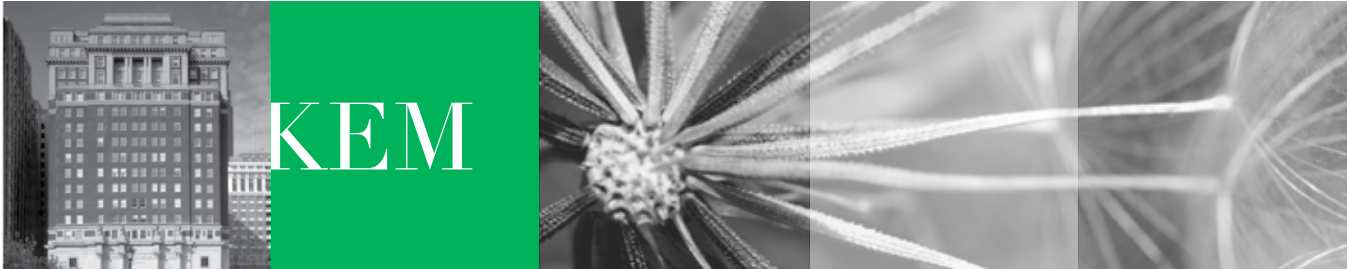


INA BUILDING

Professional Engineering and Construction Management



**KEATING
ENVIRONMENTAL
MANAGEMENT, INC.**

*Environmental,
Energy &
Sustainability
Solutions*

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835 Springdale Drive
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KeatingEnvironmental.com



Client

Private Developer

Project Location

Philadelphia, PA

Elements of the Projects

- Historic Renovation
- Property Condition Assessment
- Environmental Assessment
- Asbestos Remediation
- Hazardous Waste Management

Keating Environmental Management, Inc. (KEM) provided investigation, design, and management services for the remediation and interior demolition of the Insurance Company of North America Building, a **Registered National Historic Landmark Building**, located at 1600 Arch Street in Philadelphia, Pennsylvania.

Due to the high profile of this historic structure, the **owner retained KEM to be an integral part of the pre-construction/**

design team. KEM was responsible for determining the existing condition of the building, identifying all areas of environmental concern, developing a cost effective abatement and demolition work scope, developing accurate cost estimates to be used to arrange financing, and developing a schedule to adequately interface the abatement and demolition activities with the construction and fit-out activities.



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The renovated historic building is appropriately known as The Phoenix and now consists of 268 luxury apartments and 48,000 square feet of retail and office space accentuated by a grand two-story atrium lobby.

KEM 's contributions to the renovation included:

- A property condition assessment to determine the condition of the structure, including building systems and finishes.
- An environmental assessment to identify potential hazards, including adjacent property uses, presence of hazardous materials, underground tanks, PCB-containing electrical devices, asbestos, and lead-based paint.
- Development and implementation of a comprehensive work plan to investigate identified problems and hazards.
- Closure of underground storage tanks, the abatement of over a half million square feet of asbestos containing materials, encapsulation of lead-based paint, and removal and disposal of PCB-containing electrical devices.



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