Vinyard & Associates, Inc.

8916-A Adams Street, NE
Albuquerque, New Mexico 87113
(505) 797-9743 • Fax: (505) 797-9749
vinyardandassociates@comcast.net

Geotechnical Engineering • Materials Testing • Environmental Engineering

PHASE I
ENVIRONMENTAL SITE ASSESSMENT
KINDERGARTEN ADDITION
APACHE ELEMENTARY SCHOOL
12800 COPPER AVENUE, NE
ALBUQUERQUE, NEW MEXICO

Prepared for:

Albuquerque Public Schools
Facilities Design and Construction
915 Oak Street, SE
Albuquerque, New Mexico 87106

Prepared by:

Vinyard & Associates, Inc.
8916-A Adams Street NE
Albuquerque, New Mexico 87113

Project No.: 08-1-067

Date:

May 9, 2008

EXECUTIVE SUMMARY

Vinyard & Associates, Inc. was retained by Mr. Myron Johnson, AIA, with the Albuquerque Public Schools (APS) Facilities Design and Construction Department to conduct a Phase I Environmental Site Assessment for the proposed kindergarten addition at Apache Elementary School located at 12800 Copper Avenue in northeast Albuquerque, Bernalillo County, New Mexico 87123. The approximately ¼-acre subject site (the location of the kindergarten addition) is situated within the north-central portion of the Apache Elementary School property, to the west of the main buildings and north of the gym building. Apache Elementary School is located on an 8.55-acre parcel identified as Lot 22, Block 5, of the Foothills Estates subdivision. Historically, the site has been an undeveloped portion of the current Apache Elementary School property. The first buildings at Apache Elementary School were constructed in 1967. Additions and more permanent buildings were constructed at the school in 1971, 1980, 1984, and 1995. The Apache Elementary School property is currently developed with the two original school buildings, classroom additions on the south side of these buildings, a library addition on the west side of the buildings, a gym building, three portable classroom buildings, athletic fields, playgrounds, and parking areas.

The purpose of the Phase I Environmental Site Assessment is to determine if the site has significant potential to be contaminated by hazardous substances. To accomplish this, a site reconnaissance and records review was conducted in accordance with ASTM Standard E-1527. This report differs from the ASTM Standard primarily in report format.

A review of federal and state environmental information databases indicated the following:

- There are no registered NPL sites within a one-mile radius of the site.
- There are no proposed NPL sites within a one-mile radius of the site.
- There are no registered CERCLIS sites within a ½-mile radius of the site.
- There are no registered CERCLIS NFRAP sites within a ½-mile radius of the site.

- There are no registered CORRACTS sites listed within a one-mile radius of the site.
- There are no registered RCRA TSD facilities within a ½-mile radius of the site.
- There are no registered RCRA generator facilities identified within a ¼-mile radius of the site.
- The site is not listed as a registered ERNS site.
- The site is not listed as a registered PADS site.
- The site is not listed as a registered TRIS site.
- There are no registered Superfund Consent Decree sites within a one-mile radius of the site.
- There are no registered ROD sites within a one-mile radius of the site.
- There are no registered Delisted NPL sites within a one-mile radius of the site.
- The site is not listed as a registered TSCA site.
- There are no registered SCS sites within a one-mile radius of the site.
- There are no registered SWF sites within a ½-mile radius of the site.
- There are two registered LUST sites listed within a ½-mile radius of the site.
- There are two registered UST sites listed within a ¼-mile radius of the site.
- Eleven unmappable sites could not be excluded from the search radius of the subject site. The unmappable sites do not appear to be located in the vicinity of the subject site.

Based on the information reviewed, nearby LUST and UST sites appear to present a limited environmental hazard relative to the subject site. It appears that the potential for unknown adverse environmental impacts that may exist on the site is low. This assessment has revealed no evidence of recognized environmental conditions in connection with the property. No further environmental assessment appears to be warranted at this time.

While no RECs have been identified at the subject site, the following items of environmental concern were identified at Apache Elementary School:

The property containing the subject site (Apache Elementary School) is listed in the EDR report as a FINDS facility. Vinyard & Associates considers the inclusion of the subject site in FINDS as unlikely to affect the environmental status of the site.

The main buildings at Apache Elementary School were constructed beginning in 1967, and an asbestos survey for the buildings has been performed. APS Environmental Management Department collected 159 samples of representative building materials from the permanent buildings at the site, with the exception of the gym building (built in 1995 and certified as non-asbestos containing by the building contractor). Asbestos fibers were identified or assumed to be present in the following materials:

- Ceiling Tile, 2' by 4' white and tan, hallway (H107), less than 1% asbestos.
- Gypboard Texture, white paint and texture, office ceiling (F105S), less than 1% asbestos.
- Gypboard Texture, white paint and texture, custodian room ceiling (U113), less than 1% asbestos.
- Gypboard Texture, white paint and texture, utility room ceiling (U119), less than 1% asbestos.
- Gypboard Texture, white paint and texture, custodial ceiling (U121), less than 1% asbestos.
- Gypboard Texture, sheetrock, custodial ceiling (U121), less than 1% asbestos.
- Gypboard Texture, beige paint and texture, electrical room ceiling (U127), less than 1% asbestos.
- Gypboard Texture, white paint and texture, storage room ceiling (U127S), less than 1% asbestos.
- Gypboard Texture, beige paint and texture, storage room ceiling (U127S), less than 1% asbestos.
- Gypboard, white drywall mud, wall, room 107 (R125), less than 1% asbestos.
- Vermiculite, brown insulation, hallway (H107), less than 1% asbestos.

- Transite Panels, wall, hallway (H103), more than 1% asbestos.
- Vinyl Floor Tile, 9" x 9", work room (A115S), less than 1% asbestos.
- Vinyl Floor Tile, 12" x 12", tar mastic, PTA room (A104), more than 1% asbestos.
- Vinyl Floor Tile, 12" x 12", black mastic, PTA room (A104), more than 1% asbestos.
- Vinyl Floor Tile, 12" x 12", black mastic, room 114 (SB101T), more than 1% asbestos.
- Vinyl Floor Tile, 12" x 12", black mastic, room 113 (SD101), more than 1% asbestos.
- Thermal system insulation (TSI), more than 1% asbestos.

In summary, asbestos was not detected in fiberglass insulation, plaster, linoleum, baseboard, or baseboard mastic. 1% or less asbestos was identified in 1 of 37 samples of ceiling tile, 2 of 21 samples of gypboard, 8 of 17 samples of gypboard texture, 1 sample of floor tile, 2 samples of taping mud, and 4 of 6 samples of vermiculite insulation. More than 1% asbestos was identified in 1 sample of transite paneling, 2 of 5 samples of floor tile, 5 samples of floor tile mastic, 3 samples of thermal system insulation (TSI). Some materials are also assumed to contain asbestos.

The identified asbestos-containing building materials (ACBMs) are identified in the Asbestos Operations and Maintenance (O&M) Program for the school. The asbestos sampling that was performed focused on building materials that are discussed in the Asbestos Hazards Emergency Response Act (AHERA) regulations.

Because the main buildings were constructed beginning in 1967, it is possible that lead-based paint (LBP) is present. Federal and State regulations do not require sampling for the potential presence of LBP in schools.