

# HOSPITAL SITE UPDATE

November 13, 2019

# AGENDA

- **Site Work**
- **Environmental**
- **Vibration**
- **Questions Received via Email**

*We will pause to take your questions after each section*

## SITE WORK REMAINING

- Site Work (Filling, Grading, Seeding)– 4 Weeks after Environmental is Complete
- Demobilization – 1 Week after Site Work
- **Target Finished Date: January 30th**

## WHAT WILL IT LOOK LIKE?

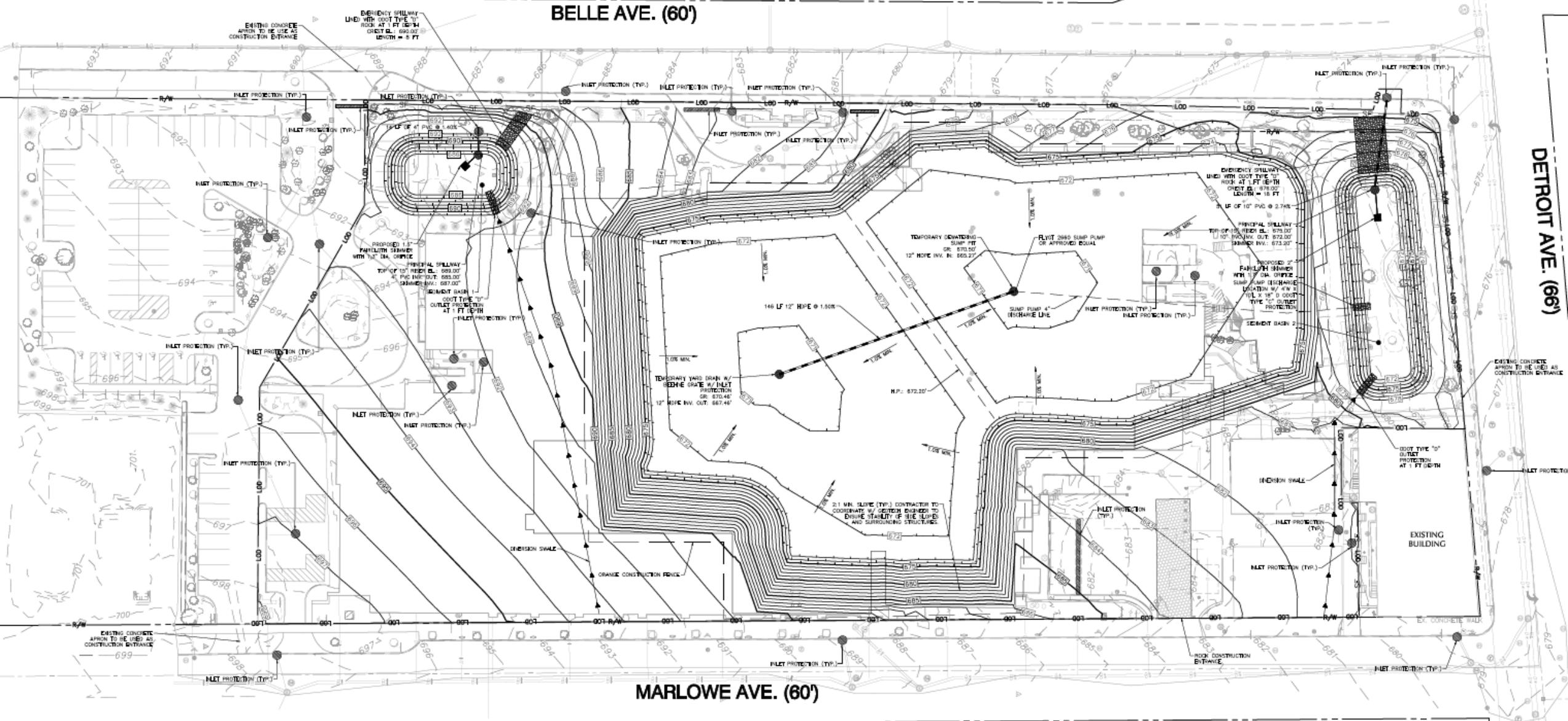
From the end of Site Work until building activities commence the site will be:

- Graded to prepare for development
- Lowest area will have concrete mud mat
- Draining stormwater to sediment basins
- South parking lot remains
- Fence will Remain
- Earth areas stabilized with mulch or vegetation

BELLE AVE. (60')

DETROIT AVE. (66')

MARLOWE AVE. (60')



## WHAT HAS CAUSED DELAYS?

- Found caissons (drilled foundations) under I-story addition
- Unanticipated environmental issues

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# ENVIRONMENTAL ISSUES

- Timeline:
  - September 13<sup>th</sup> – Contaminated soils discovered under floor slab in former laundry area
  - Environmental oversight (EA Group) engaged BRG who specializes in soil contamination
  - Core drilling and sampling to delineate area
  - Impacted area separated from demolition site
  - Hired specialized environmental remediation contractors to work with demolition contractor on regulated waste
  - Removal of soil and water to qualified disposal facilities
  - Ongoing sampling



Impacted Area

## ON-SITE CONCERNS

- Tetrachloroethylene (PCE) trapped between floor slab and bedrock was discovered when floor slab was removed.
- What is PCE?
  - PCE is a chlorinated solvent, most commonly used in dry cleaning
- Why was it here?
  - The source is impossible to know, but we suspect that it came from the hospital laundry which was located in this area in the 1950s
- How long has it been there?
  - Likely for several decades. There was no dry cleaning equipment or chemicals present in the hospital during the Pre-Demolition survey. PCE and other dry cleaning chemicals were often mishandled or disposed of in unsafe ways prior to stricter environmental regulations in the 1970s.

## OFF SITE-CONCERNS

- Contamination was trapped between bedrock and floor slab for decades
- No evidence of off-site migration
- Current sampling shows no impact of these chemicals to neighboring properties
- Ongoing sampling will continue to ensure the safety of adjoining properties

## SHORT TERM CLEANUP

- **Soil:** Contaminated soils have been classified and removed from site
- **Water:** Contaminated water is currently being removed from site
- **Bedrock:** Top layer of shale bedrock has been removed along with soil. Neutralizing agent will be spread on remaining impacted area.

## LONG TERM CONTROLS

- City has engaged Brownfield Restoration Group (BRG) to take the site through Ohio's Voluntary Action Program (VAP)
- The VAP requires that testing and risk assessment be done for all "exposure pathways" both on- and off-site
- End Result: No Further Action letter (NFA)

From the Ohio EPA "When a Certified Professional determines after site investigation and any necessary cleanup that the property meets the standards contained in the program rules (OAC Chapter 3745-300), he or she can prepare a No Further Action (NFA) letter. This document describes the environmental problems found at the site, how those environmental problems were investigated and how the site was cleaned up."

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# VIBRATION

Where are vibrations coming from?

- Jackhammering to remove caisson foundations
- Placement of engineered fill (for compaction)

Contract specifies a vibration limit based on industry standards for adjacent residential

Four vibration monitors were installed prior to demolition and have been recording continuously.

## VIBRATION

We have received claims of damage to walls, ceilings, etc. in adjacent homes.

We acknowledge that the effect of this project on your homes is real.

The City has a moral obligation to you to make things right in regard to damage this project has caused.

We will be working with our insurance carrier to evaluate damage claims and pay for repairs to your homes.

An insurance adjustor is the most capable and qualified person to evaluate the damage

# VIBRATION

**In order to make a claim:**

- Contact Jennifer Swallow, Asst. Law Director at 216-529-6036
- We will connect you with our insurance carrier Trident for evaluation of the claim
- Claims that are approved will be paid directly to the homeowner
- Homeowners will select their own contractor to complete repairs

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## GOING FORWARD

It is much easier to communicate on these complex topics face-to-face. We would like to meet here again **6:30 PM on Wednesday December 18<sup>th</sup>**.

**Several of the questions we received are related to the Construction Phase of the Project and answers are not known at this point.**

We have provided all of the construction questions to Carnegie Development.

**Follow-up meetings will be a way for us to keep you updated as the project takes shape.**

## QUESTIONS WE HAVE RECEIVED

**What is the anticipated beginning date of the next phase of construction?**

Spring 2020. However, several important steps are still pending, primarily the transfer of the land from City to Carnegie.

## QUESTIONS WE HAVE RECEIVED

### **Will the construction hours still be 8AM to 8PM?**

Construction work is permitted between 8AM and 9PM. The actual working hours have not been set, but this is what is allowed by Code:

Noise Control Section 515.04(h) of the City Code defines a noise disturbance from demolition and construction as:

“Operating or permitting the operation of any tools or equipment used in construction, drilling or demolition work:

*(1) Between the hours of 9:00 p.m. and 8:00 a.m. the following day on weekdays or at any time on Sundays, such that the sound therefrom creates a noise disturbance across a residential real property boundary, except for emergency work of public service utilities or by special variance.*

## QUESTIONS WE HAVE RECEIVED

**When will the two homes on Marlowe be demolished?**

→ Not known at this time, but not sooner than Spring 2020

**Will anything be salvaged from the homes?**

→ Carnegie will work with the Historical Society to conduct salvage / documentation of the homes.

## QUESTIONS WE HAVE RECEIVED

**For the next phase of the project, we'd like Belle and Marlowe swept daily.**

Dirt tracked onto streets is a contractor's responsibility. However, the City has stepped in during the demolition phase of the project to add two additional runs per week by the City sweeper on Belle and Marlowe.

We are prepared to provide additional support during construction, if needed, but cannot commit to a specific schedule.

## QUESTIONS WE HAVE RECEIVED

**We want the entrance to the next phase of the project to be on Belle.**

Our priority is to minimize impact to residential areas.

Construction at the site will occur in several phases and will be increasingly constrained as more buildings go up. City will work with Carnegie to locate entrances as far north as possible to minimize impact to your homes.

## QUESTIONS WE HAVE RECEIVED

**Where will contractors park during the construction?**

On the site or on other private lots.

## QUESTIONS WE HAVE RECEIVED

**Will cranes be used during construction?**

Yes.

**Will the city certify the operator and the equipment?**

Yes.

# QUESTIONS

For more information about the project:

[www.OneLakewoodPlace.com](http://www.OneLakewoodPlace.com)

[www.OneLakewood.com/DowntownDevelopment](http://www.OneLakewood.com/DowntownDevelopment)

**Next Meeting:**

**December 18<sup>th</sup> 6:30 PM**

Contact Info: [Planning@LakewoodOH.net](mailto:Planning@LakewoodOH.net)

216-529-6630