Lakes, IL 60088

**Parcel/Site Location and Description:** School District Enhanced Use Lease, Naval Station Great Lakes, Great Lakes, IL 60088

**Proposed Real Estate Action Description:** Enhanced use lease of approximately 10.2 acres to the school district of North Chicago

## SITE SUMMARY INFORMATION

**1. Information regarding site uses and any hazardous materials, contamination, or conditions.** All available and pertinent files, records, reports and aerial photographs were reviewed and, where necessary, a site inspection and/or personal interviews were conducted to document the environmental conditions of the property to support the proposed real estate action. A summary of the conditions, sources of information (including location), and any required use restrictions is provided for each environmental condition.

### A. Parcel/Site Uses:

**Prior Uses:** Building 130H: Navy Corps School classrooms, auditorium and administrative spaces; Buildings 129H and 128H: Navy Corps School Bachelor Enlisted Quarters (BEQs)

**Current Uses:** Building 130H: Navy Corps School classrooms, auditorium and administrative spaces; Buildings 129H and 128H: Navy Corps School Bachelor Enlisted Quarters (BEQs), Buildings will become vacant

**Future Uses:** Enhanced use lease for use as a Charter School

**B. Contaminants:**  Yes  No  Unknown

If yes, identify contaminant and media: \_\_\_\_\_

Source of information: Site Survey, interview with site personnel, Environmental FirstSearch Report, Versar Comprehensive Environmental Survey.

Land Use Controls:  Yes  No

If yes, please identify and explain in detail in Section 2 below.

**C. Hazardous Materials Use:**  Yes  No  Unknown

**Hazardous Materials Storage:**  Yes  No  Unknown

Type of HM: \_\_\_\_\_

Type of Use and/or Storage: \_\_\_\_\_

Source of information: Site Survey, interview with site personnel, Environmental FirstSearch Report, Versar Comprehensive Environmental Survey.

Land Use Controls:  Yes  No

If yes, please identify and explain in detail in Section 2 below.

**D. Treatment, Storage, Disposal of Hazardous Waste:**  Yes  No  Unknown

Source of information: Site Survey, interview with site personnel, Environmental FirstSearch Report, Versar Comprehensive Environmental Survey.

Land Use Controls:  Yes  No

If yes, please identify and explain in detail in Section 2 below.

# ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

**E. Underground Storage Tanks:**  Yes  No  Unknown

UST No. \_\_\_\_\_ Gals. \_\_\_\_\_

Source of information: Site Survey, NSGL UST list, interview with site personnel, Environmental FirstSearch Report, Versar Comprehensive Environmental Survey

Land Use Controls:  Yes  No

If yes, please identify and explain in detail in Section 2 below.

**F. Above-Ground Storage Tanks:**  Yes  No

AST No. \_\_\_\_\_ Gals. \_\_\_\_\_

Source of information: Site Survey, NSGL AST list, interview with site personnel, Environmental FirstSearch Report, Versar Comprehensive Environmental Survey

Land Use Controls:  Yes  No

If yes, please identify and explain in detail in Section 2 below.

**G. Presence of Polychlorinated Biphenyl's (PCB's):**  Yes  No  Unknown

Source of information: Versar Comprehensive Environmental Survey, Site visit, PCB Letter

Land Use Controls:  Yes  No

If yes, please identify and explain in detail in Section 2 below.

**H. Asbestos:**  Yes  No  Unknown

If yes:  Friable  Non-friable  Unknown

Source of information: Versar Comprehensive Environmental Survey, site survey, Cape Environmental Survey, Asbestos Notification Letters, site survey, interview with site personnel.

Land Use Controls:  Yes  No

If yes, please identify and explain in detail in Section 2 below.

**I. Lead Paint:**  Yes  No  Unknown

Source of information: Versar Comprehensive Environmental Survey, site visit, interview with site personnel

Land Use Controls:  Yes  No

If yes, please identify and explain in detail in Section 2 below.

**J. Radon:**  Yes  No  Unknown

Source of information: Site visit, Versar Comprehensive Environmental Survey

Land Use Controls:  Yes  No

If yes, please identify and explain in detail in Section 2 below.

**K. Radiological Materials:**  Yes  No  Unknown

Source of information: Historical uses of the property, site survey, interview with site personnel, Environmental FirstSearch Report, Versar Comprehensive Environmental Survey

Land Use Controls:  Yes  No

If yes, please identify and explain in detail in Section 2 below.

**L. Solid/Bio-Hazardous Waste:**  Yes  No  Unknown

Source of information: Site survey, interview with site personnel, Environmental FirstSearch Report, Versar Comprehensive Environmental Survey

Land Use Controls:  Yes  No

If yes, please identify and explain in detail in Section 2 below.

# ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

**M. Munitions and Explosives of Concern:**  Yes  No  Unknown

Source of information: Site survey, interview with site personnel, Environmental FirstSearch Report, Versar Comprehensive Environmental Survey, historical uses of the property

Land Use Controls:  Yes  No

If yes, please identify and explain in detail in Section 2 below.

**N. Threatened or Endangered Species:**  Yes  No  Unknown

Source of information: Site visit, Integrated Natural Resources Management Plan Great Lakes, Historic uses of the property

Land Use Controls:  Yes  No

If yes, please identify and explain in detail in Section 2 below.

**O. Natural or Cultural Resources:**  Yes  No  Unknown

Source of information: Site visit, Integrated Natural Resources Management Plan Great Lakes, Integrated Cultural Resources Management Plan Great Lakes, Historic uses of the property

Land Use Controls:  Yes  No

If yes, please identify and explain in detail in Section 2 below.

**P. Use of Adjacent Property:**

Current Use: Buildings 131H and 132H and Sheridan Road to the west, Shore Acres Golf Course to the south, D Street to the north and Pettibone Creek and ravine to the east.

Past Use: Buildings 131H and 130H and Sheridan Road to the west, Shore Acres Golf Course to the south, D Street to the north and Pettibone Creek and ravine to the east.

Source of information: Site survey, historical aerials, iNFADS property search

Land Use Controls:  Yes  No

If yes, please identify and explain in detail in Section 2 below.

**Q. Has the site had any Notices of Violation?**  Yes  No.

If yes, please explain:

Source of information: Versar Comprehensive Environmental Survey, site survey, interview with site personnel, Environmental FirstSearch Report, EPA database check

Land Use Controls:  Yes  No

If yes, please identify and explain in detail in Section 2 below.

**R. Additional information or comments regarding questions shown above (attach sheet(s) if additional room is needed):**

Any demolition or renovations occurring at the subject property should have a Hazmat Survey completed to ensure that any ACM and lead containing paint present is handled properly.

Source of information:

Land Use Controls:  Yes  No

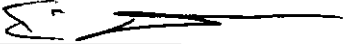
If yes, please identify and explain in detail in Section 2 below.

**2. List of Land Use Controls required for Real Estate Action:**

**3. Certification:**


Based on the records reviews, site inspections, and interviews conducted for the proposed real estate action, the environmental conditions of the property are as stated in this document and this property is suitable for outgrant or transfer with the inclusion of the Land Use Controls identified above.

Environmental Professional (Preparer):

  
\_\_\_\_\_  
Signature  
Eric Doro  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Environmental Engineer  
\_\_\_\_\_  
Title  
08/19/2011  
\_\_\_\_\_  
Date

Environmental Professional (Reviewer):

  
\_\_\_\_\_  
Signature  
Shannon Bever, P.E.  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
IPT EV Business Line Team Leader  
\_\_\_\_\_  
Title  
08/19/2011  
\_\_\_\_\_  
Date

Real Estate Professional:

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title  
\_\_\_\_\_  
Date

Property Owner (Activity or Region)

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title  
\_\_\_\_\_  
Date

## Attachment 3- Photo Log



**Figure 1 - Bldg 130H looking south**



**Figure 2 – Building 130H**



**Figure 3 - Bldg 128H looking south**



**Figure 4 – Water on floor from leaking HVAC unit in Penthouse in Building 130H**



**Figure 5 – Water in Building 128H Mechanical Room which poses a mold problem**



**Figure 6 – Water in Building 129H Mechanical Room which poses a mold problem**



**Figure 7 - Bldg 128H Asbestos in Fan Room**



**Figure 8 - Building 129H Asbestos fittings in Mechanical Room**