



United States Coast Guard
U.S. Department of Homeland Security



FINAL

Environmental Compliance Due Diligence Activities Report

U.S. Coast Guard Housing Units
20 West 6th Street and 601 Bayview Avenue
Barnegat Light, New Jersey 08006

Contract No. GS-00P-08-CY-A-0045/Award No. GS-P-00-13-CY-5054

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Prepared For:

United States General Services Administration
Office of Real Property Utilization and Disposal
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Prepared By:

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April 2014

AMEC Project No: GSA1570023

Date of Site Visit: September 5, 2013

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5.0 CONCLUSIONS AND RECOMMENDATIONS

AMEC has performed Environmental Compliance Due Diligence Activities which includes a limited ACM survey, Lead-Based Paint Inspection, and Lead in Soil Sampling activities in conformance with the scope and limitations of the Guidance for the USCG housing units, located at 20 West 6th Street and 601 Bayview Avenue in Barnegat Light, Ocean County, New Jersey. These Environmental Compliance Due Diligence Activities have revealed the following findings that relate to the potential for contamination or liability in connection to the Site.

5.1 CONCLUSIONS

- The ACM survey confirmed that ACM is present in the grey floor tile and mastic. Six materials (damping cloth on furnace, textured ceilings, wall board systems, asphalt roof shingles, linoleum tile and suspected transit paneling) were not sampled due to the non-destructive nature of the survey, and were presumed to contain asbestos based on the year built and knowledge of the inspector.
- The LBP inspection indicated that lead is not present at or above the USEPA Housing and Urban Development (HUD) definition of LBP (at or above 1.0 mg/cm²) on tested coatings at the Site.
- The soil sampling results around the exterior of the structures indicated that lead was not present in surface soils at concentrations in excess of the USEPA or the New Jersey Department of Environmental Protection (NJDEP) residential direct contact criteria.
- No Recognized Environmental Conditions (RECs), as defined by ASTM Standard Practice E 1527-05, was identified in connection with the site. "Recognized Environmental Conditions" are "The presence or likely presence of any Hazardous Substances or Petroleum Products on a 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. The term includes Hazardous Substances or Petroleum Products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

5.2 RECOMMENDATIONS

Based on the conclusions outlined above, AMEC has provided the following recommendations to the USCG for consideration with respect to the Site.

- Based on the intended use of the property, an Asbestos Management Plan can be developed to manage the suspect/presumed ACMs in-place. Preparation of an Asbestos Management Plan could include an ACM survey to confirm location and extent of ACM. If the intended use of the property is changed in the future, abatement of the



ACM by a certified asbestos abatement company may be considered. In addition, if maintenance activities are performed that affect the potential ACM, the material should be handled accordingly.

5.3 LIMITATIONS

The conclusions of the report are professional opinions based solely upon visual site observations, and interpretations of analyses as described in this report. The opinions presented within this report apply to the site conditions existing at the time of the investigations, and interpretation of current regulations. Therefore, opinions and recommendations provided within this report might not apply to future conditions that may exist at the Site.

The current regulations should always be verified prior to any work involving asbestos or other regulated materials. This survey is not intended to be used as an abatement design document. All existing conditions, quantities, and locations should be verified prior to abatement. ACM may be found within wall cavities, above ceilings, in pipe chases, within attics, or other inaccessible areas. The survey did not include an investigation of potentially buried piping within or in the vicinity of the structures.