



PHASE I ENVIRONMENTAL SITE ASSESSMENT

Fullerton Elementary School

5920 Fullerton Avenue
Cleveland, Ohio 44105

PROJECT NUMBER NPTDA22001

PREPARED FOR:

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Report Date December 22, 2022
Site Visit Date November 22,
2022



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SIGNATURE PAGE

Project Information

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Project No. NPTDA22001
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Reconnaissance Date November 22, 2022

Client Information

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Environmental Professional Statement

We declare that, to the best of our professional knowledge and belief, we meet the definition of environmental professional as defined in § 312.10 part of 40 CFR 312. We have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the Subject Property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Edward Epp
Project Manager
Site Assessor

Eric D. Bickert
Senior Project Scientist
Environmental Professional

David J. Sedlick
Branch Manager
Senior Reviewer



1.0 EXECUTIVE SUMMARY

1.1 Subject Property and Area Description

The property for this Phase I Environmental Site Assessment (ESA) is located at 5920 Fullerton Avenue, Cleveland, OH 44105 (the "Subject Property") and is improved with a two story, 22,500 square foot school building and 40,000 square foot asphalt parking lot. The surrounding area primarily consists of single-family or two-family residential homes. The Subject Property and surrounding area have been residential since at least 1903. Sanborn maps indicate that the asphalt lot to the west of the existing school building was the site of a previous school building built in 1897, labeled Fullerton School.

1.2 Findings, Opinions and Conclusions

Atlas Technical Consultants LLC (Atlas) has performed this ESA of the Subject Property in conformance with the scope and limitations of ASTM Standard Practice E1527-21. Any exceptions to, or deletions from, this practice are described in Section 2.0 of this report. This assessment has revealed no *recognized environmental conditions* (RECs), *controlled recognized environmental conditions* (CRECs), or *significant data gaps* in connection with the Subject Property.

FINDINGS, OPINIONS AND CONCLUSIONS SUMMARY						
Section	Report Section	REC	CREC	HREC	Other	Detail #/Description
6.2	PCB Containing Electrical Equipment				BER	Fluorescent light fixtures were observed throughout the facility. Because the facility was constructed prior to 1979, any ballasts not specifically labeled 'Contains No PCBs' must be assumed to contain PCBs. In addition, transformer and switching equipment were observed throughout the building and were likely original equipment to construction.
9.0	Visual Observation of Suspect ACM				BER	Vandalism to the property is apparent. This includes the theft of most of the copper steam and water pipes in the facility. Thermal system insulation (TSI) was cut off the copper pipe and left on the floors throughout the building. This TSI should be considered presumed ACM. If this material is confirmed ACM, a substantial portion of the building will require decontamination by a licensed asbestos abatement contractor prior to demolition.

1.3 Significant Assumptions

The assumptions made by the *Environmental Professional* in this report were not considered to have a significant impact on the determination of RECs in connection with the Subject Property.

1.4 Significant Data Gaps

Data gaps may have been encountered during the performance of this ESA and are discussed in applicable sections of the report. According to the ASTM Standard Practice E1527-21, data gaps are only significant if "other information and/or professional experience raise reasonable concerns involving the data gap." No *significant data gaps* were identified in this report.



Recommendations

Atlas recommends an Asbestos Containing Materials survey at the Subject Property be completed by an Ohio EPA licensed asbestos inspector prior to any renovation or demolition activities. A Universal Wastes survey should also be completed. All Universal Wastes, including, but not limited to, fluorescent light ballasts suspected of, or labeled as, containing PCBs should be properly managed and disposed of prior to renovation or demolition activities.