Hubbard Farms
PM Environmental
August 24, 2023

Response Activity or Continuing Obligation	Required Activities	Party Responsible for Completing Activity	Timing of Activity	Required Follow-up or Reporting
Site Evaluation Summary and Construction Management Practices Work Plan (Harrington Building)	1- Install permanent groundwater monitoring wells and multi-increment/depth in-boring soil gas monitoring points within the adjacent public alleyway, which is between the source and the subject property. 2- PM will collect additional soil, groundwater (if encountered), and soil gas analytical data during the approximately one-year long renovation of the subject building that will be used to demonstrate that either 1) the VIAP is not complete or 2) to evaluate additional measures to mitigate vapors to prevent future exposure risks via the vapor intrusion pathway. This will involve monthly soil gas sample collection for a total of five (5) months/events along with four (4) quarterly groundwater monitoring events, if groundwater is encountered. 3- Site workers will adhere to their company issued site-specific health and safety plan in accordance with the Occupational Safety and Health Organization (OSHA) 29 Code of Federal Regulations (CFR) 1910.120 Worker Protection Regulations and will practice appropriate awareness and management for gasoline contaminated soil, groundwater, and/or vapors, if detected, on the subject property during construction activities	General Contractor, Consultant, EGLE	Concurrent with rehabilitation	Foundation Repair Approvals – BSEED and Contract Required Reporting to EGLE

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Vapor Intrusion Mitigation – If Warranted (Harrington Building	1- PM will complete a baseline air screening event of the previously approved monitoring locations using a photoionization detector (PID), multi-gas meter with lower explosive limit (LEL) capabilities, and an UltraRae PID equipped with benzene sorbent (SEP) tubes. This data will be logged and shared with EGLE as a baseline of site conditions prior to the collection of air samples for laboratory analysis. 2- The baseline screening event was completed by PM on June 12, 2023 and the data was tabulated and disclosed to EGLE on June 15, 2023. All screened locations inside the subject building, and the sewer monitoring points adjacent to the subject property, were non-detect (0.0 ppm) for total VOCs and benzene, and no LEL readings were detected. 3- PM will collect air samples from the two (2) apartment floor drains (laundry room and utility closet) along with the sanitary sewer main manhole (MH-1) and the exterior PVC drain cleanout located along the northern exterior wall of the subject building. The analytical results will assist with confirming if there is a lingering source of gasoline vapors. 4- PM will contract with a certified plumber to complete a camera inspection of the lateral sanitary sewer lines from the Harrington Apartment building to the municipal sewer main located in the alley. This will determine the integrity of each of the laterals.			

	5- There are three (3) total lateral feeds based on sewer camera inspections that were previously conducted and none of the lateral feeds are equipped with vapor traps. PM will solicit competitive bids from eligible contractors to perform the installation of vapor traps on the lateral service lines. 6- Sub-slab soil gas samples may be collected from the existing sample points (SG-4 through SG-8) to determine current concentrations if the conditions are found to be suitable based on screening of each of the pins with a manometer. PM will deploy a manometer to collect pressure readings from each of these locations to determine if there is outside ambient air influence. This data will be shared with EGLE to determine if soil gas samples should be collected.			
Section 106 – Conditional No Adverse Effect Requirements	The work is conducted in accordance with the specifications submitted to the Preservation Specialist on 5/10/2022, and, photos of the completed work and copies of the Historic Tax Credit Certifications are submitted to the Preservation Specialist.''	General Contractor, Project Architect General Contractor, Project Architect	Prior to Construction At any time	Photos of the completed work submitted to Preservation Specialist
Noise Analysis – Unacceptable Noise	The Cole is the only building requiring noise mitigation. Existing windows include 3x5 foot wood-framed double hung windows; each sash has one 7/16-inch glass and 6x5 foot window-framed picture windows single panel glazed double strength with STCs of 26 and 29, respectively. Windows will be repaired with a full refurbishment including sash, hardware, and glazing. The current wall	Architect, Construction, Crew, Foremen, Developer,	During rehabilitation	Building specs

	construction includes common brick; 3/4-inch mortar-filled cavity; 1/2-inch gypsum 1 inch wood furring with an STC of 53. Doors consists of 3x7 foot hollow-core with 1 ¾-inch thick 30% glazed with 1/8-inch glass and a STC of 19.The combined STC for wall assembly is 32.01 with meets the required STC rating of 31.			
Lead-Based Paint	Abatement of lead-based paint/lead-based paint hazards will be done according to local, state, and federal guidelines. After cleaning/renovation activities are completed, clearance testing will be performed prior to re-occupancy. All records obtained associated with lead-based paint abatement will be maintained as part of the project's environmental records.	General Contractor, Consultant	During rehabilitation	Close Out Report