

Draft
ANALYSIS OF BROWNFIELD CLEANUP
ALTERNATIVES

Asbestos Removal

Former Rockford Watch Factory: Original Structure
325 South Madison Street

Brownfields Cleanup Grant Application

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1.0 INTRODUCTION

The former Rockford Watch Factory is located at 325 South Madison Street, with the west boundary of the property being the Union Pacific Rail lines, the north boundary being the School District Property (former administration building), the east boundary being Madison Street and the south boundary being the Union Pacific Rail Line. The City of Rockford is located in Winnebago County, Illinois with major routes of transportation including Interstates 39 and 90, along with Route 20. Rockford has a population of approximately 152,000 residents according to the most recent Census and is the largest community in Winnebago County.

This Analysis of Brownfield Cleanup Alternatives (ABCA) is provided to outline the two (2) alternatives evaluated at this initial stage of the cleanup planning process for the former Rockford Watch Factory property, specifically the original watch factory structure. A preliminary asbestos survey and a Phase I Environmental Site Assessment were performed prior to City acquisition of this property during the summer of 2014. This initial phase of this project will be asbestos removal from the additions to the original Rockford Watch Factory structure prior to the demolition of those additions. This Cleanup Grant request is for asbestos removal from the original structure which is planned for rehabilitation after the asbestos removal is completed. There is a third stage to the Watch Factory Site which will consist of completion of Phase II ESA work and cleanup of the 2.5 acre site. This environmental work is proposed to be funded by Illinois EPA River Edge Funding and/ or USEPA RLF funds.

2.0 SITE BACKGROUND

The Rockford Watch Factory Original Structure was constructed in 1880 and has been designated an historic structure by the Illinois Historic Preservation Agency. The Rockford Watch Factory Site had been purchased by the City of Rockford during the summer of 2014 with the intent of repurposing the original structure after removing the additions to the original structure. The future use of the property is proposed to include parking and landscaping that will support the Indoor Sports Complex as well as the original Rockford Watch Factory that will be retained and repurposed.

The Phase I Environmental Site Assessment for the Rockford Watch Factory site was performed during 2013 and the updated document was completed on June 7th of 2014.

3.0 Asbestos Removal

Asbestos Removal must be performed in the original structure before the original structure can be repurposed. This asbestos removal as well as the future completion of the site cleanup should put this property in the position for reuse of the building for a use beneficial to the surrounding community.

4.0 CLEANUP ALTERNATIVES

There are two cleanup alternatives applicable to the Rockford Watch Factory, original structure:

4.1 Alternative 1 – Remove all asbestos from the remaining Original Rockford Watch Factory Structure

1. Effectiveness – this alternative addresses all of the remaining asbestos at one time.

2. Implementability – the only issues with implementing this alternative is available funding.
3. Cost – this action is expected to cost \$250,000 to \$300,000 or more because of the extent of the asbestos in the structure.

4.2 Alternative 2: No Asbestos Removal

1. Effectiveness – This alternative addresses the need to repurpose this historic building for a use that would be beneficial to the surrounding community.
2. Implementability – This alternative does not address the asbestos issue
3. Cost – There is no monetary cost but a considerable cost to the neighborhood to let this structure sit vacant and unusable

5.0 RECOMMENDATION

Based on the analysis presented in the previous section, the first alternative addresses the contamination, but is also compatible with the proposed end use and is more cost-effective. Therefore, the first alternative is recommended.

6.0 DECISION DOCUMENT

A decision document will be issued at the close of the 30-day public comment period with additional details on the selected alternative.

Draft
ANALYSIS OF BROWNFIELD CLEANUP
ALTERNATIVES

Asbestos Removal

134 N. Main Street Building: Former Walgreens Building
134 N. Main Street Building

Brownfields Cleanup Grant Application

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1.0 INTRODUCTION

The 134 N. Main Street Building is located at 134 N. Main Street , with the west boundary of the property being a public alley, the north boundary being Mulberry Street, the east boundary being Main Street and the south boundary being an adjacent building. The City of Rockford is located in Winnebago County, Illinois with major routes of transportation including Interstates 39 and 90, along with Route 20. Rockford has a population of approximately 152,000 residents according to the most recent Census and is the largest community in Winnebago County.

This Analysis of Brownfield Cleanup Alternatives (ABCA) is provided to outline the two (2) alternatives evaluated at this initial stage of the cleanup planning process for the 134 N. Main Street property. A Phase I Environmental Site Assessment were performed prior to City acquisition of this property during the summer of 2013. An asbestos survey was performed during the summer of 2015. The initial phase of this project will be asbestos removal from the a the 134 N. Main Street Building structure prior to renovations and a three story verticle addition to the building. This Cleanup Grant request is for asbestos removal from the structure which is planned for rehabilitation/repurposing after the asbestos removal is completed.

2.0 SITE BACKGROUND

The 134 N. Main Street Building was constructed in 1927 and has been designated an historic structure by the Illinois Historic Preservation Agency. The 134 N. Main Street Building had been purchased by the City of Rockford during the summer of 2013 with the intent of

repurposing the original structure for mixed uses. The future use of the property is proposed to be a 5-story hotel after the verticle addition is done to the current 2-story structure.

The Phase I Environmental Site Assessment for the 134 N. Main Street Building was performed during 2012 and the updated document was completed during 2013.

3.0 Asbestos Removal

Asbestos Removal must be performed in the original structure before the original structure can be added on to with the 3-story verticle addition. This asbestos removal should put this property in the position for reuse of the building for a use beneficial to the surrounding Downtown community.

4.0 CLEANUP ALTERNATIVES

There are two cleanup alternatives applicable to the 134 North Main Street Building:

4.1 Alternative 1 – Remove all asbestos from the 134 N. Main Street Building Structure

1. Effectiveness – this alternative addresses all of the remaining asbestos at one time.
2. Implementability – the only issues with implementing this alternative is available funding.
3. Cost – this action is expected to cost \$175,000- \$200,000 or more because of the extent of the asbestos in the structure.

4.2 Alternative 2: No Asbestos Removal

1. Effectiveness – This alternative does not address the need to repurpose this historic building for a use that would be beneficial to the surrounding community.

2. Implementability – This alternative does not address the asbestos issue

- 3 Cost – There is no monetary cost but a considerable cost to the neighborhood to let this structure sit vacant and unusable

5.0 RECOMMENDATION

Based on the analysis presented in the previous section, the first alternative addresses the contamination, but is also compatible with the proposed end use and is more cost-effective. Therefore, the first alternative is recommended.

6.0 DECISION DOCUMENT

A decision document will be issued at the close of the public comment period with additional details on the selected alternative.