

THE FOLLOWING CLOSE-OUT ENVIRONMENTAL REPORT DOCUMENT WAS PREPARED BY DEPARTMENT OF MILITARY AND VETERANS AFFAIRS (DMVA) PERSONNEL TO DESCRIBE THE EXISTING ONSITE CONDITIONS AND REVIEW LIMITED INFORMATION ON THE HISTORIC USE OF THE REFERENCED FORMER PA NATIONAL GUARD FACILITY; INCLUDING RELEVANT ENVIRONMENTAL INFORMATION.

THIS DOCUMENT IS **NOT** INTENDED TO BE A SUBSTITUTION FOR, NOR DOES IT MEET THE REQUIREMENTS OF A PHASE 1 ENVIRONMENTAL SITE ASSESSMENT COMPLETED UNDER ASTM E-1527-05 STANDARD PRACTICES OR SIMILAR GUIDENCE.

Final Environmental Close-Out Inspection

Conducted At:

Ridgway Armory
72 North Broad Street
Ridgway, Pennsylvania 15853

Conducted By:

Bureau of Environmental Management
Building 0-11, Ft. Indiantown Gap
Annville, PA 17003



pennsylvania

DEPARTMENT OF MILITARY
AND VETERANS AFFAIRS

October 2011

Executive Summary

Bureau of Environmental Management (BEM) staff conducted an Environmental Close-Out Inspection at the PAARNG Readiness Center (RC) / Armory located at 72 North Broad, Ridgway Borough, Elk County, Pennsylvania. This inspection was performed as part of a standard operating procedure for facilities that are being closed, excessed, and disposed of. The unit formerly stationed at this location has been relocated to new facilities at the Bradford Airport in Lewis Run, Pennsylvania. The Close-out inspection included a review of internal BEM files, interviews and inquiries with BEM managers and facility personnel, and an on-site walk through inspection. Various photographs were taken to document the site inspection; some of these photos are included in Appendix A to this report, while additional photos are maintained in the BEM electronic files for this facility.

The personnel present during the October 13, 2011 site visit were MAJ James M. Fluck (Office of Facilities and Engineering, Real Estate Manager), Mr. Joseph Bono (State Maintenance Repairman for Lewis Run RC), and Ms. Patricia Rickard (BEM, Environmental Planning Manager).

The following comments provide a summary of potential concerns or issues that were noted either during the file review and inquiry process or were observed during the site visit.

1. An asbestos survey conducted in 1997 identified asbestos containing material (ACM) in the Building. No documentation was found indicating that the ACM has been mitigated or removed.
2. The Ridgway Armory was listed on the National Register of Historic Places in December 1989. As such, if the property is sold or leased, all efforts to mitigate any adverse impacts should be undertaken.
3. The armory had an indoor firing range (IFR) in the southeast portion of the basement. The IFR was shut-down in 1970. Remediation was limited to removal of sand from the bullet trap. No post-remediation analytical records were found in file. Lead dust associated with the former IFR may be present in elevated amounts.
4. Another environmental issue of note for facilities built prior to 1978 such as this one is lead based paint (LBP).
5. There are no known outstanding NOVs or regulatory infractions against the Ridgway Armory.
6. Ridgway Armory is located in the Federal Emergency Management Agency (FEMA) 100-year floodplain.

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APPENDICES

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1. AIR QUALITY

There were no known pre-existing air quality issues or permits at this facility.

2. WASTEWATER

The facility is serviced by Ridgway Municipal Sewage. No evidence was found that this facility ever had an on-lot sewage disposal system. Floor drains are assumed to be connected to public sewer system.

3. WATER QUALITY

There are no known existing water quality issues nor were any observed at the time of the walk-through inspection. The Ridgway facility receives potable water from the Ridgway Borough Municipal Water Authority, a public water supply.

4. ENVIRONMENTAL REMEDIATION

The armory had an indoor firing range (IFR) in the southeast portion of the basement. The IFR was shut-down in 1970. According the final completion report on the decontamination of indoor rifle ranges at Fort Indiantown Gap and various locations in Pennsylvania, prepared for the US Army Corps of Engineers, dated March 2004 work at the Ridgway Armory's IFR was limited to removal of five 55-gallon drums (30 cuft) of sand from the bullet trap. No post-remediation analytical records were found in file. Lead dust associated with the former IFR may be present in elevated amounts at the facility.

5. STORAGE TANKS / POL

6. SOLID WASTE

6.1 Municipal Waste

6.2 Asbestos

Asbestos Surveys and sampling were conducted in 1997. The report summaries are available in the hard files and the electronic files at the BEM offices in building 0-11 at FTIG.

7. HAZARDOUS WASTE

The Armory is considered a Conditionally Exempt Small Quantity Generator (CESQG). There was no hazardous waste or materials observed at the facility at the time of this inspection.

8. CULTURAL / HISTORICAL RESOURCES

At the time of this inspection there were no historical items identified in the building. The Armory was listed on the National Register of Historic Places as of 1989. As such, if the property is sold or leased, all efforts to mitigate any adverse impacts should be undertaken.

9. ENVIRONMENTAL PERFORMANCE ASSESSMENT SYSTEM (EPAS)

There are one In-Progress EPAS Finding for the Armory (dated 1/19/2010) which states that the IFR lead clean-up was performed but no study was conducted to ensure site is free of lead contamination.

10. ENERGY

The building is heated using natural gas; heat cannot be completely turned off due to concerns about water pipes freezing; however the interior temperature controls should be maintained to at least 55° F during winter.

11. MISCELLANEOUS / OTHER

11.1 Property & Buildings

According to information in the deed, dated 30 September 1932, the property originally consisted of two parcels: a 7,500 square foot lot and a 2,500 square foot lot (approximately .229 acre). Most of the furniture, appliances and other miscellaneous state-owned property had been removed from the buildings by the time of this inspection.

APPENDIX A: Ridgway Armory Site Photographs



Photo 1
Front Offices, First Floor



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

APPENDIX A: Ridgway Armory Site Photographs



Photo 7
Front Offices, First Floor



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12

APPENDIX A: Ridgway Armory Site Photographs



Photo 13



Photo 14



APPENDIX A: Ridgway Armory Site Photographs



APPENDIX B: REFERENCES

1. *Draft Phase I Environmental Baseline Survey, Ridgway Armory*; prepared by AMEC Earth & Environmental Services, Inc., Plymouth Meeting, PA (AMEC Project No. 2-7622-5001); dated July 2003.
2. *Final Completion Report, Decontamination of Indoor Rifle Ranges at Fort Indiantown Gap (FIG) Various Locations in Pennsylvania*; prepared for the US Army Corps of Engineers by MWH Americas, Inc (DACA31-02-D-0017 TO-001); dated March 2004.
3. *Asbestos Inspection, Assessment and Sampling, Ridgway Armory*; prepared for The Pennsylvania Department of General Services by Spotts, Stevens and McCoy (Contract No. ME415140 Task Order 97007SSM); dated April 1997.
4. OFE-BEM Memorandum; Subject: Pre-Final Inspection of Ridgeway Armory in preparation of disposal of armory; dated: 7 January 2010; signed: Michael Brinley.
5. WINCASS Database, Finding Detail, Reference: PA-0328.