

Demolition Summary

Former Esser Paint
1500, 1542-46 N. 32nd St, and 3131 W. Galena

The following summarizes pre-demolition and demolition activities performed at the site. The information is intended to communicate items or features previously located at the site and which items were removed, left in place, backfilled, modified, or further evaluated. Please refer to the Post Demolition Physical Features and Topography Figure for locations of previous buildings, site features, excavations, current topography and other site conditions.

Pre-Demolition Activities:

- Asbestos, Hazardous Materials, and Lead Paint inspections were performed (April-June, 2008).
- Friable asbestos was abated/removed by previous owner (August, 2008).
- Underground and aboveground tanks (USTs, ASTs) were removed (May, 2009).
 - North Tank Farm – 6 USTs removed – impacted soil observed
 - Central Tank Farm – 2 USTs and dispensers removed – no impacts observed
 - South Tank Farm – 6 USTs removed – impacted soil observed
 - Building Garage – 1 AST removed

Tank excavations were backfilled with tunnel rock. Four basement ASTs were left in place.

- Impacted soil (significantly impacted) from north and south tank basins was excavated and disposed. Some residual impacted soil left in place due to depth and proximity to foundations (March and May, 2010).
- Magnetometer survey to evaluate perimeter areas for USTs was performed – test pits were excavated at magnetic anomalies, no additional USTs were located (February, 2010).
- Retaining wall evaluation –
 - Retaining Wall thickness = 16-18 inches.
 - Retaining wall design/construction unknown, no historical records located.
 - Metal tiebacks present in repaired area of 1931A Bldg.
 - Anchoring method/system unknown.
 - Other wall anchoring system - unknown .
 - Targets were placed on wall to monitor movement during and after demolition (no movement was observed).

Demolition Activities (Fall of 2011):

- Remaining asbestos and hazardous materials were removed and disposed.
- Above ground structures were demolished.
- Concrete and asphalt pavements were left in place.
- Perimeter basement walls and foundations (greater than 2' below grade) and basement slabs were left in place. Basement slabs were perforated/broken to facilitate drainage.

- Concrete structures generally perpendicular to the retaining wall were observed during breaking of basement slabs (see site physical features drawing). It is not currently understood whether the concrete beams/structures are related to the retaining wall.
- Two elevator/loading dock shafts to railroad grade were abandoned (doorway filled in w/cast in place concrete tied to retaining wall) and shaft backfilled.
- Above ground storage tanks (2 in south 1931 Bldg. and 2 in central 1950s Bldg.) removed, cleaned and disposed.
- Concrete and masonry were crushed onsite and used for backfill.
- Basements were backfilled with crushed building material that was graded from site surface elevations on the west side of basements to basement slab elevations on the east side of basements.
- Weep holes (1.5-inch diameter, 10-foot spacing) were installed in retaining wall to allow drainage from behind wall.
- Concrete slurry mass poured at NE corner to stabilize/shore basement wall, soil and sidewalk adjacent to Galena St. Bridge.
- Vermiculite (asbestos-containing) was discovered in gravel layer beneath asphalt in southeast portion of site and partially removed. Extent to be investigated and fully remediated (by City).
- Fence dividing 1500 N. 32nd St. and 1542-46 N. 32nd St. was removed.
- Concrete debris was removed from 1500 N. 32nd parcel.

Post-Demolition

- Loading dock grossly impacted soil was excavated and disposed. Excavations were backfilled with demolition recycled fill. Some residual impacted soil left in place.
- Retaining wall targets were surveyed. No movement of retaining wall was detected.