

Addendum No. 1 to IFB 14-82CD



CITY OF SOMERVILLE, MASSACHUSETTS
Department of Purchasing
JOSEPH A. CURTATONE
MAYOR

To: All Parties on Record with the City of Somerville as Holding
IFB 14-82CD,
Demolition and Site Clearance of D2 Block – Union Square

From: Angela M. Allen, Purchasing Director

Date: June 5, 2014

Re: Bid Deadline Extension, Questions and Clarifications; Revised Form for General Bid

Addendum No. 1 to IFB 14-82CD

Please acknowledge receipt of this Addendum by signing below and including this form in your proposal package. Failure to do so may subject the proposer to disqualification.

X

Name of Authorized Signatory

Title of Authorized Signatory

Extended Bid Deadline:\

The original bid deadline has been extended from Monday, June 9, 2014 at 11:00 a.m. to
Monday, June 16, 2014 at 11:00 a.m.

Addendum No. 1 to IFB 14-82CD

Clarifications and Responses to Questions from Prospective Bidders

1. DCAMM Certification

Section N of the Notice to Bidders and any other reference to the DCAMM requirements in this invitation for bid is revised as follows:

The DCAMM certification required of the awarded contractor is for the following categories of work: Demolition and Asbestos Removal. The awarded contractor may have, but is not required to have, DCAMM certification in the category of General Building Construction. All contractors performing the work in these respective areas must have the appropriate DCAMM certification. If a general contractor does not have DCAMM certification for demolition and asbestos removal, the sub-contractors presented in the bid must be named and have these qualifications, and such proof of sub-vendors' current DCAMM qualifications must be submitted with the bid.

The Quality Requirements form has been revised accordingly and attached to this addendum, and shall replace the original Quality Requirements form in this IFB.

2. Revised Form for General Bid

The bid form and Quality Requirements forms have been updated to reflect the updates in this Addendum #1. All bidders shall use the bid form in this Addendum in place of the form in the original invitation for bid.

3. Maps and site plans

The following maps, plans, and property descriptions are attached to this addendum:

- Three (3) site plans depicting the groundwater monitoring well locations for properties located at 49-51 Allen Street, 27 Bennett Street, and 26-30 Prospect Street.
- Groundwater contour map that details all of the above-referenced sites (well locations) on one plan.
- D2 Block aerial view and map.
- Structures within the D2 Block that will be demolished by the contractor.

4. Asbestos Specifications

Question: Please provide quantities for identified asbestos. Is there a listing of quantities for asbestos materials to be removed? We did not get to see the interiors of the residential properties and there are several areas listed with unknown sizes. Please issue asbestos material quantities. The quantities have been provided for the hazardous material in table 2 but the asbestos quantities have been omitted.

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Response: Bidders shall refer to the attached property descriptions prepared by Environmental Compliance Services (ECS). This document is also referenced in the fourth bullet above in item 2 (Maps and Site Plans).

5. Historic Preservation Process

The proposed demolition of the three wood frame buildings within the D-2 Block (4 Milk Street, 26 and 30 Prospect Street) may require review and approval by the City's Historic Preservation Committee. We expect that process to occur in mid-July of 2014.

Demolition of the non-wood frame buildings may be approved administratively by City staff. The City will issue an addendum in the coming seven to ten days with an update regarding the wood frame buildings.

6. Fencing Specifications

Question: What is the specification and quantity of the permanent fence required once demolition is completed?

Response: The specification calls for installation of a fencing *where needed* to adequately secure the site. All existing fencing shall be removed and replaced with new fencing. New fencing will be 6' high, aluminum chain-linked with top middle and base support poles. The fencing must implement through-link screening similar in color and material to that which exists on-site now at what was formerly the Somerville Waste Transfer Facility (located at 10 Poplar Street.) The estimated perimeter around the D-2 Block is approximately two thousand (2000) linear feet. The base bid shall include the cost of 2000 linear feet of new fencing based on a unit price to be provided by the bidder.

All bidders shall enter a unit price for fencing. The unit price table below will be added to a Revised Form for General Bid that will be furnished by the City in forthcoming Addendum 2.

ITEM No.	DESCRIPTION AND UNIT PRICES	ADD	DEDUCT
1.	Installation (labor and materials) of 6' high, aluminum chain-link fence with top middle and base support poles. <hr/> Dollars (\$) per linear foot	\$ _____ Per Linear Foot	\$__n/a____ Per Linear Foot

7. Specifications for Fill

Question: Can concrete and/or asphalt from the demolition be pulverized on-site and used for back fill?

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Response: Yes. All concrete and asphalt can be left on the site and crushed into stone to be used for fill where needed.

8. Public Safety Detail – Police and Fire

Question: Will there be mandatory police and fire details during the demolition? If so, who will cover the costs – the City or the demolition contractor? To follow up on the question on the Somerville fire details, I just talked to the fire prevention office and they are going to require a 24-hr. detail once the power is disconnected from the building(s) until all the demo debris is gone. Can you provide an allowance for the fire details in the addendum so everyone is bidding the same scope?

Response: There will be mandatory police and fire details. Bidders shall include these services in their budget estimates and bid price. Please refer to the attached “Demolition Procedure” requirements for more information about the permit application to the City of Somerville’s Inspectional Services Division.

Police Detail:

- Police details are required for activities that effect public health and safety.
- The rate for a 4-hr police detail is \$197.80.
- The rate for an 8-hr police detail is \$395.60.
- For more information contact the Police Department at 617.625.6600 x7000.

Fire Detail:

- A Fire Detail is required around-the-clock while combustible materials are located onsite. Also, a Fire Detail is required during dust control activities only during demolition hours (not after hours).
- The rate for an 8-hr fire detail is \$368.
- The day rate (24 hours) is \$1,113.20.
- For more information contact Deputy Chief Hallinan at 617.625.6600 x8401.

9. Budget

Question: Is there a budget for the project?

Response: No, there is not currently a budget for the project.

10. Utilities

Question: Is the cutting and capping of all utilities to be performed by the contractor and included in the bid price? Specifically, will the water & sewer lines be cut and capped by the City or the contractor? Is there a trunk line for telephone and if so, will the contractor or the City cut and cap it?

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Response: The awarded contractor is responsible for contacting DigSafe as specified in the Invitation for Bid. The contractor will be responsible for cutting and capping the telephone trunk line, in consultation with the appropriate public utilities and the City's engineering department.

11. Flagmen

Question: Given the proximity to the railway line, will flagmen be required? Additionally, will the contractor be required to carry railway insurance?

Response: It is anticipated that flagmen and insurance will be required. The contractor will need to coordinate with the MBTA and commuter rail provider on both matters.

12. Sound Barrier

Question: will the blue sound barrier remain, or shall the contractor remove it?

Response: The sound barrier shall remain where it is.

13. Salvaging

Once a Notice to Proceed is issued to the contractor, the contractor will be responsible for removal of debris and possibly any other materials on the job site.

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REVISED QUALITY REQUIREMENTS / MINIMUM QUALIFICATIONS

Please check “yes” or “no” for each of the following statements. A negative response to any of the following statements (except for the optional criterion) will automatically disqualify the Vendor:

	Yes	No
The Vendor has been established in the General Contracting and/or Demolition business for at least 5 years.		
The Vendor (and sub-vendors if applicable) is DCAMM certified in the categories of Demolition <u>and</u> Asbestos Removal.		
The Vendor is able to provide all equipment necessary to perform the demolition and site clearance work described herein.		
The Vendor has read and signed the Responsible Employer Ordinance certification, included in Appendix A.		
The Vendor certifies that all employees to be provided have successfully completed at least ten (10) hours of OSHA approved training in Construction Safety and Health.		
Optional: Vendor: Are you a State Supplier Diversity Office (SDO) certified minority and/or woman owned business? If applicable, are your subcontractors MBE/WBE certified? Desired participation to meet combined WBE/MBE goal is 10.4%. Please attach supporting certification documents if applicable.		

Legend

- Approximate Property Line
- Soil Boring
- Soil Boring & Monitoring Well



General Notes:

All locations, dimensions, and property lines depicted on this plan are approximate. This plan should not be used for construction or land conveyance purposes.

Aerial photograph provided for reference by Google Earth, dated 6/18/2010.



CLIENT:

City of Somerville

PROJECT:

49-51 Allen Street

COMPUTER CADD FILE: CADD FILE

DRAWN BY: NC

DESIGNED BY: JFR

CHECKED BY: KB

APPROVED BY: KB

GRAPHIC SCALE:



TITLE:

Somerville, Massachusetts

SITE PLAN

SCALE: 1 : 50

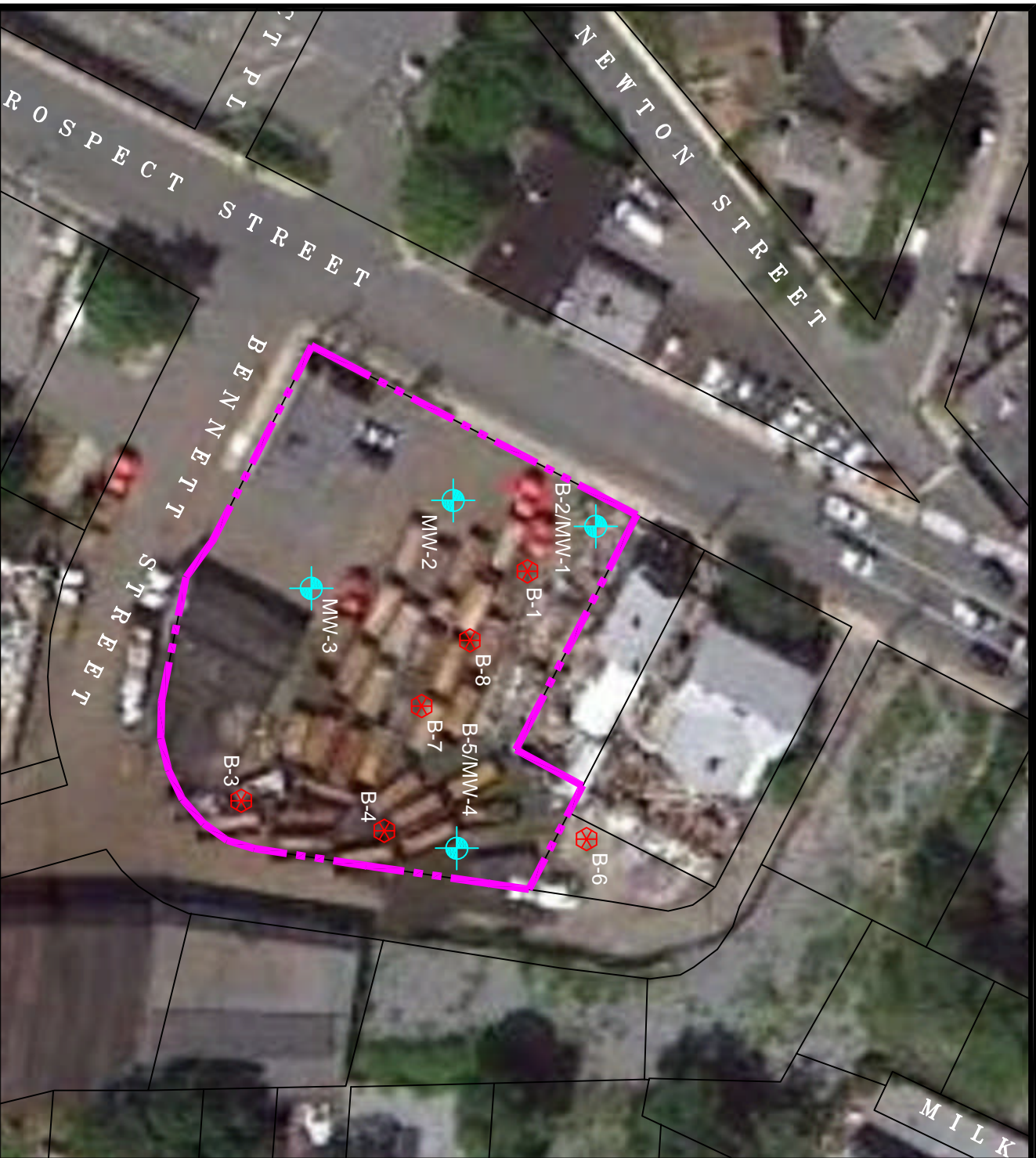
DATE: OCT 2013

JOB NO.: 05-218754

FIGURE NO.: 1



10 State Street • Woburn, MA 01801
Phone: 781-246-0887 Fax: 781-246-0860



Legend

- Approximate Property Line
- Soil Boring
- Soil Boring & Monitoring Well



General Notes:

All locations, dimensions, and property lines depicted on this plan are approximate. This plan should not be used for construction or land conveyance purposes.

Aerial photograph provided for reference by Google Earth, dated 6/18/2010.

CLIENT:

City of Somerville

PROJECT:

27 Bennett Street

GRAPHIC SCALE:



10 State Street • Woburn, MA 01801
Phone: 781-246-0887 Fax: 781-246-0850



TITLE:

SITE PLAN

COMPUTER CAD FILE: CAD FILE

DRAWN BY: NC

DESIGNED BY: JFR

CHECKED BY: KB

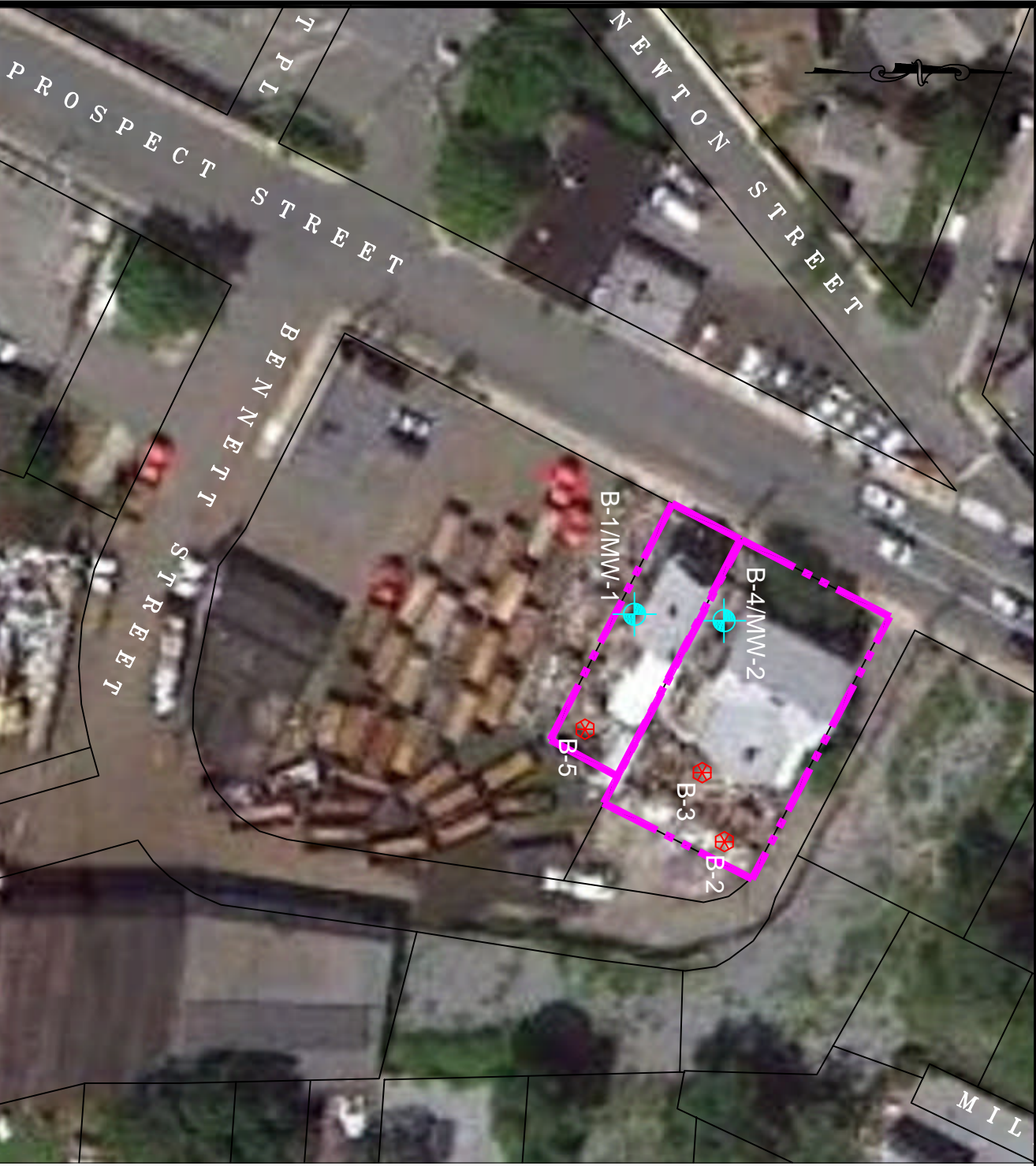
APPROVED BY: KB

SCALE: 1 : 50

DATE: OCT 2013

JOB NO.: 05-218754

FIGURE NO.: 1



Legend

- Approximate Property Line
- Soil Boring
- Soil Boring & Monitoring Well

General Notes:

All locations, dimensions, and property lines depicted on this plan are approximate. This plan should not be used for construction or land conveyance purposes.

Aerial photograph provided for reference by Google Earth, dated 6/18/2010.



10 State Street • Woburn, MA 01801
Phone: 781-246-0887 Fax: 781-246-0850

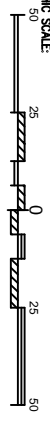
CLIENT:

City of Somerville

PROJECT:

26-30 Prospect Street

GRAPHIC SCALE:



COMPUTER CADD FILE: CADD FILE

DRAWN BY: NC DESIGNED BY: NC CHECKED BY: KB APPROVED BY: KB

SCALE: 1:50 DATE: OCT 2013 JOB NO.: 05-218754 FIGURE NO.: 1

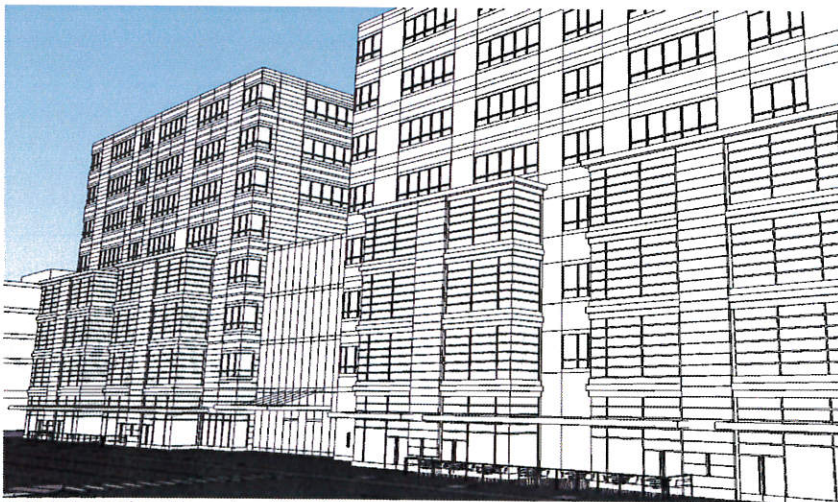
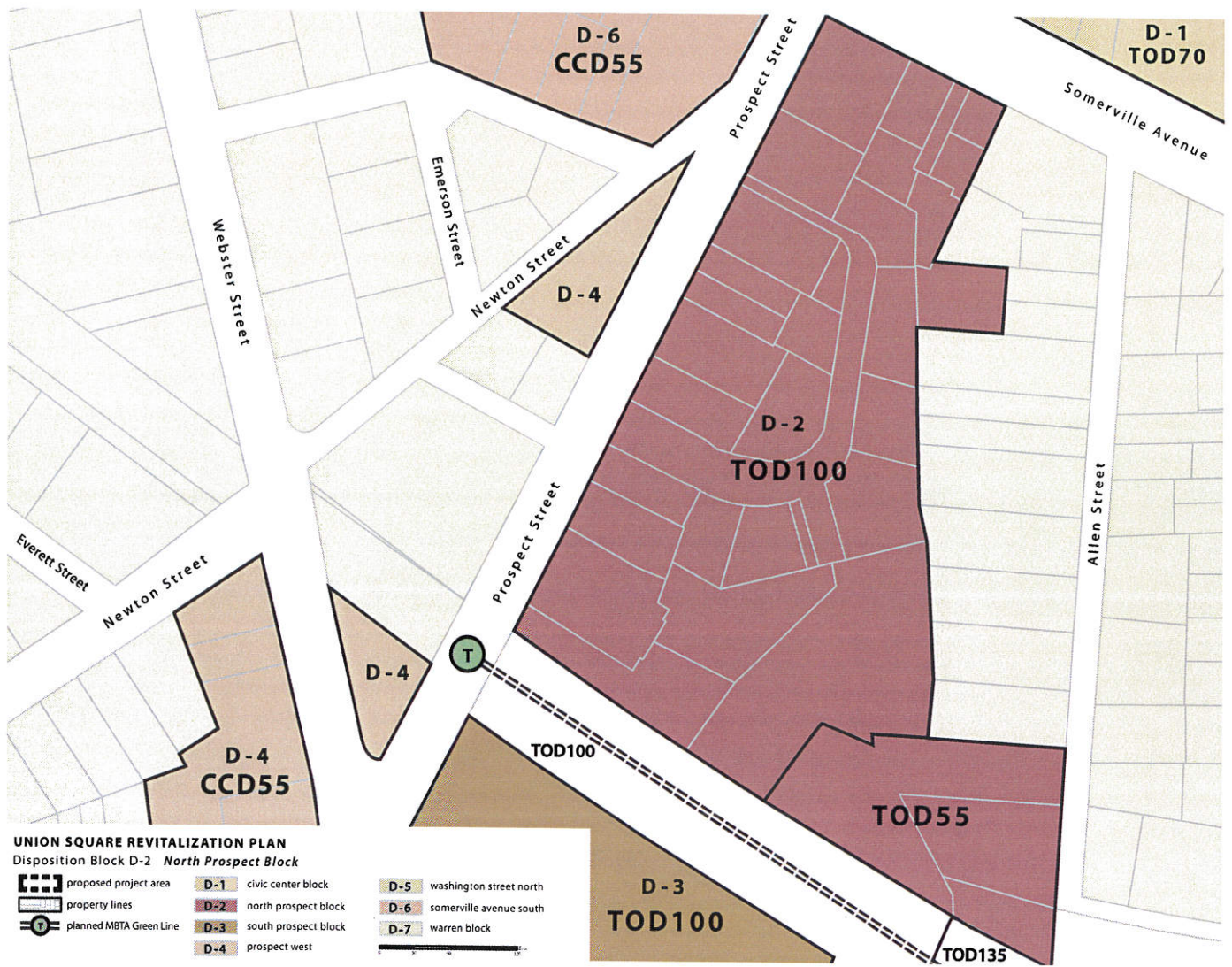
SITE PLAN

UNION SQUARE STATION – EXISTING SITE



massDOT
Massachusetts Department of Transportation

GLX | UNION SQUARE STATION
JUNE 11, 2013



Artist depiction of possible massing of Block D-2

APPENDIX A: Structures within Block D-2 Demolition Scope

<u>Address</u>	<u>Use</u>
26-30 Prospect Street	Warehouse/Mixed
27 Bennett Street	Industrial/Office
50 Prospect Street	Industrial/Warehouse
40 Bennett Street	Industrial/Warehouse
49-51 Bennett Street	Auto Repair
4 Milk Place	Single Family House



**ASTM Phase I Environmental
Site Assessment**

26 and 30 Prospect Street (Map 82,
Block I, Lots 2 and 3)
Somerville, Massachusetts

Prepared for:
City of Somerville
93 Highland Avenue
Somerville, MA

**Project No. 05-218754
May 20, 2013**

Prepared by:
**Environmental Compliance
Services, Inc. (ECS)**
10 State Street
Woburn MA, 01801
tel 781.246.8897 fax 781.246.8950
www.ecsconsult.com

A large, stylized graphic on the left side of the page. It features a dark silhouette of a tree with a rounded canopy and a thick trunk. The tree is positioned inside a large, light-colored circle. Below the circle, the text "WHERE BUSINESS AND THE ENVIRONMENT CONVERGE" is written in a clean, sans-serif font. The background of the entire page is a textured, olive-green color with a subtle pattern of vertical lines and a darker, more complex pattern at the bottom.

2.0 CURRENT SITE CHARACTERISTICS

2.1 GENERAL SITE CHARACTERISTICS

The Site, which has an address of 26 and 30 Prospect Street, consists of two parcels or lots of land as shown on the Somerville Assessors Map. The lots are shown on Map 82, Block I as Lots 1 and 2, respectively. According to the Somerville Tax Assessor's property field cards, Lot 1 comprises 5,680 square feet and Lot 2 comprises 2,340 square feet, which combined is equivalent to approximately 0.18 acres. The current owner of both lots is Francis X. Fahey. No previous owners were provided on the property field cards.

One three story building located on Lot 1, which was formerly a private residence, is currently utilized as a commercial warehouse for the storage of radiators and plumbing supplies for A-1 Plumbing Supplies. Lot 1 is heavily vegetated west of (in the front of) the building. The exterior of the property is used for the storage of radiators and plumbing supplies west of (in the rear) of the structure. The heating source is unknown.

A three story structure is located on Lot 2. The building is utilized for both residential and commercial use, with A-1 Plumbing Supplies operating on the property as a storage facility and vendor for used radiators and plumbing supplies. The Site is vegetated west of (in the front of) the building. The exterior is used for the storage of radiators and plumbing supplies to the south and east. The building is heated via natural gas.

A Site Locus Map showing the vicinity of the Site is provided as **Figure 1**. A Site Plan showing the features of the Site is provided as **Figure 2**. Photographs of the property comprising the Site are provided in **Appendix A**. A copy of the current Tax Assessor's property field card is provided in **Appendix B**.

2.2 SITE IMPROVEMENTS

The Site is improved with two buildings as described above.

2.3 ADJOINING PROPERTIES

General observations of adjoining properties were performed in conjunction with ECS's site inspection on October 6, 2012. The following uses were identified on adjoining properties.

DIRECTION	DESCRIPTION
<i>North</i>	Bennett Court, beyond which is undeveloped land and a parking lot
<i>South</i>	A storage yard for roll-off containers located at 27 Bennett Street which appears to be associated with Anestis Metals/Prospect Iron & Steel.
<i>East</i>	Bennett Street, beyond which is undeveloped land
<i>West</i>	Prospect Street, beyond which is a CrossFit workout facility located at 35-37 Prospect Street.

2.4 GEOLOGY, HYDROLOGY AND ENVIRONMENTAL RECEPTORS

Information pertaining to Site geology and hydrology was obtained from the ASTM Phase I and II ESA prepared by Vanasse Hangen Brustlin, Inc. (VHB) dated November 11, 2011 for the property located at 50 Prospect Street and provided to ECS by the City. Information on sensitive environmental receptors was obtained from the Massachusetts Contingency Plan (MCP) Numerical Ranking System Map provided as Figure 3.

GEOLOGY AND HYDROLOGY SUMMARY	
Elevation:	Approximately 3 meters above mean sea level
Site Slope:	Flat
Regional Surface Drainage Patterns	Southerly
Estimated Depth to Groundwater:	Ranges from approximately 3 to 7 feet
Estimated Groundwater Flow Direction:	North
State GW Criteria/Standards:	GW-2 and GW-3
Sensitive Environmental Receptors:	None within 500 feet of the Site
Flood Plain Designation:	Zone X: Areas outside of 500-year flood
Flood Plain Map:	25017C0439E
Flood Plain Map Date:	06/04/2010
Soil:	Urban fill
Bedrock:	Cambridge Argillite
Bedrock Outcroppings	None observed

5.0 SITE RECONNAISSANCE

Access to the Site was not available at the time of this report. Susan O'Brien of ECS conducted a site reconnaissance on October 6, 2012, from the public right-of-ways. Photographs are provided in **Appendix A**.

5.1 EXTERIOR OBSERVATIONS

Public access to the Site is from Prospect and Bennett Streets. Two three story buildings are located on the Site. Both buildings were originally constructed for residential use. The exterior western portion of the building located at 26 Prospect Street is heavily vegetated and surrounded with a chain link fence. The remaining exterior of the Site is used for the storage of radiators and plumbing materials, assumed to be part of the business operations of A-1 Plumbing Supply.

5.2 PETROLEUM AND HAZARDOUS MATERIALS, USE, STORAGE, AND GENERATION

Based on Fire Department records, 30 Prospect Street is currently permitted for the storage of two 33-pound propane cylinders for forklift use, two B-tank acetylene tanks, and assorted spray paints and thinners. According to the permits, the tanks are stored outside, and the spray paints and thinners are stored in a metal cabinet. The actual location and condition of these items is not known. The Site is not listed as a RCRA generator.

5.3 FLOOR DRAINS, SUMPS, PITS AND LAGOONS

ECS did not have access to the Site and building interiors, therefore, it is not known if there are any floor drains or sumps located at the Site. No pits or lagoons were observed on the Site from the public right-of-ways.

5.4 ELECTRICAL TRANSFORMERS AND PCB RELATED EQUIPMENT

One pole-mounted electrical transformer was observed from the right-of-way immediately west of the Site along Prospect Street. Due to the height of the transformer, it was not possible to determine the condition of the cylinders or whether any labels indicating the presence of PCBs.

ECS did not have access to the Site and building interiors; therefore, it is not known if there is any PCB-related equipment on the property.

5.5 SOLID WASTE DISPOSAL

Piles of radiators, sinks, tubs, and other plumbing supplies are located throughout the Site.

5.6 STAINED SURFACES AND DISTRESSED VEGETATION

ECS did not have access to the Site, and therefore could not determine if staining is present.

Legend

Approximate Property Line



General Notes:

All locations, dimensions, and property lines depicted on this plan are approximate. This plan should not be used for construction or land conveyance purposes.

Aerial photograph provided for reference by Google Earth, dated 6/18/2010.

1995 1993 1991 1989 1987 1985 1983 1981 1979 1977 1975 1973 1971 1969 1967 1965 1963 1961 1959 1957 1955 1953 1951 1949 1947 1945 1943 1941 1939 1937 1935 1933 1931 1929 1927 1925 1923 1921 1919 1917 1915 1913 1911 1909 1907 1905 1903 1901 1899 1897 1895 1893 1891 1889 1887 1885 1883 1881 1879 1877 1875 1873 1871 1869 1867 1865 1863 1861 1859 1857 1855 1853 1851 1849 1847 1845 1843 1841 1839 1837 1835 1833 1831 1829 1827 1825 1823 1821 1819 1817 1815 1813 1811 1809 1807 1805 1803 1801 1799 1797 1795 1793 1791 1789 1787 1785 1783 1781 1779 1777 1775 1773 1771 1769 1767 1765 1763 1761 1759 1757 1755 1753 1751 1749 1747 1745 1743 1741 1739 1737 1735 1733 1731 1729 1727 1725 1723 1721 1719 1717 1715 1713 1711 1709 1707 1705 1703 1701 1699 1697 1695 1693 1691 1689 1687 1685 1683 1681 1679 1677 1675 1673 1671 1669 1667 1665 1663 1661 1659 1657 1655 1653 1651 1649 1647 1645 1643 1641 1639 1637 1635 1633 1631 1629 1627 1625 1623 1621 1619 1617 1615 1613 1611 1609 1607 1605 1603 1601 1599 1597 1595 1593 1591 1589 1587 1585 1583 1581 1579 1577 1575 1573 1571 1569 1567 1565 1563 1561 1559 1557 1555 1553 1551 1549 1547 1545 1543 1541 1539 1537 1535 1533 1531 1529 1527 1525 1523 1521 1519 1517 1515 1513 1511 1509 1507 1505 1503 1501 1499 1497 1495 1493 1491 1489 1487 1485 1483 1481 1479 1477 1475 1473 1471 1469 1467 1465 1463 1461 1459 1457 1455 1453 1451 1449 1447 1445 1443 1441 1439 1437 1435 1433 1431 1429 1427 1425 1423 1421 1419 1417 1415 1413 1411 1409 1407 1405 1403 1401 1399 1397 1395 1393 1391 1389 1387 1385 1383 1381 1379 1377 1375 1373 1371 1369 1367 1365 1363 1361 1359 1357 1355 1353 1351 1349 1347 1345 1343 1341 1339 1337 1335 1333 1331 1329 1327 1325 1323 1321 1319 1317 1315 1313 1311 1309 1307 1305 1303 1301 1299 1297 1295 1293 1291 1289 1287 1285 1283 1281 1279 1277 1275 1273 1271 1269 1267 1265 1263 1261 1259 1257 1255 1253 1251 1249 1247 1245 1243 1241 1239 1237 1235 1233 1231 1229 1227 1225 1223 1221 1219 1217 1215 1213 1211 1209 1207 1205 1203 1201 1199 1197 1195 1193 1191 1189 1187 1185 1183 1181 1179 1177 1175 1173 1171 1169 1167 1165 1163 1161 1159 1157 1155 1153 1151 1149 1147 1145 1143 1141 1139 1137 1135 1133 1131 1129 1127 1125 1123 1121 1119 1117 1115 1113 1111 1109 1107 1105 1103 1101 1099 1097 1095 1093 1091 1089 1087 1085 1083 1081 1079 1077 1075 1073 1071 1069 1067 1065 1063 1061 1059 1057 1055 1053 1051 1049 1047 1045 1043 1041 1039 1037 1035 1033 1031 1029 1027 1025 1023 1021 1019 1017 1015 1013 1011 1009 1007 1005 1003 1001 999 997 995 993 991 989 987 985 983 981 979 977 975 973 971 969 967 965 963 961 959 957 955 953 951 949 947 945 943 941 939 937 935 933 931 929 927 925 923 921 919 917 915 913 911 909 907 905 903 901 899 897 895 893 891 889 887 885 883 881 879 877 875 873 871 869 867 865 863 861 859 857 855 853 851 849 847 845 843 841 839 837 835 833 831 829 827 825 823 821 819 817 815 813 811 809 807 805 803 801 799 797 795 793 791 789 787 785 783 781 779 777 775 773 771 769 767 765 763 761 759 757 755 753 751 749 747 745 743 741 739 737 735 733 731 729 727 725 723 721 719 717 715 713 711 709 707 705 703 701 699 697 695 693 691 689 687 685 683 681 679 677 675 673 671 669 667 665 663 661 659 657 655 653 651 649 647 645 643 641 639 637 635 633 631 629 627 625 623 621 619 617 615 613 611 609 607 605 603 601 599 597 595 593 591 589 587 585 583 581 579 577 575 573 571 569 567 565 563 561 559 557 555 553 551 549 547 545 543 541 539 537 535 533 531 529 527 525 523 521 519 517 515 513 511 509 507 505 503 501 499 497 495 493 491 489 487 485 483 481 479 477 475 473 471 469 467 465 463 461 459 457 455 453 451 449 447 445 443 441 439 437 435 433 431 429 427 425 423 421 419 417 415 413 411 409 407 405 403 401 399 397 395 393 391 389 387 385 383 381 379 377 375 373 371 369 367 365 363 361 359 357 355 353 351 349 347 345 343 341 339 337 335 333 331 329 327 325 323 321 319 317 315 313 311 309 307 305 303 301 299 297 295 293 291 289 287 285 283 281 279 277 275 273 271 269 267 265 263 261 259 257 255 253 251 249 247 245 243 241 239 237 235 233 231 229 227 225 223 221 219 217 215 213 211 209 207 205 203 201 199 197 195 193 191 189 187 185 183 181 179 177 175 173 171 169 167 165 163 161 159 157 155 153 151 149 147 145 143 141 139 137 135 133 131 129 127 125 123 121 119 117 115 113 111 109 107 105 103 101 99 97 95 93 91 89 87 85 83 81 79 77 75 73 71 69 67 65 63 61 59 57 55 53 51 49 47 45 43 41 39 37 35 33 31 29 27 25 23 21 19 17 15 13 11 9 7 5 3 1

City of Somerville

26-30 Prospect Street

Somerville, Massachusetts

SITE PLAN

GRAPHIC SCALE:



CLIENT:

City of Somerville

PROJECT:

26-30 Prospect Street

Somerville, Massachusetts

SITE PLAN

COMPUTER CAPABLE: CADFILE

DRAWN BY: DESIGNED BY: CHECKED BY: APPROVED BY:

JFR JFR KB KB

SCALE: DATE: JOB NO.: FIGURE NO.:

1 : 74 OCT 2012 05-218754 2



10 State Street • Woburn, MA 01801
Phone: 781-246-8897 Fax: 781-246-8850

Site Photographs
26-30 Prospect Street, Somerville, MA



26-28 Prospect Street home on left, 30 Prospect Street home on right.



Rear of Site to the right, facing south, from Bennett Street.

Site Photographs
26-30 Prospect Street, Somerville, MA



Entrance to 26-28 Prospect Street.



30 Prospect Street, facing east.



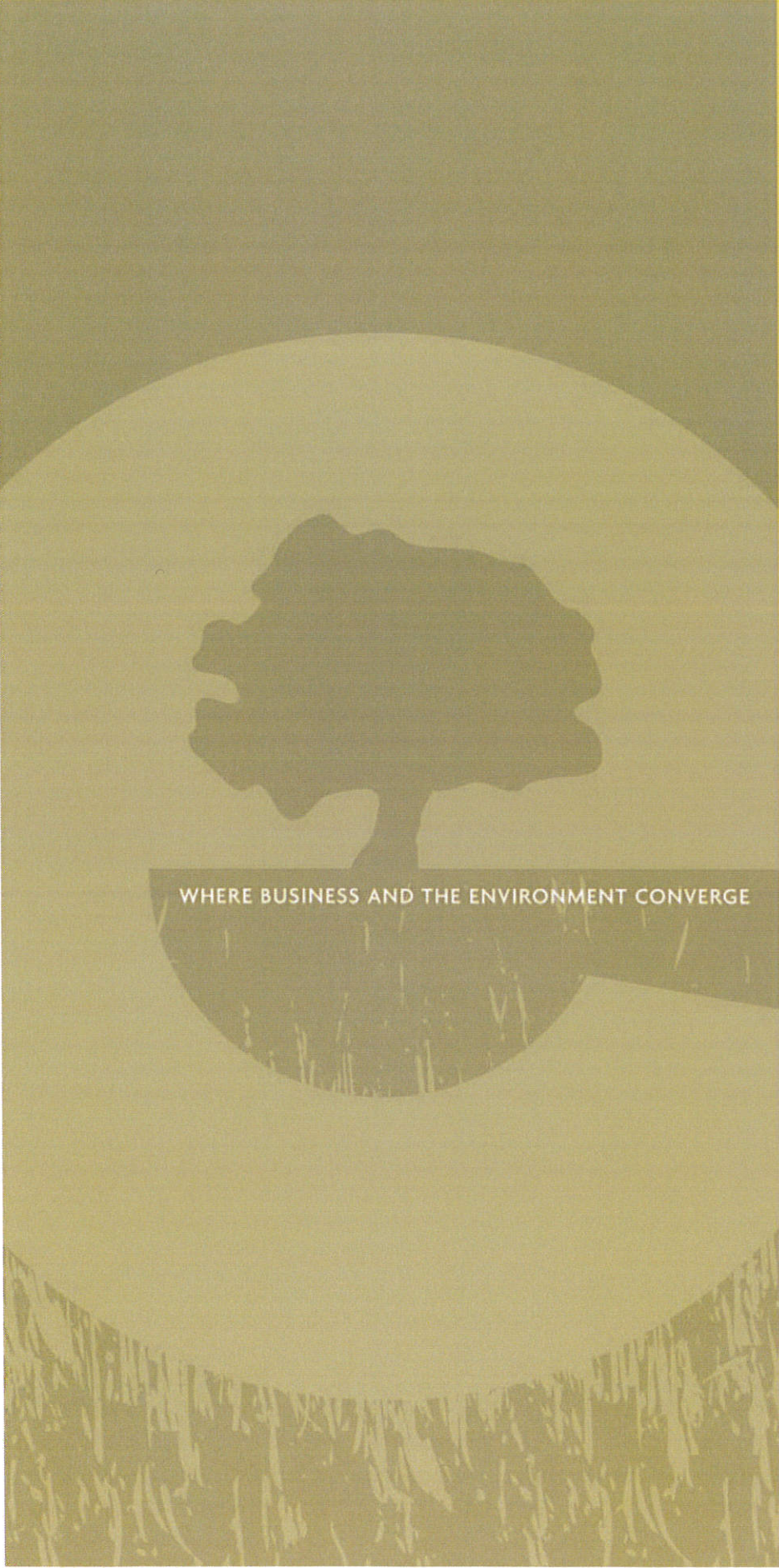
**ASTM Phase I Environmental
Site Assessment**

26 Bennett Street (Map 82, Block D,
Lots 31, 32, 33 and Right of Way)
Somerville, Massachusetts

Prepared for:
City of Somerville
93 Highland Avenue
Somerville, MA

**Project No. 05-218754
May 20, 2013**

**Prepared by:
Environmental Compliance
Services, Inc. (ECS)
10 State Street
Woburn MA, 01801
tel 781.246.8897 fax 781.246.8950
www.ecsconsult.com**



WHERE BUSINESS AND THE ENVIRONMENT CONVERGE

2.0 CURRENT SITE CHARACTERISTICS

2.1 GENERAL SITE CHARACTERISTICS

The Site is located at 26 Bennett Street in Somerville, Middlesex County, Massachusetts. It is identified on the City of Somerville Assessor's Map 82, Block D as Lots 31, 32, 33 and a right-of-way. It has a property area of 10,843 square feet. Two connecting commercial buildings are located on the property. The site address is not listed in the City of Somerville's Assessor's database. These lots are owned by M&S Bennett Services Corporation (M&S Bennett), as identified in the Middlesex South County Registry of Deeds Book 27275, Page 473. M&S Bennett purchased these lots from Max Schertzer, et al on May 1, 1997. A Site Locus showing the vicinity of the Site is provided as **Figure 1**. A Site Plan showing the features of the Site is provided as **Figure 2**. Photographs of the property comprising the Site are provided in **Appendix A**.

2.2 SITE IMPROVEMENTS

The Site is improved with two buildings which cover the majority of the Site.

2.3 ADJOINING PROPERTIES

General observations of adjoining properties were performed in conjunction with ECS's drive by site inspection on October 6, 2012. The following uses were identified on adjoining properties.

DIRECTION	DESCRIPTION
<i>North</i>	Undeveloped land
<i>South</i>	Prospect Iron and Steel (scrap metal salvaging yard)
<i>East</i>	Residences and daycare facility
<i>West</i>	Bennett Street, beyond which is dumpster storage and a portion of Prospect Iron and Steel

5.0 SITE RECONNAISSANCE

Access to the Site was not available at the time of this report. Susan O'Brien of ECS conducted a site reconnaissance on October 6, 2012 from the public right-of-ways. Photographs are provided in **Appendix A**.

5.1 EXTERIOR OBSERVATIONS

The building on Lot 32 is constructed of metal. The building on Lot 33 is constructed of concrete block. There is no space between these buildings and they appear to cover the majority of the Site. "Home of Schertzer Lo-Bed Trailers" is painted on the side of the concrete block building. A small portion of the property to the north is covered by vegetation and enclosed within the fencing installed for the Kiley Barrel site.

5.2 PETROLEUM AND HAZARDOUS MATERIALS, USE, STORAGE, AND GENERATION

According to Fire Department records, flammable storage (unspecified) permits have been issued for the metal building (Lot 27). Because ECS did not have access to the buildings, it is not known how they are heated and if petroleum is stored onsite. The Site is not listed as a RCRA generator.

5.3 FLOOR DRAINS, SUMPS, PITS AND LAGOONS

ECS did not have access to the Site and building interiors, therefore, it is not known if there are any floor drains, sumps or pits located in the building interiors. No pits or lagoons were observed on the Site from the public right-of-ways.

5.4 ELECTRICAL TRANSFORMERS AND PCB RELATED EQUIPMENT

ECS did not have access to the Site and building interiors; therefore, it is not known if there is any PCB-related equipment on the property.

5.5 SOLID WASTE DISPOSAL

The majority of the Site is covered by the buildings.

5.6 STAINED SURFACES AND DISTRESSED VEGETATION

ECS did not have access to the Site, and therefore could not adequately determine if staining is present. Vegetation observed in the northernmost portion of the site did not appear distressed.

Legend

Approximate Property Line

General Notes:

All locations, dimensions, and property lines depicted on this plan are approximate. This plan should not be used for construction or land conveyance purposes.


Aerial photograph provided for reference by Google Earth, dated 6/18/2010.



COMPUTER CADFILE:	CADFILE	CHECKED BY:	APPROVED BY:
DRAWN BY:	JFR	CHECKED BY:	KB
DESIGNED BY:	JFR	DATE:	FIGURE NO.:
SCALE:	1 : 74	OCT 2012	05-218754
			2

PROJECT:	26 Bennett Street
	Somerville, Massachusetts
TITLE:	SITE PLAN

CLIENT:	City of Somerville
GRAPHIC SCALE:	74 37 0 37 74

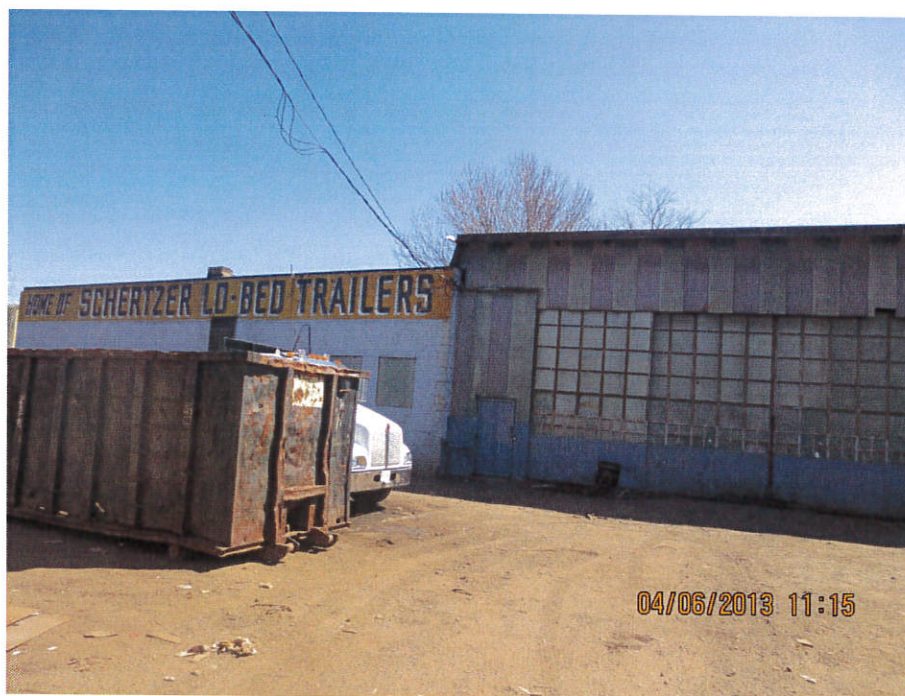


10 State Street • Woburn, MA 01801
Phone: 781-246-8897 Fax: 781-246-8950

Site Photographs
26 Bennett Street, Somerville, MA



Site building on left, facing south down Bennett Street.



Site building facing northwest, from Bennett Street.



**ASTM Phase I Environmental
Site Assessment**

27 Bennett Street (Map 82, Block I,
Lots 3, 4, 5, 6 and 7)
Somerville, Massachusetts

Prepared for:
City of Somerville
93 Highland Avenue
Somerville, MA

Project No. 05-218754
May 20, 2013

Prepared by:
Environmental Compliance
Services, Inc. (ECS)
10 State Street
Woburn MA, 01801
tel 781.246.8897 fax 781.246.8950
www.ecsconsult.com

WHERE BUSINESS AND THE ENVIRONMENT CONVERGE

2.0 CURRENT SITE CHARACTERISTICS

2.1 GENERAL SITE CHARACTERISTICS

The Site is located at 27 Bennett Street in Somerville, Middlesex County, Massachusetts. It is identified by the City of Somerville Assessor's Office as Lot 6 (Map 82, Block I). This parcel also includes Lots 3, 4, 5, and 7 as identified on Map 82, Block I. The Assessor's card notes that there was address change on October 20, 2008. However, what specific address change was done is not indicated. Lot 3 is currently owned by Yellow L., Inc., Lot 4 by Blue P, Inc., Lot 5 by Orange O, Inc. and Lots 6 and 7 by Pink MN, Inc. These properties were purchased by their current owners on August 4, 2011. The previous owner was M&S Bennett Services Corporation (sale date May 1, 1997). Prior to that Max Schertzer Et Al had owned the properties since January 19, 1963.

The total Site area is 19,629 square feet. There are two buildings on the Site: one on Lot 7 and one in the southern portion of Lot 6, with a portion located on Lot 7. A Site Locus Map showing the vicinity of the Site is provided as **Figure 1**. A Site Plan showing the features of the Site is provided as **Figure 2**. Photographs of the property comprising the Site are provided in Appendix A. A copy of the current Tax Assessor's property field card is provided in **Appendix B**.

Note that historically, the following street addresses also pertained to the Site: 32, 34, 36 and 38 Prospect Street.

2.2 SITE IMPROVEMENTS

The Site is improved with the buildings as described above. According to the assessor's card, the "office building" is heated via natural gas. Based on the photograph provided on the assessor's card, it is assumed that the "office building" is the building located on Lot 7. Municipal water and sewer is provided.

2.3 ADJOINING PROPERTIES

General observations of adjoining properties were performed in conjunction with ECS's site inspection on October 6, 2012. The following uses were identified on adjoining properties.

DIRECTION	DESCRIPTION
North	A-1 Plumbing Supplies, vacant parcel, beyond which is Bennett Street
South	Bennett Street, beyond which is Empire Stone and Marble and Prospect Iron and Steel
East	Undeveloped land, truck repair shop, scrap metal storage
West	Prospect Street, beyond which is a health club.

5.0 SITE RECONNAISSANCE

Access to the Site was not available at the time of this report. Susan O'Brien of ECS conducted a site reconnaissance on October 6, 2012, from the public right-of-ways. Photographs are provided in **Appendix A**.

5.1 EXTERIOR OBSERVATIONS

The building located on Lot 7 is a constructed of concrete block and brick. The area surrounding the building appears to be paved. Lots 3, 4, 5 and northern portion of 6 appear to be paved. Several metal roll-off containers were stored in this area. Markings were visible on some of the containers and labeled "Anestis Metals". No material was observed protruding from the containers, however, from the public right of way it could not be determined if the containers had any materials or were empty. The building on the southern portion of Lot 6 appears to be constructed of concrete block, and garage doors were observed on the eastern and western side of the building. Trucks were parked along the southern portion of Bennett Street. Roll-off containers were observed in the rear of Lots 3 and 6 and appear to be partially stored on Bennett Street.

5.2 PETROLEUM AND HAZARDOUS MATERIALS, USE, STORAGE, AND GENERATION

As described in Section 4.4.1, permits for the storage of petroleum were issued in 1950 for 1,000 gallons outside and in 1956 for 275-gallons. According to the assessor's card, the building on Lot 7 is heated via natural gas. Because ECS did not have access to the buildings, it is not known how they are heated and if petroleum is stored onsite. The Site is not listed as a RCRA generator.

5.3 FLOOR DRAINS, SUMPS, PITS AND LAGOONS

ECS did not have access to the Site and building interiors, therefore, it is not known if there are any floor drains, sumps or pits located in the building interiors. No pits or lagoons were observed on the Site from the public right-of-ways.

5.4 ELECTRICAL TRANSFORMERS AND PCB RELATED EQUIPMENT

ECS did not have access to the Site and building interiors; therefore, it is not known if there is any PCB-related equipment on the property.

5.5 SOLID WASTE DISPOSAL

Several roll-off containers are stored on the site.

5.6 STAINED SURFACES AND DISTRESSED VEGETATION

ECS did not have access to the Site, and therefore could not adequately determine if staining is present.

Site Photographs
27 Bennett Street, Somerville, MA



Site building, facing east from Prospect Street.



Rear of Site, facing west toward Somerville Avenue.



**ASTM Phase I Environmental
Site Assessment**

50 Prospect Street (Map 82, Block D,
Lots 24, 26 and 27)
Somerville, Massachusetts

Prepared for:
City of Somerville
93 Highland Avenue
Somerville, MA

Project No. 05-218754
May 20, 2013

Prepared by:
**Environmental Compliance
Services, Inc. (ECS)**
10 State Street
Woburn MA, 01801
tel 781.246.8897 fax 781.246.8950
www.ecsconsult.com

The cover illustration is a large, circular, monochromatic design in shades of olive green and brown. It depicts a stylized tree with a thick trunk and a rounded, leafy canopy. The tree is positioned in the center of the circle. Below the tree, a horizontal band contains the text 'WHERE BUSINESS AND THE ENVIRONMENT CONVERGE'. The bottom of the circle features a textured, grass-like pattern. The entire circular design is set against a solid olive green background.

WHERE BUSINESS AND THE ENVIRONMENT CONVERGE

2.0 CURRENT SITE CHARACTERISTICS

2.1 GENERAL SITE CHARACTERISTICS

The Site, which has an address of 50 Prospect Street, consists of three parcels or lots of land as shown on Somerville Assessors Map. The lots are shown on Map 82, Block D as Lots 24, 26 and 27. According to the Somerville Tax Assessor's property field card, the Site comprises 12,469 square feet, which is equivalent to approximately 0.29 acres. The Site was purchased by its current owner, Green BCD, Inc., on August 4, 2011. The previous owner of Lots 26 and 27 was M & S Bennett Services Corp. who purchased the property from Globe Iron Works on December 2000. Globe Iron Works purchased these lots on January 19, 1970. Lot 24, which formerly was included as part of a property with an address of 40 Bennett Street, was previously owned by Prospect Iron and Steel Corporation.

The Site is occupied by Empire Marble and Granite, Inc. This company uses the Site for the sales, storage and fabrication of stone. Two buildings are located at the Site. One building consists of a concrete block building, located on Lot 26 in the center of the Site. This building is predominantly one story, with a small second floor space. A second building consisting of a corrugated metal storage shed/garage is located on Lot 27 in the northern portion of the Site. The remainder of Lots 26 and 27 are covered in asphalt paving and small landscaped areas. Parts of the western portion of Lot 24 are also paved. The eastern portion of Lot 24 is used by Prospect Iron and Steel as a scrap metal yard. Access to the site is via Bennett Street. The eastern portion of Lot 24 is accessed via Prospect Iron and Steel at 40 Bennett Street. Prospect Street is elevated and consists of an overpass at the railroad tracks which abut the Site to the south.

A Site Locus Map showing the vicinity of the Site is provided as **Figure 1**. A Site Plan showing the features of the Site is provided as **Figure 2**. Photographs of the property comprising the Site are provided in **Appendix A**. A copy of the current Tax Assessor's property field card is provided in **Appendix B**.

2.2 SITE IMPROVEMENTS

The Site is improved with the buildings and asphalt paving as described above. According to the assessor's card, the main showroom building is heated via forced air fueled by natural gas. Municipal water and sewer is provided.

2.3 ADJOINING PROPERTIES

General observations of adjoining properties were performed in conjunction with ECS's site inspection on October 6, 2012. The following uses were identified on adjoining properties.

DIRECTION	DESCRIPTION
<i>North</i>	Bennett Street, beyond which is Anestis Metals/Prospect Iron and Steel (a scrap metal salvaging yard) and A-1 Plumbing Supplies
<i>South</i>	A Massachusetts Bay Transportation Authority (MBTA) railroad right-of-way and commuter rail tracks, beyond which are commercial and industrial properties on Webster Avenue
<i>East</i>	Prospect Iron and Steel (a scrap metal salvaging yard)
<i>West</i>	Prospect Street, beyond which is an electrical substation

2.4 GEOLOGY, HYDROLOGY AND ENVIRONMENTAL RECEPTORS

Information pertaining to Site geology and hydrology was obtained from the ASTM Phase I and II ESA prepared by Vanasse Hangen Brustlin, Inc. (VHB) dated November 11, 2011 prepared for 50 Prospect Street and provided to ECS by the City. Information on sensitive environmental receptors was obtained from the Massachusetts Contingency Plan (MCP) Numerical Ranking System Map provided as **Figure 3**.

GEOLOGY AND HYDROLOGY SUMMARY	
Elevation:	Approximately 3 meters above mean sea level
Site Slope:	Flat
Regional Surface Drainage Patterns	Southerly
Estimated Depth to Groundwater:	Ranges from approximately 3 to 7 feet
Estimated Groundwater Flow Direction:	North
State GW Criteria/Standards:	GW-2 and GW-3
Sensitive Environmental Receptors:	None within 500 feet of the Site
Flood Plain Designation:	Zone X: Areas outside of 500-year flood
Flood Plain Map:	25017C0439E
Flood Plain Map Date:	06/04/2010
Soil:	Urban fill
Bedrock:	Cambridge Argillite
Bedrock Outcroppings	None observed

5.0 SITE RECONNAISSANCE

Access to the Site was not available at the time of this report. Susan O'Brien of ECS conducted a site reconnaissance on October 6, 2012, from the public right-of-ways. Photographs are provided in **Appendix A**.

5.1 EXTERIOR OBSERVATIONS

A building is located in the central portion the Site is constructed of concrete cement block. Access to this building is via a paved driveway on Bennett Street. A corrugated metal storage shed/garage is located in the northwest corner of the Site. Those portions of the Site not covered by buildings or small landscaped areas are covered by asphalt paving. Dumpsters and slabs of marble and granite are stored on the pavement. Lot 24 is covered by scrap metal piles. Prospect Street is elevated and consists of an overpass at the railroad tracks which abut the Site to the south.

5.2 PETROLEUM AND HAZARDOUS MATERIALS, USE, STORAGE, AND GENERATION

As described in Section 4.4.1, permits for the storage of petroleum (oil) were issued to Prospect Waste Paper Company in 1951 and were renewed for 10 years. Use and storage of acetylene, argon and oxygen were documented via fire department records from 1999 through 2002. Propane is stored and used. The Site is not listed as a RCRA generator.

5.3 FLOOR DRAINS, SUMPS, PITS AND LAGOONS

ECS did not have access to the Site and building interiors; therefore, it is not known if there are any floor drains, sumps or pits located in the building interiors. No pits or lagoons were observed on the Site from the public right-of-ways.

5.4 ELECTRICAL TRANSFORMERS AND PCB RELATED EQUIPMENT

No transformers or PCB related equipment were observed from Prospect Street. However, ECS did not have access to the Site and building interiors; therefore, it is not known if there are any PCB-related equipment at the Site.

5.5 SOLID WASTE DISPOSAL

Three dumpsters were observed from the public-right of ways.

5.6 STAINED SURFACES AND DISTRESSED VEGETATION

ECS did not have access to the Site and therefore could not adequately determine if staining is present. No staining was observed on the exterior paved areas of the Site by ECS personnel.

Legend

Approximate Property Line

General Notes:

All locations, dimensions, and property lines depicted on this plan are approximate. This plan should not be used for construction or land conveyance purposes.

Aerial photograph provided for reference by Google Earth, dated 6/18/2010.

COMPUTER CADFILE:	CADFILE	CHECKED BY:	KB	APPROVED BY:	
DRAWN BY:	JFR	DESIGNED BY:	JFR	KB	KB
SCALE:	1 : 72	DATE:	OCT 2012	JOB NO.:	05-218754
				FIGURE NO.:	2



50 Prospect Street

Somerville, Massachusetts

SITE PLAN

City of Somerville

CLIENT:



10 State Street • Woburn, MA 01801
Phone: 781-246-8897 Fax: 781-246-8850

Site Photographs
50 Prospect Street, Somerville, MA



Site building facing southwest.



Northern portion of Site, facing east.

Site Photographs
50 Prospect Street, Somerville, MA



Southern portion of Site, facing east.



Entrance to Site from Bennett Street.



**ASTM Phase I Environmental
Site Assessment**

40 Bennett Street (Map 82, Block D,
Lots 23, 25, 29 and 30)
Somerville, Massachusetts

Prepared for:
City of Somerville
93 Highland Avenue
Somerville, MA

**Project No. 05-218754
May 20, 2013**

**Prepared by:
Environmental Compliance
Services, Inc. (ECS)
10 State Street
Woburn MA, 01801
tel 781.246.8897 fax 781.246.8950
www.ecsconsult.com**



WHERE BUSINESS AND THE ENVIRONMENT CONVERGE

2.0 CURRENT SITE CHARACTERISTICS

2.1 GENERAL SITE CHARACTERISTICS

The Site, which has an address of 40 Bennett Street, consists of four parcels or lots of land as shown on Somerville Assessors Map. The lots are shown on Map 82, Block D as Lots 23, 25, 29 and 30. According to the Somerville Tax Assessor's map, the Site comprises a total of 39,509 square feet, which is equivalent to approximately 0.90 acres. According to the Somerville Tax Assessor's card, a lot with the street address of 40 Bennett Street was conveyed from Prospect Iron & Steel to Green BCD, Inc. on August 4, 2011 (Book 57252, Page 445), with the previous owner listed as Prospect Iron & Steel. However, records at the Middlesex South County Registry of Deeds indicate that this transfer was for Lot 24, which is not part of the Site assessed in this ESA. Prospect Iron & Steel is listed as the current owner of Lots 23, 25, 29 and 30, also collectively known as 40 Bennett Street, as referenced in Book 27275 Page 473, dated May 1, 1997. These are the lots addressed in this ESA.

Based on the tax assessor's property field card, three buildings and a portion of one building are located on the Site. The Site is occupied by Prospect Iron & Steel and used as a scrap metal salvaging yard. Large piles of scrap metal are located throughout the Site.

A Site Locus Map showing the vicinity of the Site is provided as **Figure 1**. A Site Plan showing the features of the Site is provided as **Figure 2**. Photographs of the Site taken from the public-right-of-way are provided in **Appendix A**. A copy of the current Tax Assessor's property field card is provided in **Appendix B**.

2.2 SITE IMPROVEMENTS

The Site is improved with the buildings and scale described above.

2.3 ADJOINING PROPERTIES

General observations of adjoining properties were performed in conjunction with ECS's site inspection on October 6, 2012. The following uses were identified on adjoining properties.

DIRECTION	DESCRIPTION
<i>North</i>	A building associated with Anestis Metals/Prospect Iron & Steel at 26 Bennett Street, and Bennett Street
<i>South</i>	An Massachusetts Bay Transportation Authority (MBTA) railroad right-of-way and commuter rail tracks, beyond which are commercial and industrial properties on Webster Avenue. Vacant former auto body shop to the southeast at 51 Allen Street
<i>East</i>	Residences at 27 and 37 Allen Street, Head Start Daycare facility at 29-33 Allen Street
<i>West</i>	Empire Marble and Granite and a portion of this property used for storage of scrap metal, beyond which is Prospect Street.

2.4 GEOLOGY, HYDROLOGY AND ENVIRONMENTAL RECEPTORS

Information pertaining to Site geology and hydrology was obtained from the ASTM Phase I and II ESA prepared by Vanasse Hangen Brustlin, Inc. (VHB) dated November 11, 2011 and provided to ECS by the City. Information on sensitive environmental receptors was obtained from the Massachusetts Contingency Plan (MCP) Numerical Ranking System Map provided as **Figure 3**.

GEOLOGY AND HYDROLOGY SUMMARY	
Elevation:	Approximately 3 meters above mean sea level
Site Slope:	Flat
Regional Surface Drainage Patterns	Southerly
Estimated Depth to Groundwater:	Ranges from approximately 3 to 7 feet*
Estimated Groundwater Flow Direction:	North (based on October 2011 elevation survey by VHB*)
State GW Criteria/Standards:	GW-2 and GW-3
Sensitive Environmental Receptors:	None within 500 feet of the Site
Flood Plain Designation:	Zone X: Areas outside of 500-year flood
Flood Plain Map:	25017C0439E
Flood Plain Map Date:	06/04/2010
Soil:	Urban fill
Bedrock:	Cambridge Argillite
Bedrock Outcroppings	None observed

5.0 SITE RECONNAISSANCE

Access to the Site was not available at the time of this report. Susan O'Brien of ECS conducted a site reconnaissance on October 6, 2012, from the public right-of-ways. Photographs are provided in **Appendix A**.

5.1 EXTERIOR OBSERVATIONS

Public access to the property is from Bennett Street. From the overpass on Prospect Street, Ms. O'Brien was able to observe piles of debris in the southern portion of the Site, including air conditioners, scrap metal and large diameter steel tubes.

5.2 PETROLEUM AND HAZARDOUS MATERIALS, USE, STORAGE, AND GENERATION

As described in Section 4.4.1, permits for the storage of petroleum (gasoline and oil) products have historically been issued for the Site. Based on Fire Department records, the Site is currently permitted for a 2,000-gallon fuel oil AST and storage of 250 gallons of oil, which, according to the permit, is stored in 55-gallon drums. The location and condition of petroleum storage is not known. The Site is not listed as a RCRA generator.

5.3 FLOOR DRAINS, SUMPS, PITS AND LAGOONS

ECS did not have access to the Site and building interiors; therefore, it is not known if there are any floor drains, sumps, pits or lagoons located at the Site.

5.4 ELECTRICAL TRANSFORMERS AND PCB RELATED EQUIPMENT

No transformers or PCB related equipment were observed from the right-of-way. However, ECS did not have access to the Site and building interiors; therefore, it is not known if there are any PCB-related equipment on the property comprising the Site.

5.5 SOLID WASTE DISPOSAL

The Site is an active salvage yard. Piles of metal wastes were observed from the public-right of ways.

5.6 STAINED SURFACES AND DISTRESSED VEGETATION

ECS did not have access to the Site, and therefore could not determine if staining is present. Aerial photographs from 2010 (see Figure 2) and observations from the public right-of-ways indicate that there is no vegetation on the property comprising the Site.

Legend

Approximate Property Line

General Notes:

All locations, dimensions, and property lines depicted on this plan are approximate. This plan should not be used for construction or land conveyance purposes.

Aerial photograph provided for reference by Google Earth, dated 6/18/2010.



COMPUTER CADFILE:	CADFILE	CHECKED BY:	KB	APPROVED BY:	
DRAWN BY:	JFR	DESIGNED BY:	JFR	FIGURE NO.:	2
SCALE:	1 : 70	DATE:	OCT 2012	JOB NO.:	05-218754

PROJECT:	40 Bennett Street
CLIENT:	Somerville, Massachusetts
TITLE:	SITE PLAN

GRAPHIC SCALE:	70	35	0	35	70
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CCS

10 State Street • Woburn, MA 01801
Phone: 781-246-8897 Fax: 781-246-8950

Site Photographs
40 Bennett Street, Somerville, MA



Scrap Yard from Bennett Street, facing south.



Scrap yard from Prospect Street, facing east.



**ASTM Phase I Environmental
Site Assessment**

49-51 Allen Street (Map 82, Block D,
Lots 20, 21 and 38)
Somerville, Massachusetts

Prepared for:
City of Somerville
93 Highland Avenue
Somerville, MA

**Project No. 05-218754
May 20, 2013**

**Prepared by:
Environmental Compliance
Services, Inc. (ECS)
10 State Street
Woburn MA, 01801
tel 781.246.8897 fax 781.246.8950
www.ecsconsult.com**

A large, stylized graphic on the left side of the page. It features a dark silhouette of a tree with a thick trunk and a rounded, leafy canopy. The tree is set against a light, circular background that resembles a sun or moon. Below the tree, the text 'WHERE BUSINESS AND THE ENVIRONMENT CONVERGE' is written in a sans-serif font. The entire graphic is set against a textured, olive-green background that looks like a field of grass or reeds at the bottom.

WHERE BUSINESS AND THE ENVIRONMENT CONVERGE

2.0 SITE DESCRIPTION

2.1 GENERAL SITE CHARACTERISTICS

The Site, which has an address of 49-51 Allen Street, consists of three parcels or lots of land as shown on Somerville Assessors Map. The lots are shown on Map 82, Block D, as Lots 20, 21, and 38. According to the Somerville Tax Assessor's property field card, the Site comprises 31,761 square feet, which is equivalent to approximately 0.73 acres.

A vacant one-story building with a cinder block exterior and two large bay doors is located on the southern portion of the Site. The building was previously used for vehicle and equipment storage and repair and as an office for the former junk yard that was located at the Site. The ground consists of a combination of asphalt pavement and grassy areas. The property comprising the Site is secured with a chain link fence with a locked chain link gate.

A Site Locus Map showing the vicinity of the Site is provided as **Figure 1**. A Site Plan showing the features of the Site is provided as **Figure 2**. Photographs of the property comprising the Site are provided in **Appendix A**. A copy of the current Tax Assessor's property field card is provided in **Appendix B**.

2.2 SITE IMPROVEMENTS

The Site is improved with the vacant building and paved area described above. No other site improvements exist, as the property has been vacant for several years.

2.3 ADJOINING PROPERTIES

General observations of adjoining properties were performed in conjunction with ECS's site inspection on October 6, 2012. The following uses were identified on adjoining properties.

DIRECTION	DESCRIPTION
<i>North</i>	Anestis Metals/Prospect Iron & Steel (a scrap metal salvaging yard) at 40 Bennett Street, and a residence at 37 Allen Street
<i>South</i>	An Massachusetts Bay Transportation Authority (MBTA) railroad right-of-way and commuter rail tracks, beyond which are commercial and industrial properties on Webster Avenue
<i>East</i>	Residences and The Walnut Street Center of 35 Charlestown Street, a human services agency for adults with developmental disabilities
<i>West</i>	Anestis Metals/Prospect Iron & Steel (a scrap metal salvaging yard) at 40 Bennett Street.

2.4 GEOLOGY, HYDROGEOLOGY, AND SENSITIVE ENVIRONMENTAL RECEPTORS

Information pertaining to Site geology and hydrology was obtained from the ASTM Phase I and II ESA prepared by Vanasse Hangen Brustlin, Inc. (VHB) dated September 30, 2011 for 49-51 Allen Street and provided to ECS by the City. Information on sensitive environmental receptors was obtained from the Massachusetts Contingency Plan (MCP) Numerical Ranking System Map provided as **Figure 3**.

5.0 SITE RECONNAISSANCE

Access to the Site was not available at the time of this report. Susan O'Brien of ECS conducted a site reconnaissance on October 6, 2012, from the public right-of-ways. Photographs are provided in **Appendix A**.

5.1 EXTERIOR OBSERVATIONS

The Site consists of a vacant garage building comprising one and two stories with a cinder block exterior and flat roof. Two garage bays are located on the eastern face of the Site building. The remaining property consists of vacant land, the northern portion being paved with bituminous pavement and the southern portion being unpaved and overgrown with grass and weeds. Numerous heating radiators are being stored on the northern portion of the Site. An eight to ten foot high chain link fence surrounds the Site. A locked chain link gate is located on Allen Street.

5.2 PETROLEUM AND HAZARDOUS MATERIALS, USE, STORAGE, AND GENERATION

Because the interior of the building could not be assessed, it is not known if the Site is being used for petroleum and/or hazardous material storage. Currently, no petroleum or hazardous materials were observed in the exterior of the Site. As described in Section 4.5, permits for the storage of gasoline have historically been issued for the Site. In addition, the Site was previously used as a junk yard and for the storage of automotive gas tanks and large tanks.

5.3 FLOOR DRAINS, SUMPS, PITS AND LAGOONS

ECS did not have access to the Site and building interior; therefore, it is not known if there are any floor drains, sumps, or pits at the Site.

5.4 ELECTRICAL TRANSFORMERS AND PCB RELATED EQUIPMENT

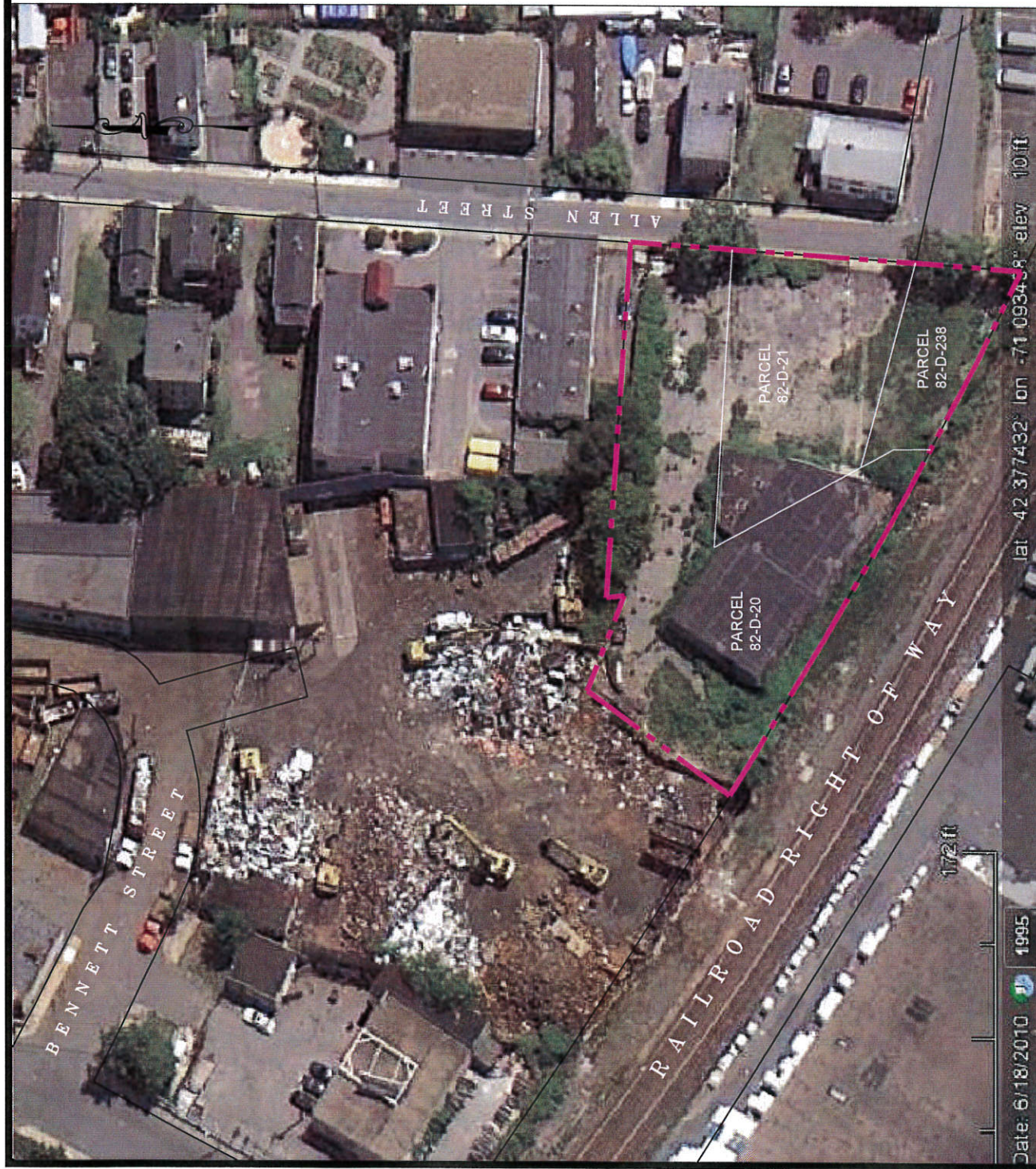
No transformers or PCB related equipment were observed from Allen Street. However, ECS did not have access to the Site and building interiors; therefore, it is not known if there are any PCB-related equipment at the Site.

5.5 SOLID WASTE DISPOSAL

No disposal of solid waste was observed from the exterior of the Site.

5.6 STAINED SURFACES AND DISTRESSED VEGETATION

ECS did not have access to the Site. From Allen Street, stained surfaces and distressed vegetation was not observed. The vegetation observed was grasses and small trees.



Legend

Approximate Property Line

General Notes:

All locations, dimensions, and property lines depicted on this plan are approximate. This plan should not be used for construction or land conveyance purposes.

Aerial photograph provided for reference by Google Earth, dated 6/18/2010.

Date: 6/18/2010



1995



10 State Street • Woburn, MA 01801
Phone: 781-246-8897 Fax: 781-246-8850

CLIENT: City of Somerville

PROJECT:

49-51 Allen Street



Somerville, Massachusetts

TITLE: SITE PLAN

COMPUTER CADFILE: CADFILE	DESIGNED BY: JFR	CHECKED BY: KB	APPROVED BY: KB
DRAWN BY: JFR	DATE: OCT 2012	JOB NO.: 05-218754	FIGURE NO.: 2
SCALE: 1 : 70			

Site Photographs
49-51 Allen Street, Somerville, MA



Facing southwest, toward railroad tracks.



Site building, facing west from Allen Street.

Site Photographs
49-51 Allen Street, Somerville, MA



Piles of radiators, side portion of Site. Scrap yard in the background.



**ASTM Phase I Environmental
Site Assessment**

4 Milk Place (Map 82, Block D, Lot 5)
Somerville, Massachusetts

Prepared for:
City of Somerville
93 Highland Avenue
Somerville, Massachusetts

Project No. 05-218754
May 20, 2013

Prepared by:
Environmental Compliance
Services, Inc. (ECS)
10 State Street
Woburn MA, 01801
tel 781.246.8897 fax 781.246.8950
www.ecsconsult.com

The cover features a large, stylized tree silhouette in the center, set against a background of a large, light-colored circle. Below the tree, the text 'WHERE BUSINESS AND THE ENVIRONMENT CONVERGE' is written in a bold, sans-serif font. The bottom of the cover has a textured, grass-like pattern.

WHERE BUSINESS AND THE ENVIRONMENT CONVERGE

2.0 CURRENT SITE CHARACTERISTICS

2.1 GENERAL SITE CHARACTERISTICS

The Site, which has an address of 4 Milk Place, consists of one parcel or lot of land as shown on the Somerville Assessors Map. The parcel is identified on Map 82, Block D, Lot 5. According to the Somerville Tax Assessor's property field card, the Site comprises 1,520 square feet, which is equivalent to approximately 0.03 acres. The property was purchased by its current owner, Antonia Shelzi, on May 10, 2006. The previous owners were Jonathan Davy from 2005 to 2006, Robert Anthony Gil from 1993 to 2005, and Adolph P Wilkins prior to 1993.

Currently, there is a private residence on the Site with a building footprint of 656 square feet. The building is heated via natural gas. The residence is reportedly being leased. The remainder of the Site is covered with gravel.

A Site Locus Map showing the vicinity of the Site is provided as **Figure 1**. A Site Plan showing the features of the Site is provided as **Figure 2**. Photographs of the property comprising the Site are provided in **Appendix A**. A copy of the current Tax Assessor's property field card is provided in **Appendix B**.

2.2 SITE IMPROVEMENTS

The Site is improved with the building described above. No other Site improvements are of note.

2.3 ADJOINING PROPERTIES

General observations of adjoining properties were performed in conjunction with ECS's site inspection on October 6, 2012. The following uses were identified on adjoining properties.

DIRECTION	DESCRIPTION
<i>North</i>	Washington Street, across which is an auto repair garage (Fred M. Susan & Sons)
<i>South</i>	Undeveloped land, beyond which is Bennett Street.
<i>East</i>	Multi-family residences, beyond which is Allen Street.
<i>West</i>	A parking lot, beyond which is Prospect Street.

2.4 GEOLOGY, HYDROLOGY AND ENVIRONMENTAL RECEPTORS

Information pertaining to Site geology and hydrology was obtained from the Phase I Initial Site Investigation Report, prepared by TRC Environmental Corporation (TRC) for properties located adjacent to the former Kiley Barrel site and dated May 2010. Information on sensitive environmental receptors was obtained from the Massachusetts Contingency Plan (MCP) Numerical Ranking System Map provided as Figure 3.

GEOLOGY AND HYDROLOGY SUMMARY	
Elevation:	Approximately 3 meters above mean sea level
Site Slope:	Flat
Regional Surface Drainage Patterns	Southerly
Estimated Depth to Groundwater:	Approximately 9 feet
Estimated Groundwater Flow Direction:	Southwest in shallow screened wells and northeast in deeper screened wells.
State GW Criteria/Standards:	GW-2 and GW-3
Sensitive Environmental Receptors:	None within 500 feet of the Site
Flood Plain Designation:	Zone X: Areas outside of 500-year flood
Flood Plain Map:	25017C0439E
Flood Plain Map Date:	06/04/2010
Soil:	Urban fill
Bedrock:	Cambridge Argillite
Bedrock Outcroppings	None observed

5.0 SITE RECONNAISSANCE

Access to the Site was not available at the time of this report. Susan O'Brien of ECS conducted a site reconnaissance on October 6, 2012, from the public right-of-ways. Photographs are provided in **Appendix A**.

5.1 EXTERIOR OBSERVATIONS

Public access to the property is from Milk Place. The entire property surrounding the two story residential building is covered with gravel. Some vegetation (grass) is visible along the southwestern border of the property. There is a deck off the rear of the house.

5.2 PETROLEUM AND HAZARDOUS MATERIALS, USE, STORAGE, AND GENERATION

No permits for the storage of petroleum or hazardous materials were on file at the Fire Department. According to the Assessor's card, natural gas is the heating fuel source. The Site is not listed as a RCRA generator.

5.3 FLOOR DRAINS, SUMPS, PITS AND LAGOONS

ECS did not have access to the Site and building interiors, therefore, it is not known if there are any floor drains, sumps, pits or lagoons located at the Site. No pits or lagoons were observed from the public right-of-way.

5.4 ELECTRICAL TRANSFORMERS AND PCB RELATED EQUIPMENT

No transformers or PCB related equipment were observed from the right-of-way. However, ECS did not have access to the Site and building interiors, therefore, it is not known if there are any PCB-related equipment on the property.

5.5 SOLID WASTE DISPOSAL

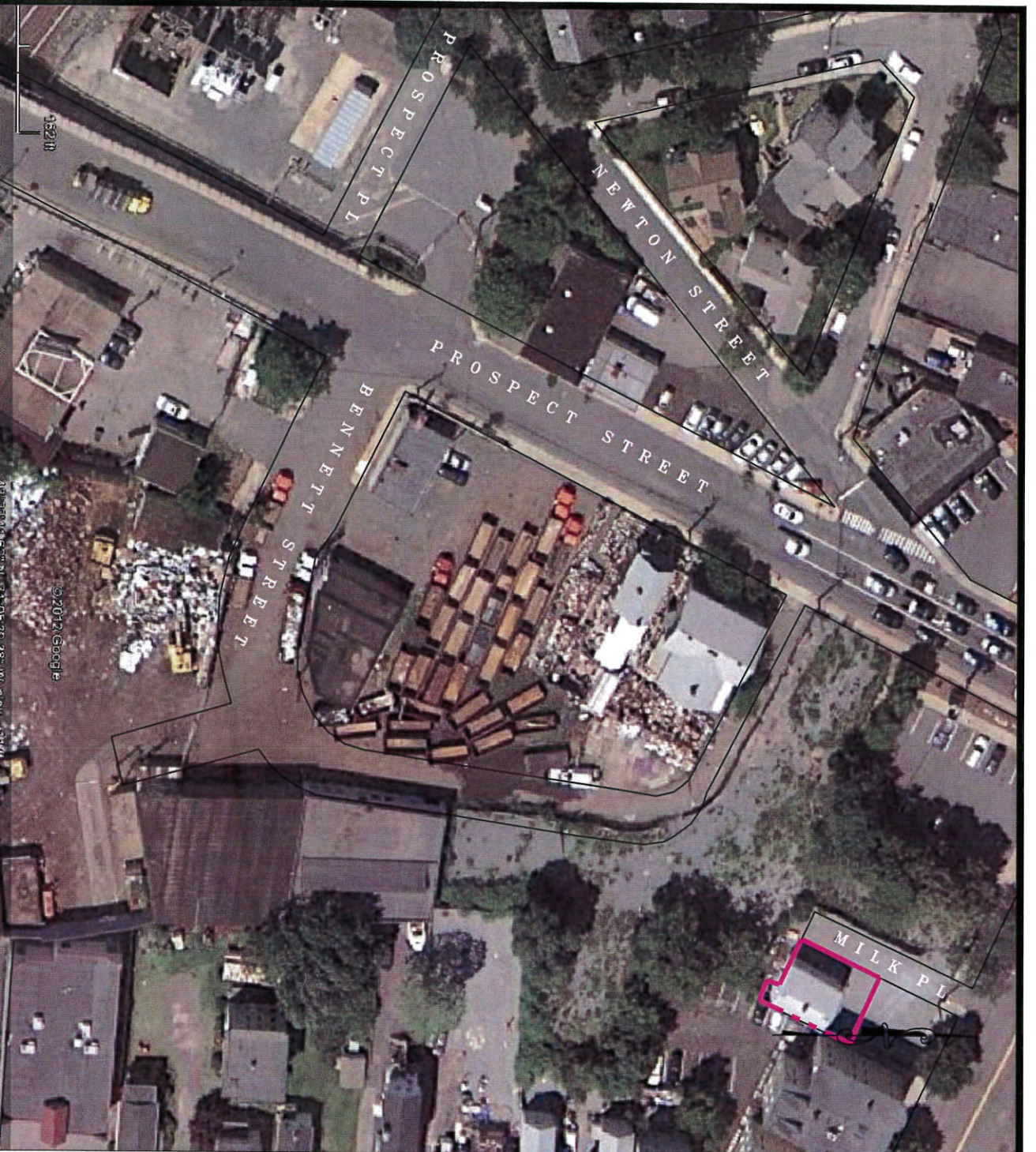
No solid waste or dumpsters were observed on the Site from the public-right-of-way. The rear of the Site could not be seen from the public right-of-way.

5.6 STAINED SURFACES AND DISTRESSED VEGETATION

ECS did not have access to the Site, and therefore could not determine if staining is present. The minimal vegetation observed from the right-of-way did not appear distressed.

Legend

Approximate Property Line



General Notes:

All locations, dimensions, and property lines depicted on this plan are approximate. This plan should not be used for construction or land conveyance purposes.

Aerial photograph provided for reference by Google Earth, dated 6/18/2010.

CLIENT:

City of Somerville

PROJECT:

4 Milk Place
(Parcel 82-D-5)

GRAPHIC SCALE:



10 State Street • Woburn, MA 01801
Phone: 781-246-8887 Fax: 781-246-8950

TITLE

Somerville, Massachusetts
SITE PLAN

COMPUTER CADFILE: CADFILE

DRAWN BY: JFR DESIGNED BY: JFR CHECKED BY: KB APPROVED BY: KB

SCALE: 1:70 DATE: OCT 2012 JOB NO.: 05-218754 FIGURE NO.: 2

Site Photographs
4 Milk Place, Somerville, MA



Site building. Vacant lot at 258 Somerville Avenue in foreground.



Site facing southeast from Somerville Avenue.

DEMOLITION PROCEDURE

PER SCO 11-105, APPLICATION FOR DEMOLITION OF MORE THAN 25 PERCENT OF BUILDING OR STRUCTURE, EXCLUDING INTERIOR DEMOLITION.

1. WRITTEN NOTICE TO ABUTTING PROPERTY OWNERS. The applicant must give notification to owners of all property within three hundred (300) feet of the lot on which demolition is proposed.

2. IN THE CASE OF A STRUCTURE WITH A FLOOR AREA OF FIVE HUNDRED (500) GROSS SQUARE FEET OR LESS and a height of fifteen (15) feet or less, notification shall be sent to owners of all property within one hundred (100) feet of the lot.

3. NOTIFICATION MUST BE MAILED BY CERTIFIED MAIL WITH RETURN RECEIPTS AT LEAST SEVEN (7) DAYS before the Demolition Permit is issued. Notification shall include proposed date, time and manner of demolition.

4. THE APPLICANT SHALL INCLUDE COPIES OF RECEIPT OF MAILED NOTICES and copy of notice sent to Ward Aldermen.

5. THE APPLICANT SHALL POST NOTIFICATION, TO BE PROVIDED BY THE INSPECTIONAL SERVICES DIVISION, ON THE PREMISES TO BE DEMOLISHED FOR AT LEAST SEVEN (7) DAYS PRIOR TO DEMOLITION and shall present notification to City Clerk for posting at City Hall.

PLEASE NOTE THE FOLLOWING LOCAL ORDINANCE CONDITIONS MAY NEED TO BE MET FOR ISSUANCE OF DEMOLITION PERMIT:

SCO §7-28, Demolition Review Ordinance: No Building Permit shall be issued for any property determined to be over 50 years of age without prior approval from the Somerville Historical Preservation Committee.

SCO §7-66, Removal of Rental Units: Rental units/condominium may not be removed from the market until the Condominium Review Board has held a public hearing granting a removal permit.

SCO §7-28, Demolition and Fire Details: When demolition work is conducted within 100 feet of any other building, a Fire Dept. detail is required, at the Contractor's expense.

SCO §7-28, Police Details: A Police Detail is required whenever demolition work will occupy or block a street or sidewalk. Police Details are at the Contractor's expense.