



**ENVIRONMENTAL REMEDIATION SUMMARY REPORT
BATES MILL COMPLEX
LEWISTON, MAINE**

Prepared for:

Lewiston Mill Redevelopment Corporation
35 Canal Street
Lewiston, Maine 04240

July 24, 2003

Prepared by:

SUMMIT ENVIRONMENTAL CONSULTANTS, INC.
640 Main Street
Lewiston, Maine 04240

**ENVIRONMENTAL REMEDIATION SUMMARY REPORT
BATES MILL COMPLEX
LEWISTON, MAINE**

1.0 INTRODUCTION

This report presents information collected and assembled by Summit Environmental Consultants, Inc. (Summit) to document the environmental remediation project at the Bates Mill Complex in Lewiston, Maine. Remediation project activities were performed in accordance with the *Work Plan for Environmental Remediation, Bates Mill Complex, Lewiston, Maine* (the Work Plan) prepared by Summit dated November 1, 2002. This Work Plan was based on the following reports:

- *Phase II Environmental Site Assessment – Brownsfields Pilot Project – Bates Mill Complex – Lewiston, Maine* by Summit dated March 20, 2000, and
- *Engineering Evaluation and Cost Analysis - Mill 1, Mill 2, Mill 4, Mill 5, Mill 9, #1 WING, #1 Storehouse, #2 Wing, and #2 Storehouse - Bates Mill Complex - Lewiston, Maine* by Summit Dated October 2002.

A copy of this Work Plan is included as Appendix A.

The project objective was the removal and proper disposal of hazardous waste and hazardous material residues from areas of the Bates Mill Complex identified in the *Engineering Evaluation and Cost Analysis (EECA)* indicated above. The scope of work for individual work areas is presented in Section 3.0. The Contractor was responsible for proper disposal of residue, materials and equipment. Proper disposal included necessary characterization of residues, debris and materials.

For individual work areas, the Contractor prepared each site for remediation including, but not limited to; establishing work area barriers; furnishing and preparing a decontamination station(s); dust control, etc. Work was performed in accordance with applicable Maine Department of Environmental Protection (MEDEP), U.S. Environmental Protection Agency (USEPA), U.S. Department of Transportation (DOT) and the Occupational Safety and Health Administration (OSHA) regulations.

Environmental Projects, Inc. (EPI) of Yarmouth, Maine, performed the work under contract with the Lewiston Mill Redevelopment Corporation (LMRC), the facility owner. EPI commenced work on January 9, 2003. The project punch list inspection was conducted on April 30, 2003, with representatives of the LMRC, EPI and Summit. The project work was determined to be complete on May 29, 2003.

Summit provided office project management and part-time on-site monitoring during the work. Summit personnel were on-site to observe compliance with the project scope of work, provide written documentation of the remediation effort, and confirm quantities of unit price-based items

or capped, labeled and left in place.

Drainage piping was evaluated for connection to the municipal sanitary sewer system. Piping found to discharge to floor trenches or to the cross canal system was cut off, cut into manageable sections and wrapped with 6-mil polyethylene and properly disposed.

MILL #4

Soil samples collected from the basement were found to contain arsenic at concentrations that exceeded the USEPA soil ingestion screening level. EPI encapsulated exposed soil and floor trenches in the basement. Site preparation work included removal and proper disposal of debris.

Encapsulation consisted of an average 5-inch thick layer of reinforced concrete over exposed soils. EPI plugged the floor trenches at the Mill #4 foundation wall to prohibit the discharge of liquids to the cross-canal system. Areas of concrete flooring were pressure washed to remove accumulated sediment. The trenches were filled with gravel to within 5 inches of the top and capped with a 5-inch layer of reinforced concrete.

Mill #4 contained out-of-use aboveground storage tanks (ASTs), including two old railroad tanker cars, six open-topped concrete settling tanks and one 500-gallon open-top mixing tank. The railcar tanks contained several inches of solidified residual caustics that were used to bleach fabrics. The concrete settling tanks contained varying amounts of sludge formed from water, dyes, and fabric threads. EPI cleaned each of the ASTs in Mill 4 and the resulting debris will be characterized and properly disposed of. Following cleaning, the railcar ASTs were cut-up, removed and disposed. Chemical residuals on the floor of the basement beneath the railcars were also removed and properly disposed.

Several small bleaching units located on the top floor of Mill #4 were cleaned of residual chemicals and associated rubber membranes disposed.

A dye mixing room was located in the northwest corner of the top floor of Mill 4. Residual powdered dyes were located on the floor and against walls in this room. EPI removed the residuals and cleaned/disposed of the floors and wall of the room.

MILL #5

Soil samples from the floor trenches in Mill 5 were found to contain moderately elevated concentrations of DRO and some SVOCs at low concentrations. Floor trenches in the washing machine area (ground floor and mezzanine level) contained debris and sediments that may contained residual amounts of dyes or bleaching agents. EPI cleaned the mezzanine level trenches and properly disposed of the recovered materials. The trenches were then filled with gravel to within 5 inches of the top and capped with a 5-inch layer of reinforced concrete.

The floor trenches and pits in the lower level (Bleachery) were cleaned and sediment/debris removed/disposed. The trench exit at the west wall was plugged with concrete.

Spilled chemical products located in the vicinity of the sizing tanks near the east wall of Mill #5

were primarily starches. EPI removed the residual material and cleaned the areas around the sizing tanks.

The ground floor includes a secondary containment area that was used for the storage of strong acids and bases. Residual powders and stains were present in the containment. EPI cleaned the secondary containment and removed remaining containers and debris for proper disposal.

Air compressor equipment located in the electrical generator room on the ground level of Mill 5 was observed to be oily, and buckets were in use to collect drips from equipment in the room. EPI cleaned the floors and equipment used by Bates of Maine and the buckets of dripped oil were removed for proper disposal. Oils collected from the FPL Power Room were tested by EPI and found not to contain PCBs.

MILL 9

Samples of water from two floor sumps, located on either side of the chimney base, reported elevated levels of DRO. EPI removed water and sediments from the sumps.

Elevated levels of metals, SVOCs, and/or DRO were reported present in samples of floor trench sediments. EPI removed accumulated sediment and debris from trench walls and floor and decontaminated the surfaces using power washing. Rinse water was collected and properly disposed by the Contractor. EPI also reconstructed the last 10 feet of the floor trench to avoid water coming into contact with soils.

#1 STOREHOUSE

EPI removed PCB containing oils from an existing metal lathe and an electrical switchgear unit. The oils and the switchgear unit were properly disposed.

#2 WING

Soil samples collected from the basement of #2 Wing were found to contain some SVOCs at concentrations that exceeded the MEDEP adult worker remedial action guideline. EPI removed the wood and concrete debris. Approximately 10 cubic yards of sediment was then removed and the floor cleaned. The sediments were properly disposed. Concrete areas of the floor were then washed with a pressure washer and detergent solution, with rinsate collected and properly disposed.

The Contractor constructed a hatchway to the cross-canal beneath the basement to prevent future influx of water during high stormwater or snowmelt runoff periods.

3.2 Hauling and Disposal of Impacted Materials

EPI coordinated the transport and disposal of impacted materials. A summary of off-site waste shipments and associated manifests are included in Appendix F.

**BATES MILL REMEDIATION PROJECT
WORK SCOPE SUMMARY**

Location	Description
Mill 1	Encapsulate Basement Soils Recycle Cylinders in Lab Dispose of Light Bulb Crusher Laboratory, Machine Shop & Fire Extinguisher Shop
No. 1 Storehouse	Remediation of Caustic Pile in No. 1 Storehouse Remediation of PCB Oils and Lathe Cleaning
No. 1 Wing	Remove Soils & Residual Chemicals PCB Capacitors, Transformers and Mercury Items
No. 2 Wing	Basement Soils
Mill 4	Encapsulate Basement Soils & Floor Trenches Cleaning & Remove Rail Car ASTs Residual Chemicals Clean Mill #4 ASTs Disposal of Caustic Solids & Liquids (Rail Cars)
Mill 5	Remove Sediment, Piping & Encapsulate Floor Trenches Residual Chemicals
Mill 9	Floor Sumps and Trenches (liquid, sediment)
Various Locations	Remediation of Caustic Piping (Chemical Residual) Remediation of PVC Piping (Chemical Residual) Draining of Peroxide Piping

**WORK PLAN FOR ENVIRONMENTAL REMEDIATION
BATES MILL COMPLEX
LEWISTON, MAINE**

On behalf of the Lewiston Mill Redevelopment Corporation (LMRC), Summit Environmental Consultants, Inc. (Summit) has prepared this Work Plan for the environmental remediation of selected areas of the Bates Mill Complex. The areas include Mill #1, Mill #2, Mill #4, Mill #5, Mill #9, #1 Wing and Storehouse, and #2 Wing.

The site layout showing a plan view of the work areas is presented on Figure 1.

These work areas are further described in the following reports:

- *Phase II Environmental Site Assessment – Brownsfields Pilot Project – Bates Mill Complex – Lewiston, Maine* by Summit dated March 20, 2000, and
- *Engineering Evaluation and Cost Analysis - Mill 1, Mill 2, Mill 4, Mill 5, Mill 9, #1 WING, #1 Storehouse, #2 Wing, and #2 Storehouse - Bates Mill Complex - Lewiston, Maine* by Summit Dated October 2002.

These reports are available for review at Summit in Lewiston or the LMRC offices in the mill complex. Supporting analytical data and debris characterization is presented in the report.

1.0 PROJECT SCOPE OF WORK

The project objective is the removal and proper disposal of hazardous waste residues from the areas indicated above. The scope of work for individual work areas is presented below. The Contractor is responsible for proper disposal of residue, materials and equipment. Proper disposal includes characterization of residues, debris and materials.

For work areas presented below, the Contractor shall properly prepare each site for remediation including, but not limited to; establishing work area barriers; furnishing and preparing a decontamination station(s); dust control, etc. (refer to Section 2.0, Sequence of Work).

Work shall be performed in accordance with applicable Maine Department of Environmental Protection (MEDEP), U.S. Environmental Protection Agency (USEPA), U.S. Department of Transportation (DOT) and the Occupational Safety and Health Administration (OSHA) regulations.

1.3.2 Alternate 9A and 9B: Mill #4 Remove and Dispose of Railcar ASTs Contents

- A. This building contains out-of-use aboveground storage tanks (ASTs), including two old railroad tanker cars, six open-topped concrete settling tanks and one 500-gallon open-top mixing tank. The railcar tanks contain several inches of solidified residual caustics that were used to bleach fabrics. The concrete settling tanks contain varying amounts of sludge formed from water, dyes, and fabric threads.
- B. The Contractor shall clean each of the ASTs in Mill 4 and the resulting debris will be characterized and properly disposed of. The railcars will be cut open as necessary to facilitate egress and proper cleaning. The cleaned railcars and tanks will be left in place. Removal and disposal of caustic solids will be paid on a unit price (per gallon) basis under Alternate Bid Item 9A. Removal and disposal of caustic liquid will be paid on a unit price (per gallon) basis under Alternate Bid Item 9B.

1.3.3 Alternate 10: Mill #4 Remove ASTs

- A. Following cleaning (see Base Bid above), the Contractor will cut-up, remove and dispose of the railcar ASTs.

1.3.4 Alternate 11: Mill #4 Residual Chemicals

- A. Chemical residuals (white caustic type material) on the floor of the basement beneath the railcars will be removed by the Contractor and properly disposed of.
- B. Several small bleaching units were are located on the top floor of Mill #4. The units are located within a secondary containment that was lined with a rubber membrane. Chemical residuals are present on these membranes. The Contractor shall clean each secondary containment and remove the rubber membrane(s) for proper disposal.
- C. A dye mixing room is located in the northwest corner of the top floor of Mill 4. Residual powdered dyes are located on the floor and against walls in this room. The Contractor shall remove these residuals and clean the floor and walls of the room. The Contractor shall have the option of removing and disposing of the wood walls in lieu of cleaning the residual. Collected materials will be properly disposed.

1.4 MILL #5

1.4.1 Base Bid: Mill #5

- A. Soil samples from the floor trenches in Mill 5 were found to contain moderately elevated concentrations of DRO and some SVOCs at low concentrations. Floor trenches in the washing machine area (ground floor and mezzanine level) contain debris and sediments that may contain residual amounts of dyes or bleaching agents. The Contractor shall

clean these trenches (i.e. pressure washed) -and properly dispose any recovered materials (estimated 15 cubic yards of sediment). Following cleaning of the trench walls and floor to ensure a interface bond, the Contractor shall form and pour a 6-inch (minimum) thick plug(s) of concrete. The concrete will be reinforced with steel mesh. ~~The trenches will then be filled with gravel to within 5 inches of the top and capped with a 5-inch layer of reinforced concrete.~~ This work will be performed on a lump sum price basis, including cleaning/removal, disposal, grading, gravel subbase, and furnishing, placing and finishing concrete. The floor trenches and pits in the lower level (Bleachery) will be cleaned (i.e. pressure washed) and sediment/debris removed/disposed. The trench exit at the west wall will be plugged with concrete.

1.4.2 Alternate 12: Mill #5 Residual Chemicals

- A. Spilled chemical products located in the vicinity of the sizing tanks near the east wall of Mill #5 are primarily starches. These products are flakes or powders and are white in color. The Contractor shall remove residual material and clean the areas around the sizing tanks. Debris removed during cleaning will be properly characterized and disposed of.
- B. The ground floor includes a secondary containment area that was used for the storage of strong acids and bases. Residual powders and stains are present in the containment. The Contractor shall clean (e.g., steam cleaning if necessary) the secondary containment and remove any remaining containers and debris for proper disposal.
- C. Air compressor equipment located in the electrical generator room on the ground level of Mill 5 was observed to be oily, and buckets were in use to collect drips from equipment in the room. The Contractor shall clean the floors and equipment used by Bates of Maine and the buckets of dripped oil will be removed for proper disposal. Oils collected from the FPL Power Room have not been tested for PCBs.

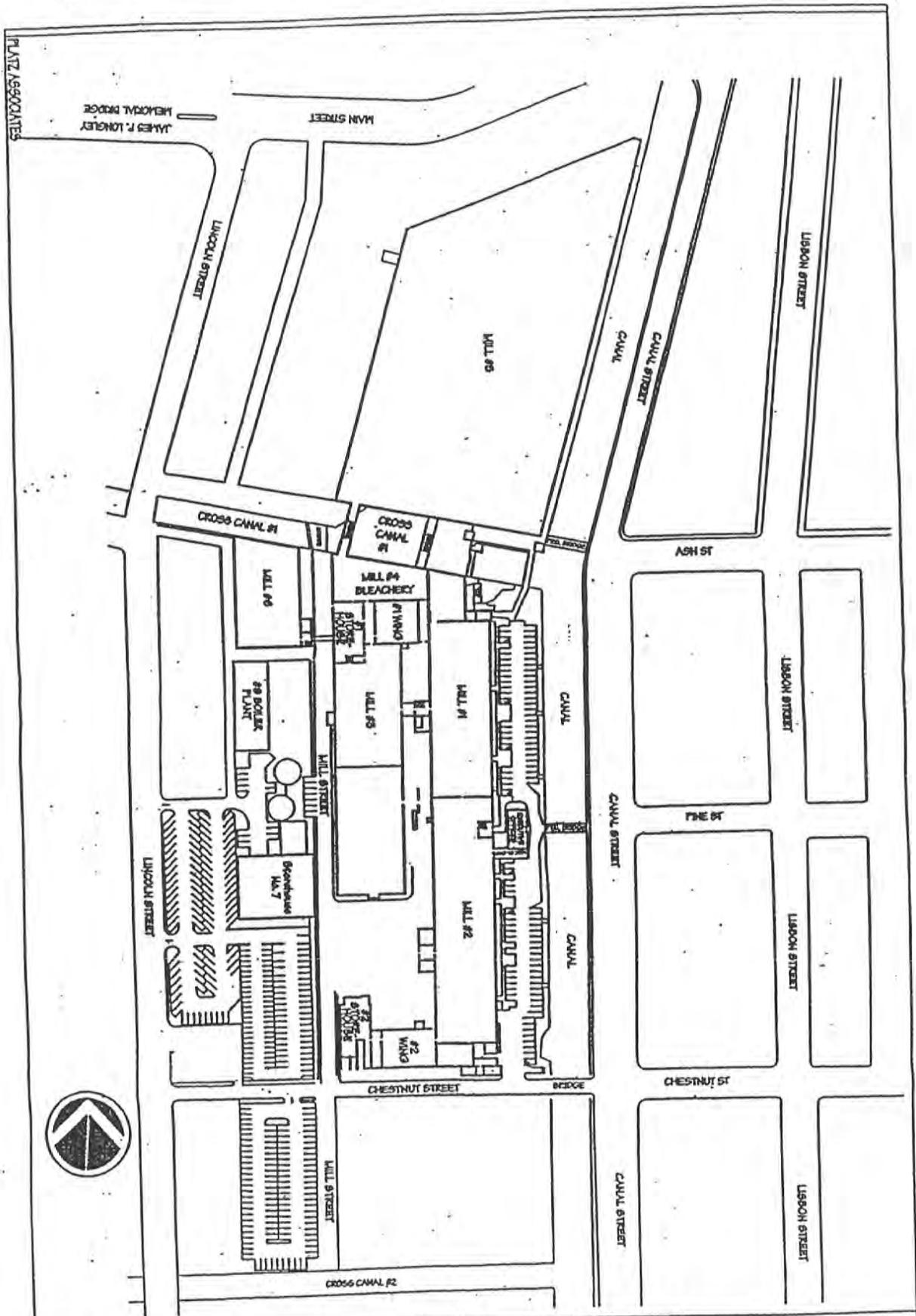
1.5 MILL 9

1.5.1 Base Bid: Floor Sumps

- A. Samples of water from two floor sumps, located on either side of the chimney base, reported elevated levels of DRO. The Contractor shall remove water and sediments from the sumps and support Summit evaluation of the pump discharge path. Bidders will provide a unit cost for handling and disposal of sediment from the sumps.

~~1.5.2 Alternate 13: Mill #9 Floor Trench Encapsulation~~

- ~~A. Elevated levels of metals, SVOCs, and/or DRO were reported present in samples of floor trench sediments. Following cleaning of the trench walls and floor to ensure an interface bond, the Contractor shall form and pour a 6-inch (minimum) thick plug of concrete. The concrete will be reinforced with steel mesh. The trenches will then be filled with gravel~~



PLATZ ASSOCIATES

JAMES F. LONGLEY
MECHANICAL ENGINEER



FIGURE 1	TITLE: SITE PLAN	DATE: 03/20/00		
	PROJECT: BATES MILL COMPLEX PHASE II ESA	SCALE: 1" = 140'		(207) 795-6009
	CLIENT: CITY OF LEWISTON, MAINE			

Environmental Remediation
Bates Mill Complex
Lewiston, Maine

BIDDER NAME: Environmental Projects INC.

BIDDER ADDRESS: PO Box 388 YARMOUTH ME 04096

207-846-0447

Item No.	Base Bid Item	Estimated Quantity	Payment Unit	Item Total
1	Mill 1 - Encapsulate Basement Soils	1	Lump Sum	\$ <u>540⁰⁰</u>
2	Mill 4 - Encapsulate Basement Soils & Floor Trenches	1	Lump Sum	\$ <u>11,825⁰⁰</u>
3	Mill 5 - Remove Sediment & Encapsulate Floor Trenches * Assume non-RCRA soils + water.	1	Lump Sum	\$ <u>7,900⁰⁰</u>
4	Mill 9 - Floor Sumps * Assume Non-RCRA	1	Lump Sum	\$ <u>400⁰⁰</u>
5	Mill 2 - Basement	1	Lump Sum	\$ <u>Item Deleted.</u>
6	No. 1 Storehouse	1	Lump Sum	\$ <u>450⁰⁰</u>
7	No. 2 Wing * Assume 10 CY RCRA Hazardous. Item 7 has an allowance in it for \$2000- (for the hatch)	1	Lump Sum	\$ <u>16,241⁰⁰</u>
Total Base Bid Amount				\$ <u>37,356⁰⁰</u>

Alternate No.	Alternate Bid Item	Estimated Quantity	Payment Unit	Estimated Quantity	Item Total
1	Mill 1 - Encapsulate Basement Soils with Concrete * Assume removal 2 CY Haz Soils * includes trans + taxes.	1	Lump Sum	\$ <u>2108⁰⁰</u>	\$ <u>2108⁰⁰</u>
2	Mill 1 - Laboratory	1	Lump Sum	\$ <u>450⁰⁰</u>	\$ <u>450⁰⁰</u>
3	Mill 1 - Machine Shop	1	Lump Sum	\$ <u>250⁰⁰</u>	\$ <u>250⁰⁰</u>
4	Mill 1 - Fire Extinguisher Shop	1	Lump Sum	\$ <u>1200⁰⁰</u>	\$ <u>1200⁰⁰</u>
5	No. 1 Wing - Encapsulate Soils * 3500 PSI Fibered Concrete	1	Lump Sum	\$ <u>18,928⁰⁰</u>	\$ <u>18,928⁰⁰</u>
6	No. 1 Wing - Remove Soils	1	Lump Sum	\$ <u>51,106⁰⁰</u>	\$ <u>51,106⁰⁰</u>
7	No. 1 Wing - Residual Chemicals	1	Lump Sum	\$ <u>400⁰⁰</u>	\$ <u>400⁰⁰</u>

* Item 6 includes T&D of 105 tons (70 CY) RCRA Haz Soils (\$160 Ton Disp. \$30 ton tax and \$2300 per trip transportation.) Non-Haz pricing would be \$0/ton disposal and \$100/ton transportation.



EPI
Environmental Projects Inc.

Environmental Projects, Inc.
P.O. Box 388, Yarmouth, ME 04096
(207) 846-0447 fax (207) 846-4589
info@EnvProjects.com

December 2, 2002

Mr. Jim Bouquet, P.E.
Summit Environmental Consultants
640 Main Street
Lewiston, Maine 04240

RE: Bates Mill Closure Project – Mill 5

Dear Jim;

Per your request, we have provided a revised price for the trenches in Mill 5. This line item was shown on the bid as Mill 5 – Remove Sediment & Encapsulate Floor Trenches, in the amount of \$7,900.00.

The amount of \$2,396.00 can be deducted from this (we carried \$1,850.00 for materials, \$396.00 for labor, and \$150.00 for equipment) as a result of eliminating the backfilling and concrete cap installation on the trenches. This revised price does not include any materials to enclose or otherwise cover the trenches after they have been cleaned, as it is out of the scope of our work.

If you should have any questions, please do not hesitate to contact me at (207) 846-0447.

Sincerely,

Brian Fons, President
Environmental Projects, Inc.

640 Main Street
Lewiston, Maine 04240
Voice: 207/795-6009
Fax: 207/795-6128
Email: jbouquet@summitenv.com



Memo

To: Allan Turgeon, LMRC
From: Jim Bouquet, P.E.

CC:
Date: 6/5/03

RE: Bates Mill Remediation Work Directive #1

Allan:

Enclosed is Work Directive #1 for your approval. These additional work items are as presented in the enclosed memorandum from EPI dated January 28, 2003 and subsequently authorized by the City of Lewiston. Note that the cost for Work Directive Item 4 has been adjusted for not backfilling the trench along the south wall of Mill 5 (addressed in Item 6) and the cleaning of the trenches under the base bid (Base Bid Item 3). The reduced cost for Item 6 (from cost proposed in the January 28 letter) reflects the savings by EPI resulting from pouring of the concrete in the south trench concurrent with the remainder of the Mill 5 trenches.

Item 1: Removal of Mill 5 Trench Piping	\$2,120.00
Item 2: Plug Floor Drain in Mill 5 Trench	N/C
Item 3: Clean & Replace Grates In Mill 5 (Lower Area)	\$ 850.00
Item 4: Mill 5 Trench Backfilling (\$7,900-\$5,504 - \$645)=	\$1,751.00
Item 6: Backfill Collapsed Trench - Mill 5 South Wall	\$ 660.00
5 CY concrete @ \$95./CY =	\$ 475.00
Item 7: Recycling of 2 Cylinders in Lab (2 @ \$370.)	\$ 740.00
Item 8: Mill 9 Trench Rehab	\$ 800.00
Work Directive #1 Total:	\$7,396.00

Please sign the Work Directive and return a copy to me for distribution to EPI.

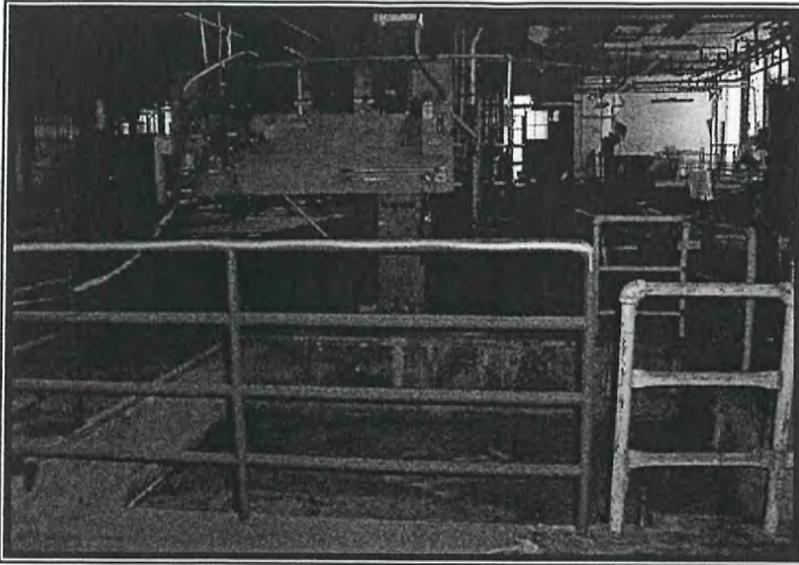
Based on this Work Directive, our current estimate of total project costs are as follows:

EPI Original Contract	\$119,407.50
Work Directive #1	\$ 7,396.00
Summit Oversight	\$ 7,325.00
Additional Sampling	\$ 8,000.00
Additional Caustic Piping	\$ 1,500.00
Total:	\$143,628.50

This estimate does not include the removal of asbestos insulation from the caustic piping.

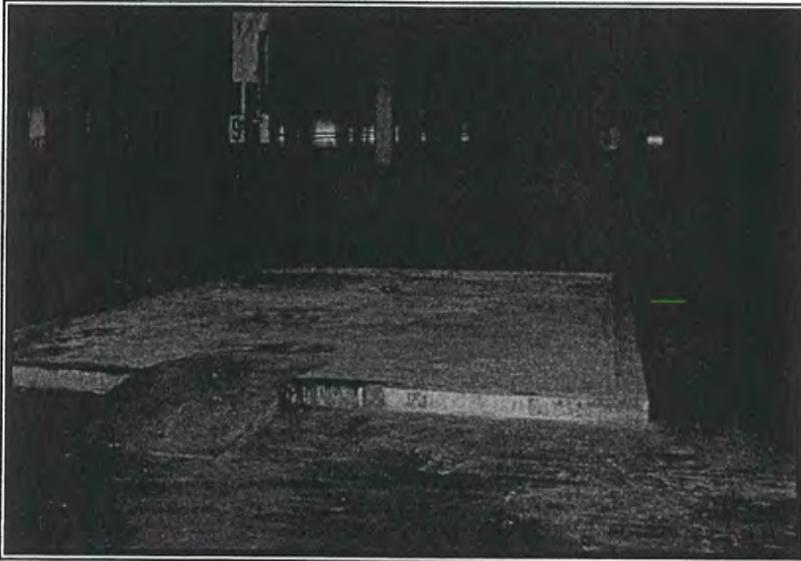
Item No.	Description
1	Mill 1 - Encapsulate Basement Soils
2	Mill 4 - Encapsulate Basement Soils & Floor Trenches
3	Mill 5 - Remove Sediment & Encapsulate Floor Trenches
4	Mill 9 - Floor Sumps
	Liquid Disposal RCRA
	Liquid Disposal Non-RCRA
6	No. 1 Storehouse
7	No. 2 Wing
Alt 2	Mill 1 - Laboratory
Alt 3	Mill 1 - Machine Shop
Alt 4	Mill 1 - Fire Extinguisher Shop
Alt 6	No. 1 Wing - Remove Soils
Alt 7	No. 1 Wing - Residual Chemicals
Alt 8	Remediation of Piping (Chemical Residual)
Alt 9	Clean Mill #4 ASTs
Alt 9A	Disposal of Caustic Solids (Rail Cars)
Alt 9B	Disposal of Caustic Liquid (Pipes & Rail Cars)
Alt 10	Cleaning & Remove Rail Car ASTs
Alt 11	Mill 4 - Residual Chemicals
Alt 12	Mill 5- Residual Chemicals
Alt 14	Mill 9 - Floor Trench Removal
WD1-1	Mill 5 - Remove Trench Piping
WD1-3	Mill 5 - Clean & Replace Grates in Lower Area
WD1-4	Mill 5 - Backfill Trenches
WD1-6	Mill 5 - Backfill South Wall Trench (Labor)
WD1-6	Mill 5 - Backfill South Wall Trench (Concrete)
WD1-7	Recycle Cylinders in Lab
WD1-8	Mill 9 - Trench Rehab
	Dispose of Light Bulb Crusher
	Remediation of PVC Piping (Chemical Residual)
	Remediation of Caustic Pile in No. 1 Storehouse
	Draining of Peroxide Piping

Bates Mill Remediation Photographic Log



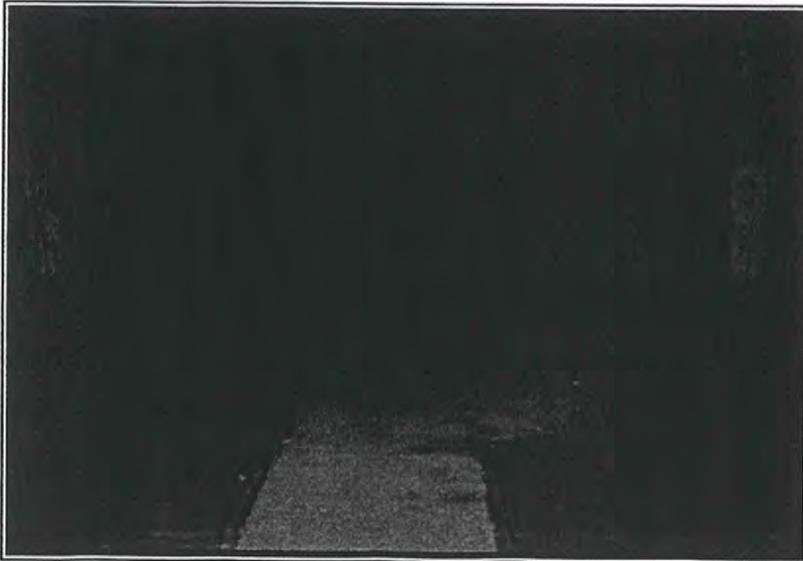
Photograph 10:

Mill 5 Starch Pits Following Cleaning



Photograph 11:

Mill 5 Temporary Hazardous Waste Storage Area Following Cleaning.



Photograph 12:

Mill 5 Mezzanine Trenches Following Cleaning and Backfill with Gravel and Concrete.

640 Main Street
Lewiston, Maine 04240
Voice: 207/795-6009
Fax: 207/795-6128
Email: jbouquet@summitenv.com



Memo

To: Distribution
From: Jim Bouquet, P.E.

CC:
Date: 1/24/03

RE: Bates Mill Remediation

The 1st weekly Progress Meeting for the Bates Mill Environmental Remediation Project was conducted on Wednesday, January 23, 2003 at 11:00 A.M. The meeting was held at the Lewiston Mill Redevelopment Corporation (LMRC) offices. Attendees included:

Allan Turgeon, LMRC
Scott Allocca, Environmental Projects, Inc. (EPI)
Churchill Barton, Summit
Keith Blais, Summit
Jim Bouquet, Summit

Items discussed include the following:

1. EPI will submit bi-weekly Application for Payments by complete work task. The original application will be submitted to A. Turgeon, with a copy submitted to Summit.
2. Daily Reports prepared by Summit will be emailed daily to A. Turgeon.
3. EPI will prepare an electronic version of the project schedule to facilitate updating. A copy of this schedule will be provided to A. Turgeon and Summit.
4. EPI indicated that a concrete floor might not be present beneath the soil of #2 Wing. C. Barton of Summit will further evaluate and provide a recommendation to EPI and the LMRC.
5. Areas substantially completed to date include the Mill #4 containment pits (need to trim the liner material), the "Drug Room" (99 percent complete) and installation of the Mill #2 plywood floor. These areas, in addition to the Mill 5 trenches (dryer area and mezzanine), will be final inspected by Summit this afternoon.
6. EPI did not encounter soil beneath the Mill #2 area where the plywood floor was constructed. As a result, additional soil sampling by Summit in this area will not be required.

in the on-site binder for review by others. Dust and VOC monitoring will be performed both in the work area and at the work area boundary.

7. At the project conclusion, a final (punch list) site walk will be performed with representatives of EPI, the LMRC and Summit.
8. EPI indicated that a Certificate of Insurance has been provided to the LMRC. A copy will be forwarded to Summit.
9. C. Barton has been provided with an executed agreement between EPI and the LMRC.
10. The first weekly progress meeting is scheduled for January 22 at 11:00 AM at the LMRC offices.
11. Summit will provide construction administration and CQA including:
 - Part-time oversight (monitor schedule & work area location/progress)
 - Daily reports
 - Quantity determination/concurrence for unit price items.
 - Coordinate final inspection of work areas
 - Final inspection of individual work areas.
 - Conduct and documentation of weekly meetings.
12. C. Barton or J. Bouquet will perform final inspection of the work areas.
13. EPI intends on submitting bi-weekly Application for Payment by complete work task.
14. Authorization for change orders/out of scope work requires LMRC approval. If out-of-scope work is encountered or requested, EPI will prepare a Work Change Directive detailing the extra work and associated cost. Extra work will not proceed until the Work Change Directive is signed by the LMRC.
15. Prior to contract closeout, EPI will provide Summit with copies of all documentation generated during the project.
16. The LMRC will sign all manifests for the transport of impacted material off-site. EPI intends on preparing a manifest authorization letter to allow EPI to sign for the LMRC (subject to LMRC approval).
17. Summit will prepare and distribute meeting minutes.
18. Potential change orders were discussed. EPI will prepare a Work Directive form for each proposed change. Potential changes discussed included:
 - Removal of water supplying piping from the Mill 5 mezzanine trench (LMRC request).
 - Plug floor drain in the Mill 5 mezzanine trench (Summit request).

- Fill the Mill 5 mezzanine trenches with gravel (after cleaning) and cap with concrete (LMRC request).
- Replace Mill 5 ground level floor grates (LMRC request).
- Evaluate undermined false floor in trench along the south side of Mill 5 (EPI request).

12. S. Allocca will on-site providing senior level project management. His cell phone number is 650-6524. Brian Selleck will be the project foreman.

Distribution: Brian Fons, EPI
Scott Allocca, EPI
Allan Turgeon, LMRC
Churchill Barton, Summit
Keith Blais, Summit

640 Main Street
Lewiston, Maine 04240
Voice: 207/795-6009
Fax: 207/795-6128
Email: jbouquet@summitenv.com



Memo

To: Distribution
From: Jim Bouquet, P.E.

CC:
Date: 1/31/03

RE: Bates Mill Remediation

The 2nd weekly Progress Meeting for the Bates Mill Environmental Remediation Project was conducted on Wednesday, January 29, 2003 at 11:00 A.M. The meeting was held at the Lewiston Mill Redevelopment Corporation (LMRC) offices. Attendees included:

Allan Turgeon, LMRC
Scott Allocca, Environmental Projects, Inc. (EPI)
Churchill Barton, Summit
Keith Blais, Summit
Jim Bouquet, Summit

Items discussed include the following:

1. EPI presented letters for potential change orders. A. Turgeon will discuss these additional costs and the impact on the current project contingency with the City prior to approval. Approved changes will be incorporated into a Work Directive to be prepared by Summit. Potential changes discussed included:
 - Item 1: Removal of water supplying piping from the Mill 5 mezzanine trench.
 - Item 2: Plug floor drain in the Mill 5 mezzanine trench.
 - Item 3: Clean & replace grates in Mill 5 Lower Floor/Starch area.
 - Item 4: Trench cleaning and backfilling (Mill 5 mezzanine).
 - Item 5: Backfill and concrete pits & trenches in the lower Floor/Starch area of Mill 5. (in lieu of Item 3).
 - Item 6: Stabilize collapsed trench along the south wall of Mill 5.
 - Item 7: Recycling of 2 cylinders in the lab.
 - Item 8: Mill 9 trench rehab.

7. Authorization for change orders/out of scope work requires LMRC approval. If out-of-scope work is encountered or requested, EPI will prepare a Work Change Directive detailing the extra work and associated cost. Extra work will not proceed until the Work Change Directive is signed by the LMRC.
8. The LMRC will retain a structural engineer to evaluate the undermined false floor in trench along the south side of Mill 5. Until that determination is complete, EPI will clean the trench to the "dam" in the south trench.
9. Potential change orders were discussed. EPI has (or will) prepared a letter for each proposed change. Potential changes discussed included:
 - Removal of water supplying piping from the Mill 5 mezzanine trench (\$2,120.).
 - Plug floor drain in the Mill 5 mezzanine trench (\$30.).
 - Fill the Mill 5 mezzanine trenches with gravel (after cleaning) and cap with 3,000-pound concrete. EPI will prepare a letter presenting costs.
 - Replace Mill 5 Dryer Area floor grates. As an alternative, EPI will provide a cost to fill those pits with gravel and concrete. EPI will prepare a letter presenting costs.
 - Remove and dispose of stained wood pallets in Mill 4. EPI will prepare a letter presenting costs.

Please contact me with any comments or proposed changes to these minutes. The next weekly meeting is scheduled for 11:00 AM on January 29, 2003, at the LMRC offices. A tentative agenda is attached.

Distribution: Brian Fons, EPI
Scott Allocca, EPI
Allan Turgeon, LMRC
Churchill Barton, Summit
Keith Blais, Summit

2. A. Turgeon will discuss the collapsed trench proposal with the structural engineer (Shelby) in an attempt to quantify (and limit) the amount of concrete required to be pumped beneath the trench.
3. EPI presented an electronic version of the work schedule. The schedule will be updated weekly as necessary due to changes in schedule and/or work scope.
4. Current ongoing work includes caustic piping removal in Mill 5 and prep work in Mill 4 and the #1 and #2 Wings. Mill 9 is currently waiting for Vactoring.
5. Areas completed this period include the CMP area (awaiting C. Barton inspection) and the lathe.
6. A. Turgeon will check with Nason if only one condensate sump will be required for boiler operation (to allow for plugging of the other sump).
7. A. Turgeon requested EPI make sure doors and windows are closed when leaving an area to minimize heat loss.
8. S. Allocca clarified that the type of environmental monitoring performed is work area and task specific. If a particular type of monitoring is not required, the reason will be so noted in the monitoring documentation report.
9. EPI will be submitting an invoice at the end of this week.
10. Summit will evaluate the basement of #2 Wing to clarify whether the floor is soil or concrete (or both).
11. EPI will work with the LMRC to get stairs installed in #2 Wing.
12. EPI is working with A. Turgeon to have the Manifest Authorization Letter prepared.

Please contact me with any comments or proposed changes to these minutes. The next weekly meeting is scheduled for 11:00 AM on February 5, 2003, at the LMRC offices. A tentative agenda is attached.

Distribution: Brian Fons, EPI
Scott Allocca, EPI
Allan Turgeon, LMRC
Churchill Barton, Summit
Keith Blais, Summit

640 Main Street
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Voice: 207/795-6009
Fax: 207/795-6128
Email: jbouquet@summitenv.com



Memo

To: Distribution **From:** Jim Bouquet, P.E.

CC: **Date:** 2/13/03

RE: Bates Mill Remediation Meeting Minutes

The 4th weekly Progress Meeting for the Bates Mill Environmental Remediation Project was conducted on Wednesday, February 12, 2003 at 8:30 A.M. The meeting was held at the Lewiston Mill Redevelopment Corporation (LMRC) offices. Attendees included:

Allan Turgeon, LMRC
Brian Fons, Environmental Projects, Inc. (EPI)
Churchill Barton, Summit
Keith Blais, Summit
Jim Bouquet, Summit

Items discussed include the following:

1. A. Turgeon is awaiting formal approval from the City feedback relative to the request for project change letters. He will be discussing the Mill #5 floor trenches with Platz.
2. B. Fons requested the volume of concrete required under the collapsed trench in Mill #5 be re-estimated. K. Blais of Summit evaluated the area on February 12 and estimates 5 cubic yards of concrete will be required.
3. B. Fons requested a clarification on the status of Mill #5 extra work as related to the project schedule. Once the Vactor is onsite, EPI will need to focus on that operation and will not be able to prioritize Mill #5 trench filling. B. Fons estimates 2 weeks of vactoring commencing on February 17. A. Turgeon told EPI to proceed with vactoring and to address Mill #5 at a later in the project schedule.
4. Current ongoing work includes caustic piping removal and debris removal in the basement of #1 Wing and Mill #4 basement.
5. Nason Mechanical will provide a proposal to A. Turgeon regarding rerouting of the Mill #4 roof drains. EPI will coordinate trench backfill with Nason as the new roof drain outlet pipe is to be located in the trench. C. Barton stressed safety to contactors working in the trench.

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Email: jbouquet@summitenv.com



Memo

To: Distribution
From: Jim Bouquet, P.E.

CC:
Date: 2/19/03

RE: Bates Mill Remediation Meeting Minutes

The 5th weekly Progress Meeting for the Bates Mill Environmental Remediation Project was conducted on Wednesday, February 19, 2003 at 11:00 A.M. The meeting was held at the Lewiston Mill Redevelopment Corporation (LMRC) offices. Attendees included:

Allan Turgeon, LMRC
Scott Alloca, Environmental Projects, Inc. (EPI)
Keith Blais, Summit
Jim Bouquet, Summit

Items discussed include the following:

1. The LMRC has approved the following project items previously submitted by EPI on January 28, 2003:
 - Item 1: Removal of Mill 5 Trench Piping
 - Item 2: Plug Floor Drain in Mill 5 Trench
 - Item 3: Clean & Replace Grates In Mill 5 (Lower Area)
 - Item 4: Mill 5 Trench Backfilling
 - Item 6: Backfill Collapsed Trench - Mill 5 South Wall
 - Item 7: Recycling of 2 Cylinders in Lab
 - Item 8: Mill 5 Trench Rehab

Summit will prepare Work Directive #1 with additional costs associated with these items for formal approval by the LMRC.

2. EPI work this week includes caustic piping removal and cleaning out of the Mill 1 basement. EPI will proceed with Mill 5 next week and delay #2 Wing soil removal until evaluation of the area by Summit is complete.
3. EPI will prepare an updated electronic version of the project schedule to address current project status and the inclusion of Work Directive #1 items in the scope of work.

4. A. Turgeon clarified that the Mill 5 south trench (in the collapsed area) does not need to be backfilled following pouring of concrete into the void space. He stressed the concrete would need to be vibrated to fill all voids.
5. Summit and EPI will measure the surface area of trench in Mill 5 (mezzanine level) to determine a credit for that portion of the trench not requiring backfill.
6. As previously reported, Nason Mechanical will provide a proposal to A. Turgeon for rerouting of the Mill #4 roof drains. EPI will coordinate trench backfill with Nason as the new roof drain outlet pipe is to be located in the trench (within the backfill material).
7. C. Barton action items for the next meeting include the following:
 - Evaluate the caustic piping in the tank in Mill 4 basement.
 - Contact EPA requesting the use of Revolving Loan Funds to remove and dispose of asbestos insulated caustic pipes. Approximately 150 to 200 linear feet of caustic lines are insulated with asbestos containing material.
 - Determine whether soil removal in #2 Wing basement will be effective in making the area safe for workers to enter. EPI will provide a price to encapsulate the area with a layer of concrete in lieu of any soil removal.
 - Clarify with MEDEP Faribault responsibility relative to removal of the caustic piping and rail cars.
8. EPI has submitted the second invoice to the LMRC. This invoice is for caustic piping removal. Summit will verify quantities with EPI.
9. J. Bouquet will prepare an estimate of total project costs considering the additional caustic piping and Work Directive #1.
10. A. Turgeon reminded EPI to make sure outside doors are completely closed after use and that observed building damage should be reported to the LMRC immediately.

Please contact me with any comments or proposed changes to these minutes. The next weekly meeting is scheduled **for 11:00 AM on February 26, 2003**, at the LMRC offices. A tentative agenda is attached.

Distribution: Brian Fons, EPI
Scott Allocca, EPI
Allan Turgeon, LMRC
Churchill Barton, Summit
Keith Blais, Summit

4. A. Turgeon clarified that the Mill 5 south trench (in the collapsed area) does not need to be backfilled following pouring of concrete into the void space. He stressed the concrete would need to be vibrated to fill all voids.
5. Summit and EPI will measure the surface area of trench in Mill 5 (mezzanine level) to determine a credit for that portion of the trench not requiring backfill.
6. As previously reported, Nason Mechanical will provide a proposal to A. Turgeon for rerouting of the Mill #4 roof drains. EPI will coordinate trench backfill with Nason as the new roof drain outlet pipe is to be located in the trench (within the backfill material).
7. C. Barton action items for the next meeting include the following:
 - Evaluate the caustic piping in the tank in Mill 4 basement.
 - Contact EPA requesting the use of Revolving Loan Funds to remove and dispose of asbestos insulated caustic pipes. Approximately 150 to 200 linear feet of caustic lines are insulated with asbestos containing material.
 - Determine whether soil removal in #2 Wing basement will be effective in making the area safe for workers to enter. EPI will provide a price to encapsulate the area with a layer of concrete in lieu of any soil removal.
 - Clarify with MEDEP Faribault responsibility relative to removal of the caustic piping and rail cars.
8. EPI has submitted the second invoice to the LMRC. This invoice is for caustic piping removal. Summit will verify quantities with EPI.
9. J. Bouquet will prepare an estimate of total project costs considering the additional caustic piping and Work Directive #1.
10. A. Turgeon reminded EPI to make sure outside doors are completely closed after use and that observed building damage should be reported to the LMRC immediately.

Please contact me with any comments or proposed changes to these minutes. The next weekly meeting is scheduled **for 11:00 AM on February 26, 2003**, at the LMRC offices. A tentative agenda is attached.

Distribution: Brian Fons, EPI
Scott Allocca, EPI
Allan Turgeon, LMRC
Churchill Barton, Summit
Keith Blais, Summit



Memo

To: Distribution
From: Jim Bouquet, P.E.

CC:
Date: 4/11/03

RE: Bates Mill Remediation

The next weekly meeting for the Bates Mill Environmental Remediation Project is scheduled for Thursday April 17, 2003 at 8:00 A.M. The meeting will be held at the LMRC offices. A meeting agenda is provided below.

A. Attendance

B. Project Status and Schedule

1. Review of work to date and consistency with the EPI prepared schedule.

C. Construction Comments/Site Issues

1. Sampling status of Mill 5 transformers.
2. Dust control and health and safety monitoring.
3. Peroxide piping status.
4. New proposed change orders and out-of-scope work.

D. Administration

1. Application for payment status.
2. Closing Comments.

E. Punch List Inspection

Distribution: Brian Fons, EPI
Scott Allocca, EPI
Allan Turgeon, LMRC
Churchill Barton, Keith Blais, Summit



Memo

To: Distribution
From: Jim Bouquet, P.E.
CC:
Date: 4/11/03
RE: Bates Mill Remediation

The next weekly meeting for the Bates Mill Environmental Remediation Project is scheduled for Thursday April 17, 2003 at 8:00 A.M. The meeting will be held at the LMRC offices. A meeting agenda is provided below.

A. Attendance

B. Project Status and Schedule

1. Review of work to date and consistency with the EPI prepared schedule.

C. Construction Comments/Site Issues

1. Sampling status of Mill 5 transformers.
2. Dust control and health and safety monitoring.
3. Peroxide piping status.
4. New proposed change orders and out-of-scope work.

D. Administration

1. Application for payment status.
2. Closing Comments.

E. Punch List Inspection

Distribution: Brian Fons, EPI
Scott Allocca, EPI
Allan Turgeon, LMRC
Churchill Barton, Keith Blais, Summit

100/2

DAILY FIELD REPORT

Date: 01/20/03
Project: Bates Mill Remediation Oversight
Project #: 3664
Site Contacts: Scott Alloca
Purpose of Visit: Observe and document work in progress in Mill #5

Work Activities: Observed work in progress on cleanup of Mill # 5. EPI is vacuuming waste solids from the trenches and washing the trenches down with a pressure washer afterwards. At the completion of work today they have filled four drums with waste solids and four drums with wash water.

The drain at the Southern end of the trench has been cleaned and plugged with concrete.

Note: There were three drums of wash water and five drums of waste solids in the storage room from cleaning completed on 1-16-03.

Remarks: Will meet with Scott in am to discuss work for 1-21-03.

Portal to Portal

Leave:	<u>11:00</u>	<u>Expenses</u>	
Return:	<u>17:00</u>	Mileage:	<u>3</u>
TOTAL:	<u>2.5</u>	Density Gauge:	<u> </u>
		Other:	<u> </u>

Signed: Keith A. Blais

cc:

50014

SUMMIT ENVIRONMENTAL CONSULTANTS, INC.

640 Main Street
Lewiston, Maine 04240
Phone: (207) 795-6009 Fax: (207) 795-6128

DAILY FIELD REPORT

Date: 01/22/03
Project: Bates Mill Remediation Oversight
Project #: 3664
Site Contacts: Scott Allocca of Environmental Projects Inc.
Purpose of Visit: Observe and document work accomplished on 1-22-03.

Work Activities: Observed trenches in Mill #5 and cleaning is complete. Area has been accepted by Churchill Barton.
Observed area in Northwest corner of the top floor of Mill #4 where dye mixing room was located. EPI has removed the dye stained wood and the liners from the mixing locations. Area has been HEPA vacuumed and scale scraped from under the liners. Churchill has requested that the edges from the liners be neatly trimmed prior to final acceptance.
EPI worked in the later part of the day cleaning the lathe in Mill #4 (1st floor).
During walk through with Churchill, various containers in the machine shop were pointed out for disposal, as well as materials in the fire extinguisher room.
Dust measurements for the day in work areas ranged from a low of .019mg/cubic meter to a high of .27mg/cubic meter (less than the action level of 0.5 mg/cubic meter).
EPI plans to clean machinery in the CMP room on 1-23-03.

Remarks: Weekly project meeting conducted in LMRC offices at 11:00AM. Representative of LMRC, Summit and EPI in attendance

Portal to Portal

Leave:
Return:
TOTAL:

Expenses

15:00	Mileage:	2
16:30	Density Gauge:	
1.5	Other:	

Signed:

Keith A. Blais

cc:

SUMMIT ENVIRONMENTAL CONSULTANTS, INC.

640 Main Street

Lewiston, Maine 04240

Phone: (207) 795-6009 Fax: (207) 795-6128

DAILY FIELD REPORT

Date: 01/22/03

Project: Bates Mill Remediation Oversight

Project #: 3664

Site Contacts: Scott Allocca of Environmental Projects Inc.

Purpose of Visit: Observe and document work accomplished on 1-22-03.

Work Activities:

Observed trenches in Mill #5 and cleaning is complete. Area has been accepted by Churchill Barton.

Observed area in Northwest corner of the top floor of Mill #4 where dye mixing room was located. EPI has removed the dye stained wood and the liners from the mixing locations. Area has been HEPA vacuumed and scale scraped from under the liners. Churchill has requested that the edges from the liners be neatly trimmed prior to final acceptance.

EPI worked in the later part of the day cleaning the lathe in Mill #4 (1st floor).

During walk through with Churchill, various containers in the machine shop were pointed out for disposal, as well as materials in the fire extinguisher room.

Dust measurements for the day in work areas ranged from a low of .019mg/cubic meter to a high of .27mg/cubic meter (less than the action level of 0.5 mg/cubic meter).

EPI plans to clean machinery in the CMP room on 1-23-03.

Remarks:

Weekly project meeting conducted in LMRC offices at 11:00AM. Representative of LMRC, Summit and EPI in attendance

Portal to Portal

Leave:

15:00

Return:

16:30

TOTAL:

1.5

Expenses

Mileage:

2

Density Gauge:

Other:

Signed:

Keith A. Blais

cc:

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640 Main Street

Lewiston, Maine 04240

Phone: (207) 795-6009 Fax: (207) 795-6128

DAILY FIELD REPORT

Date: 01/28/03

Project: Bates Mill Remediation Oversight

Project #: 3664

Site Contacts: Scott Allocca of Environmental Projects Inc.

Purpose of Visit: Document work performed by EPI on Bates Mill Remediation.

Work Activities:

Observed CMP room and found that EPI had cleaned the remaining equipment and swept the floor as Churchill had asked.

Met with EPI on second floor of Mill #5 and noted protective plastic being installed for pedestrian traffic through the area where caustic piping will be removed. EPI removed 98 measured feet of caustic piping from second floor of Mill #5 and collected approximately 30 gal of fluid from the pipes.

Lights were strung in the basement of #1 wing for future work to be performed.

No significant levels of dust or fumes were measured today.

EPI plans to continue with caustic piping removal on 1-28-03, as well as making preparations for work in Mill #4.

Remarks:

Unit Price Item Summary:	<u>Caustic Piping</u>	<u>Caustic Liquid</u>
1/28/03	98 LF	30 Gal

Portal to Portal

	<u>Expenses</u>	
Leave: 15:00	Mileage:	<u>3</u>
Return: 18:00	Density Gauge:	<u> </u>
TOTAL: 2.5	Other:	<u> </u>

Signed: Keith A. Blais

cc:

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Lewiston, Maine 04240

Phone: (207) 795-6009 Fax: (207) 795-6128

DAILY FIELD REPORT

Date: 01/30/03

Project: Bates Mill Remediation Oversight

Project #: 3664

Site Contacts: Scott Allocca of Environmental Projects Inc.

Purpose of Visit: Document work performed by EPI.

Work Activities: EPI worked in cross connect passage from Mill #5 to Mill #4 prepping and removing caustic piping. No measurements were taken today as work is not complete in the area. A sewer pipe is leaking in the basement of the #1 wing. Churchill reported this to Allan Turgeon. Mercury switches were collected by Churchill.

Remarks: Unit Price Item Summary: Caustic Piping Caustic Liquid

Total To Date 316 LF 95 Gal

<u>Portal to Portal</u>		<u>Expenses</u>		Signed: <u>Keith A. Blais</u>
Leave:	<u>14:00</u>	Mileage:	<u>3</u>	cc:
Return:	<u>16:00</u>	Density Gauge:	<u> </u>	
TOTAL:	<u>2</u>	Other:	<u> </u>	

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DAILY FIELD REPORT

Date: 01/31/03

Project: Bates Mill Remediation Oversight

Project #: 3664

Site Contacts: Scott Allocca of Environmental Projects Inc.

Purpose of Visit: Document work performed by EPI on Bates Mill Remediation.

Work Activities:

EPI removed piping from crossover bridge between Mill #5 and Mill #4.
 Work was also accomplished in the basement of Mill #2 installing stairs and preparing the area for work. The existing stairs were unable to be used due to excessive rotting of the wood.
 EPI plans to continue with caustic piping removal on Monday as well as begin work in Mill #2.
 Totals for piping and fluid will be performed on Monday 2-3-03.

Remarks:

Unit Price Item Summary:	Caustic Piping	Caustic Liquid
Total To Date	316 L	95 Gal

Portal to Portal

Leave:	<u>14:00</u>	<u>Expenses</u>	
Return:	<u>15:30</u>	Mileage:	<u>2</u>
TOTAL:	<u>1.5</u>	Density Gauge:	<u> </u>
		Other:	<u> </u>

Signed: Keith A. Blais

cc:

SUMMIT ENVIRONMENTAL CONSULTANTS, INC.

640 Main Street

Lewiston, Maine 04240

Phone: (207) 795-6009 Fax: (207) 795-6128

DAILY FIELD REPORT

Date: 02/04/03

Project: Bates Mill Remediation Oversight

Project #: 3664

Site Contacts: Scott Allocca of Environmental Projects Inc.

Purpose of Visit: Document work performed on Bates Mill Remediation project by EPI.

Work Activities: EPI has removed all the cut pieces of piping from the second floor of Mill #5 as well as the first floor and basement of Mill #4.
 Work continued on the Mill #2 cleanup effort and Mill #4 cleanup.

Remarks: Unit Price Item Summary: Caustic Piping Caustic Liquid
 No Totals To Report Today

Portal to Portal

Leave:	15:30	<u>Expenses</u>	
Return:	17:00	Mileage:	3
TOTAL:	1.5	Density Gauge:	
		Other:	

Signed: Keith A. Blais
cc:

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Lewiston, Maine 04240

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DAILY FIELD REPORT

Date: 02/13/03

Project: Bates Mill Remediation Oversight

Project #: 3664

Site Contacts: Brian Fons of Environmental Projects Inc.

Purpose of Visit: Document work performed by EPI.

Work Activities:

EPI worked in Mill #5 today removing caustic piping. The total at the end of the day was 633 LF of piping with minimal fluid.

EPI plans to continue with piping removal in Mill #6 on 2-14-03 and possibly the small remaining section in Mill #5.

Robert Pratt informed EPI and myself of the energized electrical cables in the overhead of Mill #5 that were in very close proximity to work being performed. Rob said he would work on making it safer for them. Rob also said he would be disconnecting the electrical cable from the switch on the South wall of #1 Wing for EPI.

Remarks:	Unit Price Item Summary:	Caustic Piping	Caustic Liquid
	2-13-03	633 LF	
	Totals To Date	2159 LF	96 Gal

Portal to Portal

Leave:	15:30	<u>Expenses</u>	
Return:	17:00	Mileage:	3
TOTAL:	1.5	Density Gauge:	
		Other:	

Signed: Keith A. Blais

cc:

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Lewiston, Maine 04240

Phone: (207) 795-6009 Fax: (207) 795-6128

DAILY FIELD REPORT

Date: 02/13/03

Project: Bates Mill Remediation Oversight

Project #: 3664

Site Contacts: Brian Fons of Environmental Projects Inc.

Purpose of Visit: Document work performed by EPI.

Work Activities:

EPI worked in Mill #5 today removing caustic piping. The total at the end of the day was 633 LF of piping with minimal fluid.

EPI plans to continue with piping removal in Mill #6 on 2-14-03 and possibly the small remaining section in Mill #5.

Robert Pratt informed EPI and myself of the energized electrical cables in the overhead of Mill #5 that were in very close proximity to work being performed. Rob said he would work on making it safer for them. Rob also said he would be disconnecting the electrical cable from the switch on the South wall of #1 Wing for EPI.

Remarks:

Unit Price Item Summary:	Caustic Piping	Caustic Liquid
2-13-03	633 LF	
Totals To Date	2159 LF	96 Gal

Portal to Portal

Leave:	15:30	<u>Expenses</u>	
Return:	17:00	Mileage:	3
TOTAL:	1.5	Density Gauge:	
		Other:	

Signed: Keith A. Blais
cc:

SUMMIT ENVIRONMENTAL CONSULTANTS, INC.

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Lewiston, Maine 04240

Phone: (207) 795-6009 Fax: (207) 795-6128

DAILY FIELD REPORT

Date: 02/17/03

Project: Bates Mill Remediation Oversight

Project #: 3664

Site Contacts: Scott Allocca of Environmental Projects Inc.

Purpose of Visit: Document work performed on Bates Mill Project.

Work Activities: EPI worked on a small amount of piping in Mill #5 second floor. The majority of the day was spent cleaning in the basement of #1 Wing.

Dust levels were measured in the basement before cleaning started and at intervals during cleaning. Readings ranged from 0.01 ppm of dust (measured at the top of the stairs) to 0.120 ppm in the basement. Dust level measurements were significantly less than the action level of 5 ppm.

EPI will work in the #1 Wing again on Tuesday 2-18-03.

Very little piping was removed today. Totals will be added to the removed piping on 2-18-03.

Remarks: Unit Price Item Summary: Caustic Piping Caustic Liquid

Portal to Portal

Leave:

15:00

Return:

16:00

TOTAL:

1

Expenses

Mileage:

3

Density Gauge:

Other:

Signed:

Keith A. Blais

cc:

SUMMIT ENVIRONMENTAL CONSULTANTS, INC.

640 Main Street

Lewiston, Maine 04240

Phone: (207) 795-6009 Fax: (207) 795-6128

DAILY FIELD REPORT

Date: 02/17/03

Project: Bates Mill Remediation Oversight

Project #: 3664

Site Contacts: Scott Allocca of Environmental Projects Inc.

Purpose of Visit: Document work performed on Bates Mill Project.

Work Activities:

EPI worked on a small amount of piping in Mill #5 second floor. The majority of the day was spent cleaning in the basement of #1 Wing.

Dust levels were measured in the basement before cleaning started and at intervals during cleaning. Readings ranged from 0.01 ppm of dust (measured at the top of the stairs) to 0.120 ppm in the basement. Dust level measurements were significantly less than the action level of 5 ppm.

EPI will work in the #1 Wing again on Tuesday 2-18-03.

Very little piping was removed today. Totals will be added to the removed piping on 2-18-03.

Remarks:

Unit Price Item Summary: Caustic Piping Caustic Liquid

Portal to Portal

Leave:

15:00

Return:

16:00

TOTAL:

1

Expenses

Mileage:

3

Density Gauge:

Other:

Signed:

Keith A. Blais

cc:

SUMMIT ENVIRONMENTAL CONSULTANTS, INC.

640 Main Street

Lewiston, Maine 04240

Phone: (207) 795-6009 Fax: (207) 795-6128

DAILY FIELD REPORT

Date: 02/19/03

Project: Bates Mill Remediation Oversight

Project #: 3664

Site Contacts: Scott Allocca of Environmental Projects Inc.

Purpose of Visit: Bates Mill Remediation Oversight.

Work Activities: Measured the trenches in Mill #5 to get the square footage of the area of trench that will not be backfilled. The total area of all the trenches is approximately 922 square feet. The area not to be backfilled was measured as approximately 104 square feet (approximately 11%).

Discussed with Scott Allocca a 72 LF discrepancy between the invoice EPI has submitted for caustic piping removal and the running total that Summit has been keeping track of. Scott agreed to look into EPI's records to determine if piping was removed without Summit having measured the lengths. We will discuss after Scott has had an opportunity to review EPI documentation.

EPI worked in the basement of #1 Wing cleaning. They expect to continue with this on 2-19-03.

The highest level of air born dust measured for the day in the basement work area was .635ppm, and air born dust measured at the stairway entrance to the basement was .001ppm. Measurements were significantly less than the action level of 5ppm.

Weekly progress meeting was held at 11:00 with Summit, EPI & LMRC in attendance.

Remarks:	Unit Price Item Summary:	Caustic Piping	Caustic Liquid
	Totals To Date	2581 LF	100 Gal

Portal to Portal

Leave:	10:30	<u>Expenses</u>	
Return:	17:00	Mileage:	6
TOTAL:	4	Density Gauge:	
		Other:	

Signed: Keith A. Blais

cc:

SUMMIT ENVIRONMENTAL CONSULTANTS, INC.

640 Main Street
Lewiston, Maine 04240
Phone: (207) 795-6009 Fax: (207) 795-6128

5667

DAILY FIELD REPORT

Date: 02/24/03
Project: Bates Mill Remediation Oversight
Project #: 3664
Site Contacts: Scott Allocca of Environmental Projects Inc.
Purpose of Visit: Document work on Bates Mill Project done by EPI.

Work Activities: EPI worked in Mill #5 cleaning and replacing grates in the lower section. They will be working in Mill #5 again on 2-25-03.

Scott Allocca requested a time frame for when Churchill will be available for the inspection of the switches in the #1 Wing.

No piping removed today.

Remarks: Unit Price Item Summary: Caustic Piping Caustic Liquid
EPI Total for Lab 72 LF

Totals To Date 2653 LF 100 Gal

Portal to Portal

Leave: 15:00
Return: 16:30
TOTAL: 1.5

Expenses
Mileage: 3
Density Gauge:
Other:

Signed: Keith A. Blais
cc:

DAILY FIELD REPORT

Date: 02/25/03
Project: Bates Mill Remediation Oversight
Project #: 3664
Site Contacts: Scott Allocca of Environmental Projects Inc.
Purpose of Visit: Document work performed by EPI on Bates Mill Remediation.

Work Activities: EPI worked in Mill #5 today removing piping from the trench on the mezzanine level to prepare for filling and concrete. Approximately half of the piping in the trench has been removed, and EPI plans to continue tomorrow.

Rollaway containers were removed from the alley today as well.

Scott Allocca is satisfied with the instruction Churchill Barton has left for EPI in the basement of the #1 Wing. The switches have been separated, and the trash and recyclables are separated from the possible PCB's and other contaminants.

Remarks: Unit Price Item Summary: Caustic Piping Caustic Liquid
Totals To Date 2653 LF 100 Gal

Portal to Portal

Leave:	15:30	Expenses	Mileage:	3
Return:	16:30		Density Gauge:	_____
TOTAL:	1		Other:	_____

Signed: Keith A. Blais
cc:

SUMMIT ENVIRONMENTAL CONSULTANTS, INC.

640 Main Street
Lewiston, Maine 04240
Phone: (207) 795-6009 Fax: (207) 795-6128

10212

DAILY FIELD REPORT

Date: 02/25/03
Project: Bates Mill Remediation Oversight
Project #: 3664
Site Contacts: Scott Allocca of Environmental Projects Inc.
Purpose of Visit: Document work performed by EPI on Bates Mill Remediation.

Work Activities: EPI worked in Mill #5 today removing piping from the trench on the mezzanine level to prepare for filling and concrete. Approximately half of the piping in the trench has been removed, and EPI plans to continue tomorrow.

Rollaway containers were removed from the alley today as well.

Scott Allocca is satisfied with the instruction Churchill Barton has left for EPI in the basement of the #1 Wing. The switches have been separated, and the trash and recyclables are separated from the possible PCB's and other contaminants.

Remarks: Unit Price Item Summary: Caustic Piping Caustic Liquid
Totals To Date 2653 LF 100 Gal

Portal to Portal

Leave: 15:30
Return: 16:30
TOTAL: 1

Expenses
Mileage: 3
Density Gauge:
Other:

Signed: Keith A. Blais
cc:

SUMMIT ENVIRONMENTAL CONSULTANTS, INC.

640 Main Street

Lewiston, Maine 04240

Phone: (207) 795-6009 Fax: (207) 795-6128

DAILY FIELD REPORT

Date: 02/27/03

Project: Bates Mill Remediation Oversight

Project #: 3664

Site Contacts: Scott Allocca of Environmental Projects Inc.

Purpose of Visit: Document work done on Remediation Project.

Work Activities: EPI worked in Mill #5 on the trenches preparing for concrete. The trenches will be concreted on 2-28-03.

The trench has been backfilled with crushed stone and crusher dust to a level approximately 4 to 5 inches below the future finished surface. Compaction of the fill was done using a skid steer while watering the fill material. Concrete will fill the remaining 4 to 5 inches of the trench.

The bricks along the South wall that have void spaces underneath have all been collapsed into the bottom of the trench, and the estimated 5 cubic yard requirement to encapsulate the trench at the South end of Mill #5 should be sufficient.

Remarks: Unit Price Item Summary: Caustic Piping Caustic Liquid

Totals To Date 2653 LF 100 Gal

Portal to Portal

Leave:	15:00	<u>Expenses</u>	Mileage:	3
Return:	16:00		Density Gauge:	
TOTAL:	1		Other:	

Signed: Keith A. Blais

cc:

SUMMIT ENVIRONMENTAL CONSULTANTS, INC.

640 Main Street

Lewiston, Maine 04240

Phone: (207) 795-6009 Fax: (207) 795-6128

DAILY FIELD REPORT

Date: 03/03/03

Project: Bates Mill Remediation Oversight

Project #: 3664

Site Contacts: Scott Allocca of Environmental Projects Inc.

Purpose of Visit: Retrieve cylinders from concrete placement on 2-28-03.
Document work done by EPI.

Work Activities: Retrieved 4 test cylinders and inspected concrete in place. Noted concrete was already being used.

EPI worked in Mill #5 cleaning up the trench area on the mezzanine level scraping the edges of the trenches and removing stockpiled dirt.

After Mill #5 they began work in the bleachery area cleaning debris from trenches as well as removing water.

EPI had three men on location all day.

Remarks:	Unit Price Item Summary:	Caustic Piping	Caustic Liquid
	Totals To Date	2653 LF	100 Gal

Portal to Portal

Leave: 10:30
 Return: 11:00
 TOTAL: 0.5

Expenses

Mileage: 3
 Density Gauge:
 Other:

Signed: Keith A. Blais
cc:

The three floor trenches will be cleaned and pressure washed. The trenches will then be filled with gravel. 3000 PSI fibercon will be used to cap the trenches. A steel mesh and concrete plug will be constructed at the outside wall end of each trench. The debris will be shipped as C&D waste. Depending on the volume of trench sludge and sediment, EPI may Tpack that material for characterization and shipment.

1.3.3 Alternate 10 – Removal of Rail Car AST's

After all combustible materials are removed from the area, torches and saws will be used to cut the tanks into small, manageable pieces. These will be brought to the end of the mill and rigged out for disposal as scrap metal. We assumed that the concrete mounts can be left in place. EPI will remove the entire rail car bodies and their associated process piping and valving. The piping will be accounted for in the linear foot item.

1.3.4 Alternate 11 – Mill 4 Residual Chemicals

The rubber membranes from the containments will be cleaned and removed. The containments will also be surfactant washed and the rinseate collected. The floor of the dye room will be surfactant washed and vacuumed. The dye impacted wood on the walls will be cut off, broken down and packaged for disposal. If the wood fails TCLP for metals, then it will be shipped as a hazardous waste. After the walls have been cut up, the floor and surrounding area will be HEPA vacuumed. Clean portions of the walls will be staged for later disposal by LMRC.

1.4.1 Mill 5 Remove Sediment and Encapsulate Floor Trenches

The old wood decking will be removed from the tops of the trench systems, for disposal as C&D waste. Sediments and debris will be removed from the trenches and containerized. The trenches will be pressure washed for final cleaning. No backfilling will be performed, as this item was deleted.

1.4.2 Alternate 12 – Mill 5 Residual Chemicals

The washing machine pits will be cleaned out, and vacuumed. They will then be pressure washed and the rinseate vacuumed up for disposal.

The drums in the containment will be characterized and prepared for shipment. The remaining powders in the containment will be field tested to determine what they are. A cleaning solution appropriate for the material will be prepared and used to pressure wash and clean the containment. Rinseate will be collected and containerized. These materials are assumed hazardous for metals.

In the hydro room, a composite sample will be taken from the oils to determine if any PCB's are present. Assuming no PCB's are found, the oils will be consolidated together for disposal. Citrasolve and wipers will be used to clean the equipment in the room. The oily solids and wipers will also be collected and managed as an oily waste. If PCB's are found, then EPI will submit a proposal for any additional disposal costs and requirements. It is our intent to collect the samples early in our mobilization, so the results will be received prior to starting this phase of work.

1.5.1 Mill 9 – Floor Sumps

The floor sumps will be pumped out with a vacuum truck. All liquids and sludge/solids will be removed to provide Summit with access for inspection and further investigation. The sumps can be pressure washed as a part of the surrounding trench cleaning. The water will be disposed of as DRO water at ESM in South Portland.

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
BATES MILL COMPLEX
LEWISTON, MAINE**

1.0 INTRODUCTION

A Phase I Environmental Site Assessment (ESA) of the 6.44-acre property identified as the Bates Mill Complex (exclusive of Mills #5 and #6) in Lewiston, Maine was undertaken by Summit Environmental Consultants, Inc. (Summit) for the City of Lewiston, Maine (City). The ESA was conducted consistent with American Society of Testing and Materials (ASTM) guidelines. A primary objective of the ESA was to evaluate the property for evidence of past, existing, or material threat of future releases of hazardous substances and petroleum products.

For this ESA, hazardous substances and petroleum products include those materials as defined under ASTM E 1527 (Phase I Environmental Site Assessment Process) Section 3.2.14 (hazardous substances) and 3.2.24 (petroleum products), and as discussed under Section 1.1.1. of the ASTM. Investigation activities included interviews with city officials, multiple site visits, review of property transactions and other historical property use records, asbestos and lead paint surveys, PCB sampling, and a review of government environmental records.

2.0 SITE HISTORY AND CONDITIONS

According to the Tax Assessor's office, the subject property is 6.44 acres in size, is located at 65 to 177 Canal Street, and is shown on City Tax Map 18D. The property is bounded by a canal waterway on four sides, Chestnut Street to the south of the property, Canal Street on the east, and an alleyway parallel to Lincoln Street on the west (see Figure 1). The complex of buildings present on the property and included in this assessment are Mills #1 through #4, Mill #7, Mill #8, a former boiler plant, storage buildings, parking areas, and gravel driveways. These buildings range from two to five stories in height. Mill #6 was not included in the ESA. Mill #5 is located immediately to the north on an adjacent property and is connected to the subject property by two walkways. An ESA completed on Mill #5 in 1994 was reviewed as part of this project. The layout of the mill complex is shown on Figure 2.

2.1 SITE HISTORY

Summit evaluated site history by reviewing available aerial photography (Farm Service Agency photographs from 1964, 1980, and 1991), reviewing Sanborn Fire Insurance Maps, completing a property transaction record review, and interviewing City officials and Bates of Maine, Inc. (BOM) personnel.

Information provided by the City's Planning Department identified owners of the mill as the Bates Manufacturing Company (1820-1850), Bates Fabrics, Inc. (1850-1992) and the City of Lewiston (1992-present). Before ownership by the City, these companies were primarily involved in the weaving and dyeing of cotton and wool textiles. Several buildings on the property are still used for textile operations by Bates of Maine, Inc. Current uses are described in Section 2.2.

Building construction information was compiled an assessment of the property completed by the City in 1993. Table 1 presents a list of the building dates, renovations, and major activities occurring within the mills.

The Sanborn Fire Insurance Maps dated 1902, 1908 and 1935 were reviewed for a historical perspective of the property. The 1902 map identifies the properties under the name of Bates Fabrics, Inc. with the major mill buildings in place. In 1902, Mills #1 and #2 were separate structures (these buildings were shown as connected on the 1935 map), and #8 Storehouse and Building #10 had not been constructed. Residential homes occupied the storehouse site. The power systems of the facility in 1902 included a hot air system for heat fueled by coal, steam and hydroelectric power for electricity, and gas and electric lights. Activities identified on the map provide an idea of processes occurring at the Mill during this time period. Examples for Mill #1 included weaving on the first and second floors, drawing and carding on the third floor, warping and spooling on the fourth floor, and beaming on the fifth floor. The Maine Central Railroad had

& Tool. This floor has undergone extensive renovation and several areas are presently being remodelled for future tenants. The third floor has a single occupant, the Movie Mill, with the remainder of the floor being vacant. The northern portion of the floor was not accessible from the main part of the building. This section of the floor a connecting bridge to Mill #5 and is used by BOM to access Mill #4. Environmental liabilities in this area were limited to asbestos-containing materials (ACM) identified in Mathieu's Saw & Tool (see Section 2.4 for more discussion).

The fourth floor was vacant except for two large non-operating knitting machines.

Portions of the fifth floor were used for the storage of various metals frames, illumination tables, and cardboard punch cards, but the majority of this floor is empty. A 30-gallon drum labelled as sodium hydrosulfite was identified in the southwest section of the floor. The drum appeared half full. The freight elevator room on the fifth floor allows access to the top of the elevator and the elevator motor. The elevator was manufactured by Salem Elevator Works of Salem, MA. The motor was identified as Style 21 and Serial #2518.

2.2.2 Mill #2

Mill #2 is the southeast building of the complex and is five stories high. The construction is brick for exterior walls and wood for interior floors and supports. The first floor was mostly empty. A room at the northeast corner was filled with a variety of items including a 55-gallon drum labelled Liquid B-R 5512-S Heavy Duty Liquid Alkaline Cleaner (Dubois Chemicals of Cincinnati, Ohio). A 35-gallon drum with unlabelled contents manufactured by Preferred Sanitary and Maintenance Chemicals and Accessories, Hy-Test Industries, Rutherford, New Jersey was present. A large spinning machine was located in the central portion of the first floor. The machine was not in use. The southern section of the first floor was a storage room. As discussed in Section 2.4, suspect ACM in the form of roofing tiles were observed. A separate room houses a pump for delivery of natural gas to the BOM's fabric dryers.

The second floor has several occupants including Floor System, the Bates Mill Store, and Parties Plus. This floor has undergone extensive renovation and is completely occupied. The third floor has two occupants, LaRochelle & Associates and the Business Information Center of Maine. The remainder of the floor is empty. Potential environmental liabilities were not identified in these businesses.

The fourth floor was empty except for a General Electric dry type transformer mounted on the southwest wall.

The fifth floor has a single occupant, the Creative Photo Art Center, with the remainder of the floor empty.

4.0 REVIEW OF ENVIRONMENTAL SITE ASSESSMENT REPORT FOR MILL #5

Mill # 5 is located immediately north of the subject property across a small canal, and is connected to the main mill complex by two walkways. Mill #5 covers approximately 4.8 acres and is comprised of two stories. A Phase I ESA including a LAP and asbestos survey was completed on Mill #5 as documented in a report dated July 15, 1994 (Appendix D). A summary of this report follows:

- During the late 1800s, the property currently occupied by Mill #5 was used by a lumber company and a coal company. By 1914, Bates Manufacturing Company had constructed several buildings on the site. The property has been used for textile manufacturing since that time. The facility is currently operated by BOM.
- At the time of the survey (1994), most the building was used for BOM offices, textile manufacturing, storage and shipping. Gates Formed-Fibre Products used part of the first floor for raw material storage and an administrative office.
- USTs were not identified on the Mill #5 property or referenced in government records. Four electrical transformers were identified but information regarding potential PCB content was not identified during the assessment. A single AST was present that reportedly had been used for hydrogen peroxide storage in the past.
- Reported LBP concentrations were relatively low and ranged from 0.1 to 1.1 mg/cm². Asbestos sampling was not conducted; however, a visual survey identified 12,720 linear feet of suspect asbestos pipe insulation.
- Approximately 20 marked and unmarked 55-gallon capacity drums were present throughout the building. Most of the drums contained chemicals or petroleum products used for manufacturing or equipment maintenance, similar to those identified in the main mill complex.

This ESA report appears consistent with ASTM standards and adequately addressed potential environmental liabilities associated with the property. It does not appear that significant changes in the use of the facility have occurred since 1994, and therefore, the conclusions made in the report are still appropriate. These conclusions primarily focused on the presence of unmarked chemical containers, the presence of suspect ACM, and the potential for PCBs in transformer oil.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Summit Environmental Consultants, Inc. (Summit) completed a Phase I ESA for the 6.44-acre property identified as the Bates Mill Complex on Canal Street in Lewiston, Maine. A primary objective of the ESA was to evaluate the property for evidence of past, existing, or material threat of future releases of hazardous substances and petroleum products.

The complex of buildings present on the property and included in this assessment are Mills #1 through #4, Mill #7, Mill #8, a former boiler plant, storage buildings, parking areas, and gravel driveways. These buildings range from two to five stories in height. Mill #6 was not included in the ESA. Mill #5 is located immediately to the north on an adjacent property and is connected to the subject property by two walkways. An ESA completed on Mill #5 in 1994 was reviewed as part of this project.

The Bates Mill Complex has been used primarily for textile manufacturing since the late 1800s under the operation of the Bates Manufacturing Company, Bates Fiber, Inc., and BOM. Since 1992, the City has owned the property and several small businesses have been occupying space no longer used for textile work. However, the majority of the mill complex is empty or used for storage.

Environmental liabilities identified during the assessment consist of the following:

- Numerous labelled and unlabelled containers (five to 55-gallons in size) of chemicals and petroleum products are stored throughout the buildings. Many of the containers are open, poorly stored, or apparently abandoned. Minor spills were evident in several locations. Similar conditions were also reported to exist in Mill #5.
- Large quantities of florescent light ballasts, some of them leaking, are stored in several parts of the mill complex. Many of these ballasts likely contain PCBs which require special disposal in compliance with State and Federal regulations. Several transformers are reportedly present in Mill #5 that may also contain PCBs.
- An asbestos survey with confirmatory sampling indicates that at least 8,700 linear feet of asbestos-containing pipe insulation is present in the mill complex. Much of this material is in poor condition. Several other building materials stored in the mill were confirmed to contain asbestos. Although sampling was not conducted, Mill #5 reportedly contains a significant quantity of suspect ACM as well.
- A lead paint survey identified numerous painted surfaces in the mill with elevated lead levels. No apparent correlation exists between the presence of LAP and location (e.g., ceiling, floor, walls, etc.), color, or building.

TABLE I
 SUSPECT ASBESTOS CONTAINING MATERIALS LISTING
 BATES MILL #5
 NTC JOB# 6222

Location	Functional Area	Amount Linear Feet	Description Pipe Diameter	Percent Damaged
2nd Level Bates Mfg.	Catwalk above slasher machines	260	4"	60%*
	Slasher Area	410	1/2" - 6"	30%
	Loom Area	850	1/2" - 6"	30%
	Cone Area	350	3" - 6"	40%
	Former Show Room	150	1/2" - 6"	5%
Main Area - Wood Flooring: unknown amount of suspect insulating layer between floor and subfloor				
Estimated Sub Total:		1,870 linear feet		
Basement Level Gates Storage	Upper level area	6,550	1/2" - 0"	30%
	Lower level area	4,300	1/2" - 6"	25%
Estimated Sub Total:		10,850 linear feet		
Estimated Total:		<u>12,720 linear feet</u> \$15/CT \$190,800		

*Majority of the rain leaders in both levels are damaged with evidence of debris. Need immediate attention in order to reduce occupant exposure to airborne asbestos fibers.

TABLE II
LEAD BASED PAINT RISK EVALUATION
BATES MILL #5

Date Collected: June 27, 1994
 Remarks: mg/cm² = milligram per square centimeter
 Methodology = X-Ray Fluorescence (Warrington Microlead v. IV),
 Serial Number = 576.4

Pre Lead Calibration: 4.2 - 4.2 - 4.3 - 4.3 mg/cm²
 Post Lead Calibration: 4.3 - 4.3 - 4.3 - 4.3 mg/cm²

<u>Location</u>	<u>Component</u>	<u>Paint Color</u>	<u>Condition</u>	<u>Results mg/cm²</u>
BATES MILL MANUFACTURING				
Main office hallway	Wall	Blue	Good	0.9
	Wall	White	Good	0.5
Main Office	Wall	Cream	Good	0.6
	Window	Cream	Good	0.8
MANUFACTURING AREA 2ND FLOOR				
Exterior brick walls		Black	Peeling	0.9
		Grey	Peeling	1.1
Exterior concrete walls		Cream	Peeling	0.8
		White	Peeling	0.4
Interior Wall Partitions				
	Wood	Blue	Peeling	1.5
	Brick	Blue	Peeling	0.9
	Concrete	White	Peeling	0.8
		Green	Good	1.1

NOTE: for any result over 2.0 mg/cm² - precautions should be noted when renovating or sanding material.
 Potential health hazard if ingested or inhaled.

TABLE II
LEAD BASED PAINT RISK EVALUATION
BATES MILL #5

<u>Location</u>	<u>Component</u>	<u>Paint Color</u>	<u>Condition</u>	<u>Results mg/cm²</u>
Date Collected: June 27, 1994				
Remarks: mg/cm ² = milligram per square centimeter				
Methodology = X-Ray Fluorescence (Warrington Microlead v. IV),				
GATES STORAGE BASEMENT LEVEL				
Staircase	Wall	Blue	Good	1.4
	Trim	White	Good	0.9
	Risers	Blue	Good	1.5
Central Office	Wall	White	Good	0.1
	Trim	White	Good	0.4
Rear Cannal Office	Wall	Green	Good	0.1
	Door	Green	Good	0.5
Shipping Office, Main St				
	Wall	Brown	Good	0.9
	Window	Brown	Good	0.9
	Door	Brown	Good	1.1
Shipping Office, Rear				
	Wall	White	Good	0.4
	Window	White	Good	0.1
Exterior Walls	Concrete	Red	Good	0.1
	Brick	Grey	Good	1.1

NOTE: for any result over 2.0 mg/cm² - precautions should be noted when renovating or sanding material. Potential health hazard if ingested or inhaled.

TABLE II
LEAD BASED PAINT RISK EVALUATION
BATES MILL #5

Date Collected: June 27, 1994
 Remarks: mg/cm² = milligram per square centimeter
 Methodology = X-Ray Fluorescence (Warrington Microlead v. IV),

<u>Location</u>	<u>Component</u>	<u>Paint Color</u>	<u>Condition</u>	<u>Results mg/cm²</u>
Interior Partitions	Concrete	White	Good	0.0
	Wood	Green	Peeling	0.4
	Brick	Blue	Peeling	1.4
Turbine Room	Wall	Yellow	Good	1.4
Concrete Columns		Yellow	Peeling	0.9
		Blue	Peeling	0.4
		Green	Peeling	0.1
		Cream	Peeling	0.9

NOTE: for any result over 2.0 mg/cm² - precautions should be noted when renovating or sanding material. Potential health hazard if ingested or inhaled.

6. Transaction Screen Questionnaire

6.1 Persons to be Questioned—The following questions should be asked of (1) the current owner of the property, (2) any major occupant of the property or, if the property does not have any major occupants, at least 10% of the occupants of the property, and (3) in addition to the current owner and the occupants identified in (2), any occupant likely to be using, treating, generating, storing or disposing of hazardous substances or petroleum products on or from the property. A major

occupant is any occupant using at least 40% of the leasable area of the property or any anchor tenant when the property is a shopping center. In a multifamily property containing both residential and commercial uses, the preparer does not need to ask questions of the residential occupants. The preparer should ask each person to answer all questions to the best of the respondent's actual knowledge and in good faith. When completing the site visit column, the preparer should be sure to observe the property and any buildings and other structures on the property. The guide provides further details on the appropriate use of this questionnaire.

Description of Site: Address:

Bates Mill - Mill #5

LEWISTON RADIATOR WORKS ONLY

Question	Owner			Occupants (if applicable)			Observed During Site Visit		
	Yes	No	Unk ¹	Yes	No	Unk	Yes	No	Unk
1. Is the property or any adjoining property used for an industrial use?				<input checked="" type="radio"/>			<input checked="" type="radio"/>		
2. To the best of your knowledge, has the property or any adjoining property been used for an industrial use in the past?				<input checked="" type="radio"/>			<input checked="" type="radio"/>		
3. Is the property or any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?				<input checked="" type="radio"/>			<input checked="" type="radio"/>		
4. To the best of your knowledge, has the property or any adjoining property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?				<input checked="" type="radio"/>			<input checked="" type="radio"/>		
5. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?					<input checked="" type="radio"/>		<input checked="" type="radio"/>		
6. Are there currently, or to the best of your knowledge have there been previously, any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?				<input checked="" type="radio"/>			<input checked="" type="radio"/>		
7. Has fill dirt been brought onto the property that originated from a contaminated site or that is of an unknown origin?					<input checked="" type="radio"/>		Yes	No	<input checked="" type="radio"/>
8. Are there currently, or to the best of your knowledge have there been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?					<input checked="" type="radio"/>		Yes	<input checked="" type="radio"/>	Unk
9. Is there currently, or to the best of your knowledge has there been previously, any stained soil on the property?						<input checked="" type="radio"/>	Yes	No	<input checked="" type="radio"/>
10. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the property?				<input checked="" type="radio"/>			<input checked="" type="radio"/>		
11. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?				<input checked="" type="radio"/>			Yes	<input checked="" type="radio"/>	Unk
12. Are there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?					<input checked="" type="radio"/>		<input checked="" type="radio"/>		

¹ Unk = "unknown" or "no response"
Copyright © 1993 AMERICAN SOCIETY FOR TESTING AND MATERIALS, Philadelphia, PA

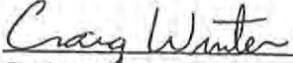
APPENDIX D
PHASE I ESA REPORT FOR MILL #5

MAINE SUPERLIEN SITE ASSESSMENT
BATES MILL COMPLEX - MILL #5
LEWISTON, MAINE
JOB#: 94099-1

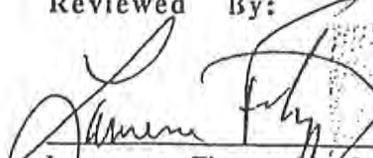
SUBMITTED TO:
Mr. Norm Beauparlant
City of Lewiston
City Building
Lewiston, Maine 04240

SUBMITTED BY:
J.B. Plunkett Associates, Inc.
119 Commercial Street
Bath, ME 04530-2505
July 15, 1994

Prepared By:


Craig Winter
Environmental Engineer

Reviewed By:


Lawrence Fitzgerald, C.G.
Senior Hydrogeologist



Maine Superlien Site Assessment
Bates Mill Complex - Mill #5 -
Lewiston, Maine
Job#: 94099-1
Page 1

1.0 Site Description

The subject site is the Bates Fabrics, Inc. Mill #5 located in Lewiston, Maine. This site and building are owned by the City of Lewiston and is used by Bates Fabric, Inc. and Gates Formed-Fibre Products.

The subject site is located at 15-61 Canal Street in Lewiston, Maine and is located on the United States Geological Survey quadrangle map for Lewiston, Maine. (Figure 1). The property is located across the main water canal from Canal Street and adjacent to the intersection of Main Street with R.R. Alley (1). The lot is irregular in shape with an approximate size of 4.8 acres (2).

The property is designated as Lot #15-61 Canal Street on the City of Lewiston Tax Assessor Map #23B (2). The site is zoned as urban enterprise (UE) by the City of Lewiston (2).

The City of Lewiston is the present owner of record for the subject site (2). Individual property owned by Henry Hollis, Dana F. Turner and The City of Lewiston abuts the site to the north. Property owned by the City of Lewiston borders to the west and the main water canal of the Androscoggin River borders to the east (2). Bates Mill Complex is located across water canal #1 to the south (2). The site layout and abutting property owners are shown on Figure 2. Nearby surface water bodies include the water canals (main and cross) of the Androscoggin River which border the property east and south of the site, respectively (2).

The municipal drinking water for the site is supplied by the Lewiston Water and Sewerage District (3). The water supply for the Lewiston Water and Sewerage District is from Lake Auburn which is located about four miles north of the site. Lake Auburn has a surface area of 2.69 square miles and the drainage area is 15 square miles. The estimated dependable yield of the ponds is 18 million gallons per day (MGD). The present average water demand is approximately 5 MGD (3). The Lewiston Water and Sewerage District supplies water only to Lewiston (3).

The site has been connected to public water since approximately 1914 (4). Reportedly there are private drinking wells within the city limits of Lewiston outside a one mile radius of the site. The site is connected to the public sewer system, but a connection date was not available from the Lewiston Water and Sewerage District (4). The Lewiston Water and Sewerage District has had a public sewage treatment plant since 1973 (3).

2.0 Site History

The primary sources of information used in establishing the site's history and usage were historical records. These records include zoning maps, atlases, deeds, aerial photographs and personal communication with people knowledgeable about the site.

Maine Superlien Site Assessment
Bates Mill Complex - Mill #5 -
Lewiston, Maine
Job#: 94099-1
Page 2

2.1 Previous Ownership

Due to the complexity of ownership for the individual parcels of land that make up the subject site, documentation on previous ownership (deeds, etc.) is provided in Appendix I. This documentation was provided to JBP by Rocheleau, Fournier & Lebel, P.A., Attorneys at Law, of Lewiston, Maine. Mr. Paul Fournier reported to JBP that there are no environmental liens on the subject property (5). The current owner of record for the subject site is the City of Lewiston (2).

2.2 Historical Land Usage

The 1858 topographical map of Androscoggin County, Maine details the site area (6). The Bates Corporation is visible to the south across the water canal (6). The subject site appears undeveloped except for J.C. Batchellors Bookstore, E.W. Roak and W. Beally buildings located to the north of the site on Main Street (6).

Sanborn Fire Insurance maps were reviewed for the subject site area as far back as the late 1800s. The Sanborn maps for 1886 showed a majority of the subject site as the R.C. Pingree & Co. Planing Mill and Lumber Yard (7). The site contained several buildings including lumber and storage warehouses and a paint shop (7). A dwelling with a pig pen is located on the northwest area of the site (7). Maine Central Railroad tracks, depot and locomotive house borders the site to the west (7). Bates Manufacturing is located south of the site across the water canal (7).

The Sanborn Maps for 1892 show the subject area as mostly unchanged except for some minor building expansions on the R.C. Pingree & Co. property (7). Additional buildings are shown north of the site on Main Street including a restaurant, barber shop and dye house (7).

The Sanborn Maps for 1897 shows the R.C. Pingree & Co. property area as vacant (7). The lumber yard is gone except for a couple of storage houses/sheds on the east side of the site (7). No other significant changes are visible except for additional businesses to the north (tobacco, barber shop, sale and feed stables) on Main Street (7).

The Sanborn Maps for 1902 and 1908 still show a majority of the subject site vacant except for a couple of storage sheds (7). Union Water Power Company and Power House buildings are shown on the southern area of the subject site (7). No other significant changes to the area are visible except for additional businesses to the north on Main Street (7). The 1908 map shows sheds and warehouses for Lewiston & Auburn Coal Co. on the western area of the subject site (7).

The Sanborn Maps for 1914 show a large weave shed on the site belonging to Bates Manufacturing Company (Bates Fabric, Inc.) (7). No other significant changes were visible on surrounding properties (7).

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Bates Mill Complex - Mill #5 -
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The Sanborn Maps for 1956 show no significant changes to the site except for a small shipping area being constructed on the northwest corner of the building (8). The building appears to be of the same size and shape as it currently appears in 1994.

Aerial photographs taken in 1964 and 1980 were reviewed for this assessment (9,10). A main water canal and cross canal are visible in both photographs bordering the site on the east and south sides of the site (9,10). The site and surrounding areas seem relatively unchanged between 1964 and 1980 except for the rail yard which is not shown in the 1980 photograph (9,10).

According to Mr. William Lewis, employee since 1949 and Chief Engineer from 1954 through 1985 and consultant to Bates Fabrics, Inc. since 1985 stated that Mill #5 has manufactured textile products since the early 1900s (11). Mr. Lewis reported that historically Bates Fabrics produced bedspreads and may have produced textile products for the military in the early 1900s and late 1930s and early 1940s (11).

Mr. Lewis reported that the second floor of Mill #5 has historically been used as a yarn mill and for slashing and weaving operations (11). The first floor or basement was historically used for dry finished goods production and is currently not used by Bates Fabrics, Inc. (11).

Mr. Mike Perkins, warehouse supervisor for Gates Formed-Fibre Products of Auburn, Maine has reportedly occupied the basement level of Mill #5 for the past 2-2.5 years. The areas are used for bulk storage of raw materials and finished goods.

There is a hydropower generator room in the southwest area of the basement which is currently owned and operated (since approximately 1976) by Central Maine Power (11).

3.0 Site Reconnaissance

A site walkover was conducted on June 27, 1994 by a J.B. Plunkett Associates, Inc. representative who visited the property and made observations concerning surface conditions.

3.1 Interior Conditions

The entire first floor is used by Gates Formed-Fibre Products of Auburn, Maine for raw materials and finished product storage and the second floor is used by Bates Fabrics, Inc. for textile production.

1st Floor - Lower

The first floor contains two loading docks on the west side of the building and one shipping/loading dock in the northwest area of the building. The lower section of the first floor is wood covered concrete slab on grade.

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Bates Mill Complex - Mill #5 -
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Two floor drains were observed in an out-of-service bathroom in the southwest corner of the floor and two floor drains were observed in an active bathroom on the floor's northwestern area adjacent to the shipping/loading dock.

A locked room in the southwest area of the first floor contained three large electrical transformers. A hydropower generator room (50' x 107') is located in this area of the building and it was not observed by JBP for this assessment.

Gates Products uses four propane powered forklifts to transport, stock and load their products in the warehouse and onto tractor trailers. Three propane tank storage areas with empty and full tanks were observed adjacent to the two loading docks on the western side of the building and near the northwest shipping/loading dock.

Two areas in the building's northwest section, adjacent to the shipping/loading dock area, were observed to contain a total of 20 to 25 labeled and unlabeled used 55-gallon drums of miscellaneous materials (used transformer oil, engine oil, antifreeze, etc.). The 55-gallon drum labeled as used transformer oil was approximately one-half full of liquid. JBP could not confirm or deny the labeled contents in any of the 55-gallon drums. These two areas were observed to be used for storage of old machinery and miscellaneous parts, equipment, etc.

1st Floor - Upper

The upper section of the first floor is used by Gates Formed-Fibre Products for raw material storage and is concrete slab on grade. Gates Products maintains an administrative office in the central part of this floor level.

Three 55-gallon drums sitting on their sides in cradles were observed in the shipping/loading dock in the northwest area of this level. The wooden floor below these drums was observed saturated with petroleum product (Figure 2). The three drums in the cradles were labeled as Anti-freeze Coolant, Engine Oil and Exxon NUTO H-46. Other containers (5 and 55-gallon) were observed in the immediate area.

Mr. Mike Perkins (warehouse supervisor) of Gates Products reported to JBP that no major repairs of the forklifts is performed on-site. Mr. Perkins reported that antifreeze, engine oil and transmission fluid are changed on-site in the area of northwest shipping/loading dock by Butch Craig & Son. Mr. Perkins reported to JBP that used engine oil, etc. is handled by Butch Craig & Son. JBP telephone communication with Butch Craig & Son indicated that the used fluids are stored on-site in 55-gallon drums until they become full at which time they are either taken back to their shop for recycling/disposal or to the Gates main plant for recycling.

2nd Floor

The second floor of Mill #5 houses Bates Fabrics, Inc. main offices, old showroom, card cutting room, cutting/inspection area, slashing/yard department, weaving room and general storage areas. Four bathrooms with two floor drains in each were

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observed in the southwest area of the cutting/inspecting area and northwest area of the weave rooms. Mr. Lewis reported that to his knowledge the floor drains in Mill #5 discharge into the city sewer system (11).

Mr. Ron Gosselin, Bates Fabric Plant Manager, reported that Axothene and ZP300 are both spot removers and are stored in drums on-site (12). JBP observed the storage of two drums of ZP300 and two drums of Axothene in the cutting/inspection room but did not observe any leaks or spills associated with these drums. Axothene is no longer used at the site according to Mr. Gosselin (12). Mr. Gosselin reported that the current spot remover (ZP300) is sprayed onto the fabric and then allowed to evaporate and no waste product is generated (12).

Storage of general lubricating oil/grease in 5 and 55-gallon containers was observed in the weave rooms. No major leaks or spills were observed associated with the storage of these containers. Major staining and saturation of the wood flooring was observed in the western most areas of the weave rooms which are currently inactive (Figure 2).

Floor drains in concrete pads exist in the slashing area of the floor which is where starch is mixed and applied to the yarn to improve its wear and transport properties through the weaving process. Mr. Lewis and Mr. Gosselin both reported to JBP that no hazardous or toxic materials are used in the slashing process (11,12).

Asbestos material and lead based paint surveys and evaluations were completed for both building floors and results from those surveys are detailed in Appendix II. It should be noted that any building materials not specifically comprised solely of wood, glass, plastic, or metal may contain asbestos. The asbestos survey estimated a total of 12,720 liner feet of suspect asbestos containing material pipe insulation on both floors of Mill #5. Approximately 30 percent of this pipe insulation is in poor condition which requires an immediate response action in order to minimize the potential for occupational exposures to airborne asbestos fibers. The lead based paint survey did not indicate lead concentrations above the State of Maine Department of Human Services standard of 2.0 milligrams per cubic centimeter (mg/cm^2) on sampled painted surfaces.

3.2 Exterior Conditions

Topographically, the subject site is on relatively level ground. The elevation is approximately 100 to 120 feet above sea level (1). The site is located south of Main Street and west of Canal Street.

The buildings footprint physically covers the property boundaries except for the western side of the building which is used for employee parking and loading dock access.

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A 1,000 to 1,500 gallon above ground storage tank was observed located adjacent to the exterior southwest corner of the building. The tank is labeled as 50 percent hydrogen peroxide and is located above a concrete dike on three steel saddles. Mr. Lewis reported to JBP that this tank has been inactive for the past three or more years and it was used in the past with the industrial tumble washers (for bleaching) located on the first floor (11). Mr. Lewis and Mr. Gosselin both reported that they knew of no spills or leaks associated with this tank (11,12). Mr. Gosselin did not know if the tank was completely empty (12).

Two double-bay loading docks are located on the buildings west side. An empty rusted 55-gallon drum labeled as ZIM Chemical was observed adjacent to the building between these two loading docks.

An out of service electrical transformer was observed located on the buildings west side approximately 15 feet above the ground between these two loading docks. The transformer appeared oily but no soil staining was observed on the ground below its location. In addition, three electrical transformers are located on the south side of Mill #5 below the catwalk to Mill #1. Electrical transformers have the potential to contain oils which may contain polychlorinated biphenyls (PCBs).

The north end of the building is abutted by several buildings and two vacant lots. JBP observed several empty gasoline tanks (small junk pile) and dark staining of soils on adjacent property owned by Lewiston Radiator Works. Dark colored soil was observed on Mill #5 property directly downgradient of this small junk pile located on Lewiston Radiator Works property. JBP also observed a fill and vent pipe from a suspect UST located approximately ten feet north of Mill #5 on another adjacent property. The eastern side of the building is bordered by a water canal.

3.3 ASTM Environmental Site Assessment Transaction Screen Questionnaire

An ASTM questionnaire was completed for this report and is enclosed in Appendix III.

Two inconsistencies were noted on this questionnaire in relation to questions #5 and #11. JBP observed individual containers of chemicals stored on Mill #5 property which is opposite of what Mr. Lewis reported (no) for this question. In addition, Mr. Lewis reported yes to question #11 which JBP reported as no which may be due to vent pipes, fill pipes, etc. being previously located on Bates Mill property but not on Mill #5 property.

4.0 Geology/Hydrogeology

Both the surficial geology and the bedrock geology in the area have been previously mapped. These maps and associated reports were reviewed for this assessment. There were no subsurface explorations or chemical analyses conducted for this site assessment.

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The surficial material mapped at the site is the Presumpscot Formation (13). The soil is mostly silt and clay with low permeability and poor drainage (13).

Local bedrock geology at the site is mapped as the Sangerville Formation (14). The formation is described as "thin-bedded calc-silicate granofels, quartz-plagioclase-biotite granofels, and marble" (14). Ground water resource maps estimate the overburden thickness in the vicinity of the site to be 100 feet (15). No bedrock outcrops were observed during the site walkover.

The MGS has published hydrogeologic data for the significant sand and gravel aquifers in various regions of the State. The aquifer map for Androscoggin, Cumberland, and Sagadahoc Counties indicates that the site is not superimposed on a mapped aquifer (16). The nearest mapped aquifer is located approximately 2.5 miles southeast of the site (16). The fresh water wetlands map, compiled by the MGS, has not outlined any portion of the site as wetlands (17). The closest mapped wetland is approximately 1.5 miles east of the site (17). The Federal Emergency Management Agency (FEMA) Flood Insurance Maps for Lewiston, Maine indicates that the subject site is not mapped in a flood zone (18).

5.0 State, Federal and Municipal File Review

J.B. Plunkett Associates, Inc. reviewed the following readily available files in June 1994 for the purposes of this site assessment.

5.1 State and Federal File Review

The Maine Department of Environmental Protection (MDEP) Underground Storage Tanks Master Listing for all Registered Tanks and the MDEP Master Listing for all Removed Tanks for the City of Lewiston were reviewed for this assessment. There were three registered tanks owned and operated by Bates Fabrics that were removed from Bates property (19,20). However, these three USTs were not located on Mill #5 property. In addition, UST site assessments were not required in the State of Maine until 1991, and as a result no reports are available regarding the removal of these tanks. Two 25,000-gallon #6 fuel oil USTs were removed from adjacent Bates Fabric property in September 1989 and one 1,000-gallon UST containing gasoline was removed from adjacent Bates property (Chestnut Street) in September 1990 (12,20,21). There are currently no active or inactive UST's located on Mill #5 property (11,12,20).

A review of the MDEP Spill Reports for the City of Lewiston indicate there has been one reported spill at the Bates Fabric Complex (21). Mr. Gosselin reported to JBP that the spill was associated with Mill #1 which is across the water canal from Mill #5 (12).

A JBP review of the Maine Resource Conservation and Recovery Act (RCRA) list of handlers, generators, and for treatment, storage and disposal (TSD) facilities of hazardous materials indicates several sites within a 0.5 mile radius including Bates

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Fabric (MED005903398) as small quantity generators (22). Mr. Lewis and Mr. Gosselin both reported that Bates Fabric annually generates a small quantity of waste oil which is properly disposed of and is not stored in Mill #5 (11,12).

Additionally, the Maine list of uncontrolled hazardous substance sites (CERCLA) identified two sites (Lewiston Gas Works at 310 Lincoln St. and Security Heel at 2 Mill St.) within a 1 mile radius of the property (23). A review of the USEPA-Region I CERCLIS (Superfund) List-8 (Site/Event Listing) for Maine identified two sites (Lewiston Gas Works and Security Heel) within a 1 mile radius of the property (24).

5.2 Municipal File Review

J.B. Plunkett Associates, Inc. reviewed the Lewiston, Maine code enforcement files as to possible environmental concerns at the site. Review of this file revealed no documented environmental incidents or concerns at the subject site.

J.B. Plunkett Associates, Inc. also spoke with Inspector Mike Donaghy of the Lewiston Fire Department about environmental issues/responses to the subject site (25). Inspector Donaghy had removal notification records on file for a gasoline UST on Chestnut Street (25). Inspector Donaghy had no records on the above ground tank located at the site and had no knowledge of Fire Department responses to the site concerning environmental hazard(s) (25).

6.0 Environmental Liabilities and Recommendations

Based on the available information and the limited scope of work conducted, JBP cannot determine whether or not the site would fall under jurisdiction of the Maine Hazardous Waste Superlien Law (Title 38 MRSA, Section 1361 et. seq.) and the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C.A. Section 9601 et. seq. Amended, 1986).

JBP rates the site as a moderate to high environmental risk based upon past and current industrial uses at the site and on the identified potential environmental liabilities discussed below.

6.1 Environmental Liabilities

Environmental liabilities identified in this assessment are as follows:

- An inactive above ground storage tank which previously contained 50 percent hydrogen peroxide exists at the site which may still contain product;
- Bates Fabrics is listed as a RCRA hazardous waste generating facility (small quantity) and other small quantity generators exist within 0.50 miles of the site;

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- More than twenty unmarked and marked 55-gallon drums with unknown contents and quantities were identified on both floors of Mill #5 during the assessment;
- Several floor drains were identified in the building which may or may not discharge into the city sewer system;
- A large quantity of suspect asbestos containing materials were identified throughout the building with some materials in poor condition;
- Several old appearing electrical transformers are located in and on the subject building which may contain PCBs;
- Stained soils were observed on the north end of the property which appear to originate from adjacent property (Lewiston Radiator Works);
- An underground storage tank may exist on abutting property to the north which could not be confirmed by JBP as being in compliance with Maine State Law; and
- Painted building surfaces contain low lead concentrations.

6.2 Recommendations

- Investigate the above ground storage tank to confirm or deny that no product remains in the tank. If product still remains in the tank and it is to be no longer used it should be taken out of service in accordance with above ground storage tank requirements.
- Determine and document the exact quantities and types of past and current hazardous material(s) generated on the site and their disposal methods.
- Label all 5 and 55-gallon drums/containers located on the subject site in accordance with the Hazardous Materials Identification System (HMIS). Any drum/containers with unknown or unlabeled material should be properly characterized and/or properly disposed of in accordance with all applicable regulations.
- Perform a limited site investigation to determine if soils on the properties northwest area have become contaminated from off-site sources.
- Conduct a dye test on all floor drains to confirm or deny their connection with the city sewer system.

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- Based on the asbestos and lead based paint survey results, a renovation/demolition impact survey should be performed by a licensed professional before any building renovations or demolitions occur.
- Perform additional file reviews for on-site (drums, electrical transformers) and adjacent property (UST, stained soils) potential environmental issues.

JBP's conclusions regarding environmental liabilities at the site are based on observations of existing site conditions, interpretation of site history and site usage data from documentation made available to JBP and interviews with Bates Fabric personnel (where possible).

7.0 . Limitations

This assessment does not address the site as a whole and cannot, on its own, represent a characterization of the environmental liabilities associated with the subject property. The conclusions provided by JBP are based solely on the scope of work conducted, the sources of information referenced in this report, and the site conditions observed at the time of JBP field work, and may not represent past or future conditions.

1. This report has been prepared for the exclusive use of the City of Lewiston in connection with the Bates Mill Complex Mill #5 only located at 15-61 Canal Street in Lewiston, Maine.
2. The accuracy and completeness of the information available at the sources reviewed and referenced as part of this scope of work (i.e. State and Municipal Officials, State and Municipal Agency Files, interviews with persons knowledgeable about the subject site, etc.) is not verified by JBP.
3. The subsurface environmental conditions at the site may vary significantly outside the immediate vicinity of any borings, test pits or other characterization activities conducted by JBP. Therefore, the conclusions and recommendations would require modification should additional information be made available or additional subsurface investigation be undertaken at the site.
4. The scope of services performed were in accordance with our proposed work scope and the associated budgetary conditions. Additional services could be performed outside the scope of work and at additional expense that would further define the environmental quality of the site.

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5. The work conducted by JBP is subject to our Schedule of Conditions and has been performed according to generally accepted industry practices in use at the time the investigation was conducted. No other warranty is expressed or implied. The contents of this report may not be copied, provided, or otherwise communicated to parties not involved with the subject property without prior written consent from JBP.

6. Interpretations of these data (whether chemical, geological, biological or engineering related) represent one possible interpretation - other interpretations are possible.

8.0 References

1. U.S. Geological Survey, Lewiston, Maine Quadrangle (15 minute series (topographic)) 1979.
2. Records on File at the Lewiston Tax Assessor's Office, Lewiston, Maine.
3. J.B. Plunkett Associates, Inc. telephone communications with Mr. Chris Crovo, Superintendent of the Lewiston Water and Sewerage District on July 10, 1994.
4. J.B. Plunkett Associates, Inc. telephone communication with Mr. Jim Ward of the City of Lewiston Public Works Department on July 10, 1994.
5. J.B. Plunkett Associates, Inc. telephone communication with Mr. Paul Fournier of Rocheleau, Fournier & Lebel, P.A., Attorneys At Law on June 30, 1994.
6. Topographical Map of Androscoggin County, Maine of 1958, available at the Androscoggin County Courthouse in Auburn, Maine.
7. Sanborn Fire Insurance Maps for the City of Lewiston, 1886-1914, available at Bowdoin College, Brunswick, Maine.
8. Sanborn Fire Insurance Maps for the City of Lewiston, 1957, available at Bowdoin College, Brunswick, Maine.
9. Aerial Photograph EOI 3FF 93 dated November 4, 1964. Available at the Maine Geological Office in Augusta, Maine.
10. Aerial Photograph 40 23001 979-52 dated October 10, 1980. Available at the Maine Geological Office in Augusta, Maine.
11. J.B. Plunkett Associates, Inc. telephone communication with Mr. William Lewis, consultant and previous employee of 49 years with Bates Fabric, Inc. on July 12, 1994.

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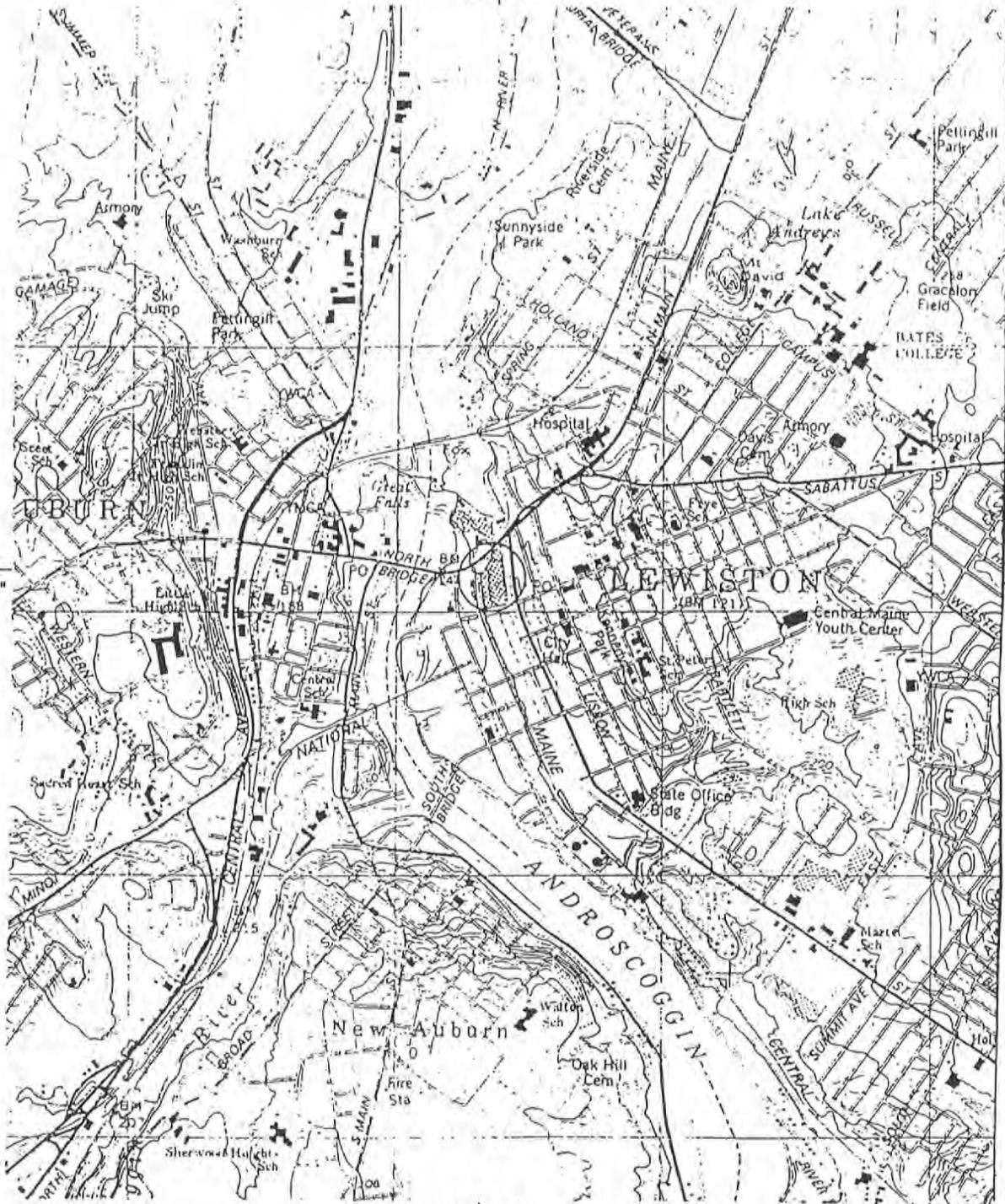
12. J.B. Plunkett Associates, Inc. telephone communication with Mr. Ron Gosselin, Bates Fabric employee for the past 20 years and the current plant manager on July 13, 1994.
13. Smith, G.W. and Thompson, W.B.; Reconnaissance Surficial Geology of Lewiston Quadrangle, Maine, Open File 80-24, Scale 1:62,500, 1980.
14. Hussey, A.M.; Bedrock Geology of the Lewiston Quadrangle, Maine, 1983, Open File No. 83-4, Maine Geologic Survey. Scale 1:62,500
15. Caswell, W.B.; Lanctot, E.M.; Thickness of Overburden in Androscoggin County, Maine 1978. Scale 1:250,000.
16. Williams, J.S. . and Lanctot, E. M.; Sand and Gravel Aquifer Map 11, 1982, Open File No. 85-82c, Maine Geological Survey. Scale 1:50,000.
17. Mullen, M.K., Tolman, A.L.; Fresh Water Wetlands Map 11, 1983, Maine Geological Survey, Open File No. 85-11. Scale 1:50,000.
18. Federal Emergency Management Agency (FEMA) Flood Insurance Maps for Lewiston, Maine, Community-Panel # 230004-10B, according to Peter Parker, City of Lewiston Planning Assistant.
19. Master Listing of Underground Storage Tank Registrations, June 1994. Maine Department of Environmental Protection.
20. Master Listing of Underground Storage Tank Removals, May 1994. Maine Department of Environmental Protection.
21. Directory of All Spill Reports, Maine Department of Environmental Protection, Bureau of Oil and Hazardous Materials, May, 1992.
22. USEPA - Region I RCRA List of Hazardous Waste Handlers in Maine, May 14, 1993
23. The Maine Department of Environmental Protection List of Uncontrolled Sites; Active, Inactive and Military, 1992.
24. USEPA - Region I. CERCLIS (Superfund) Listing 8 (Site/Event Listing) for Maine dated May 18, 1993.
25. J.B. Plunkett Associates, Inc. telephone communication with Inspector Mike Donaghy of the Lewiston Fire Department on July 10, 1994.

Longitude
70°13' 10"

Latitude
44° 05' 47"

Latitude
44° 05' 47"

Longitude
70°13' 10"



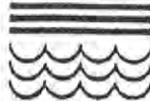
N



LEWISTON, MAINE QUADRANGLE



QUADRANGLE LOCATION
SCALE 1:24,000



J. B. PLUNKETT
associates, inc.

FIGURE 1 SITE LOCATION

BATES MILL #5
CITY OF LEWISTON
LEWISTON, MAINE



MAIN STREET

City of Lewiston

Dana Turner

Henry B. Holla

Henry B. Holla

Henry B. Holla

Unpaved Loading Area and Parking

Shipping/Loading Dock

Stephen S. Sylvester

BUILDING

Loading Dock

Out of Service Electrical Transformer

Loading Dock

Property Boundary

Out of Service AST Hydrogen Peroxide (50%)

Transformer Room

Central Maine Power Generator Room (Basement)

RAILROAD ALLEY

MAIN CANAL

CANAL STREET

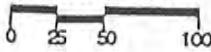
ASH STREET

CROSS CANAL NO.1

LEGEND

-  First & Second floors - oil saturated wood floor
-  Basement - Miscellaneous 55 gallon drum storage areas
- AST Aboveground Storage Tank

SCALE 1" = 100'



SOURCE: City of Lewiston Property Base Map

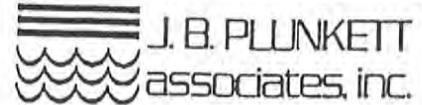


FIGURE 2 SITE PLAN

BATES MILL #5
CITY OF LEWISTON
LEWISTON, MAINE

JBP# 94099-1 DRAWN 7/13/94



NORTHEAST TEST CONSULTANTS

COPY

June 29, 1994

Mr. Craig Winter
J.B. Plunkett
119 Commercial Street
Bath, Maine 04530

Re: Hazardous Building Materials Assessment
Bates Mill #5
NTC Job# 6222

Dear Mr. Winter:

Please find enclosed the project report for the Hazardous Building Materials Assessment performed at Bates Mill #5 on June 27, 1994.

The hazardous building materials assessment consisted of examining for the presence of asbestos and lead based paints.

The assessment was performed by a licensed Maine Asbestos Inspector and registered Maine Lead Risk Inspector.

The suspect asbestos materials assessment consisted of performing visual inspection of suspected friable asbestos pipe insulation as well as suspected non friable asbestos building components. Sampling was not conducted as part of this assessment. Observations and conditions are based on experience and knowledge in the asbestos field as a licensed Asbestos Inspector and Evaluation Specialist.

A review of the observations and conditions indicated that the majority of insulation on the steam, sprinkler, domestic water lines and rain leaders consist of asbestos containing materials. The majority of the insulation is in fair to good condition, however, approximately 30% requires immediate response actions to be implemented, in order to minimize occupant exposure to airborne asbestos fibers. See Table I for approximate amounts and conditions.

The Lead-Based Paint Risk Evaluation was performed with a Warrington X-Ray Fluorescence Microlead I Analyzer. The unit underwent pre and post calibration with zero standard and lead reference cards.

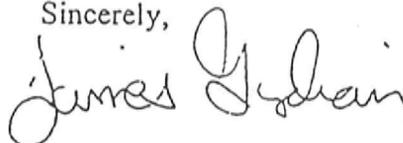
Mr. Craig Winter
June 29, 1994
Page 2

The Lead-Based Paint Risk Evaluation does not constitute a comprehensive lead based paint survey. The risk evaluation is utilized as a guide only in developing and planning for renovation projects that may impact painted surfaces containing lead paint.

A review of the measured results for those surfaces examined did not indicate the presence of lead at levels greater than 2.0 milligrams per square centimeter. See Table II>

Should you require additional services, please call.

Sincerely,



James G. Guzelian
General Manager

JGG:end