TOWN OF REDDING: GILBERT & BENNETT BROWNFIELD ASSESSMENT PROJECT

ENVIRONMENTAL & STRUCTURAL ASSESSMENT PROGRESS REPORT

Public Meeting May 22, 2023
James Olsen, PG, LEP
Tighe & Bond, Inc.
May 22, 2023
Gilbert & Bennett began operation in 1848
produced metal fencing and other metal products
processes included rod cleaning, rod drawing, annealing, galvanizing, & fabrication
operations ceased in 1989
Georgetown Land Development project 2000s
Site acquired by Town of Redding in 2021
WORK COMPLETED

• Phase I Environmental Site Assessment
• Environmental Data Gap Analysis
• Hazardous Building Materials Review
• Building Structural Evaluation
• River Wall Evaluation
• Grant Application Assistance
ENVIRONMENTAL DATA GAP ANALYSIS

New Areas of Concern (AOCs)

AOC-27: Reverse Twist Storage Building
AOC-28: Railroad Tracks
AOC-29: New Warehouse Building Area
AOC-30: Former Dwellings
AOC-31: Possible Historical Agricultural Use
AOC-32: Automotive Repair Activities at Former Machine Shop
AOC-33: Automotive Repair Activities at Former Motor Generator Boiler House
AOC-34: Former Boiler Houses
AOC-35: Soil Piles
AOC-36: Tanks, Drums/Containers, and Discarded Materials
AOC-37: Historical Facility Operations and Leaching of Hazardous Building Materials

PREVIOUS AOCs LEGEND

- Linear AOC
- AOC Boundary
- UST Boundary
- SWMU Boundary
ENVIRONMENTAL DATA GAP ANALYSIS

• Significant soil and groundwater investigations completed prior to 2008
  – Impacts identified throughout Site
  – Concentrated within the Mill Center and South Mill areas

• Testing not completed at new AOCs and one previously identified AOC (former Manufactured Gas Plants)

• Further delineation/evaluation needed at several previously identified AOCs

• Post soil vapor extraction remediation sampling needed at Weaving Building

• Additional Groundwater Assessment
BUILDING INVESTIGATIONS

- Hazardous Building Materials Review
- Building Structural Evaluation
- Building Safety Report
HAZARDOUS BUILDING MATERIALS REVIEW

• Asbestos
  - Several types of asbestos-containing materials (ACM) were determined to be within buildings
  - Additional, limited items in several buildings were assumed to contain asbestos
  - Multiple materials were observed to have been abated or deteriorated
  - Potential materials behind brick façades not assessed

• Lead-Based Paint (LBP)
  - Lead screening documentation available for Weaving Building and Reverse Twist Building – LBP identified

• Polychlorinated Biphenyls (PCBs)
  - No existing data encountered
  - Suspect PCB-containing materials (paints, caulks, and glazing) were observed

• Universal Wastes
  - Limited types of universal waste and/or suspect PCB-containing building components were observed
BUILDING STRUCTURAL EVALUATION

Weaving Building
Weaving Building Interior
Reverse Twist Building
Wire Mill/Saw Tooth Building
Wire Mill/Saw Tooth Building
The Chapel Building/Saw Tooth Storage Building
BUILDING SAFETY REPORT

- Fall Hazards - missing windows, doors, railing, damaged floors
- Falling Debris - failing masonry and roofing
- Trip Hazards - debris, trenches, irregular surfaces, damaged floors
- Potential ACM Exposure - damaged materials

Potential Asbestos Debris/Water Damage Floor (Weaving Building)
Fall Height/No Guards (River Walls)
Failing Common Wall (Chapel Building)
Failing Brick Masonry/Failing Roof (Saw Tooth Building)
# FUTURE ACTIVITIES / SCHEDULE

## Wire Mill Planning and Development Schedule

<table>
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<tr>
<th>Environmental Investigations</th>
<th>Building Stabilization/Abatement</th>
<th>Georgetown Master Plan</th>
<th>Site Preparation</th>
<th>Site Redevelopment</th>
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<td>Phase III Assessment</td>
<td>Architectural Assessment</td>
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<td>Remedial Action Plan</td>
<td>SHPO Approvals</td>
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<td>Riverwall Design</td>
<td>Design &amp; Spec Documents</td>
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<td>Dam Repair Specifications</td>
<td>Bid/Contractor Selection</td>
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<td>Construction</td>
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<td>Town funding supplemented by grants</td>
<td>Site Preparation</td>
<td>Site Redevelopment</td>
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<td>Future work pending DEDC Grant Funding</td>
<td>Determine priorities based on funding</td>
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