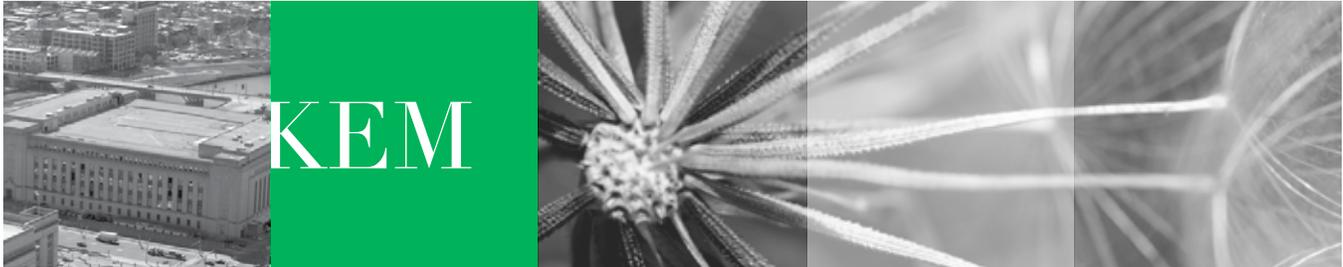


30TH STREET US POST OFFICE COMPLEX

Brownfield Redevelopment



**KEATING
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*Environmental,
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Client

Brandywine Realty Trust

Project Location

Philadelphia, PA

Date Completed

2010

Elements of the Projects

- LEED
- Indoor Air Quality Management Plan
- Act 2 Land Recycling
- Asbestos Management
- Hazardous Materials Management

Keating Environmental Management, Inc. (KEM) was the lead environmental consultant for the \$252 million Brownfield redevelopment of the historic 30th Street United States Post Office Campus. The project included the renovation and/or demolition of three separate postal service buildings totaling 1.15 million square feet.

Performed for Brandywine Realty Trust on behalf of the Internal Revenue Service, the project resulted in the rehabilitation of the former Regional Post Office Processing and Distribution Center, which was awarded LEED Gold certification



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Our environmental investigation and planning tasks included:

- Comprehensive site surveys, environmental and risk assessments **of the entire 1 million square foot property.**
- Subsurface investigations, including the installation of multiple groundwater monitoring wells and hydrogeologic modeling.
- A pre-demolition survey of all asbestos-containing materials and subsequent creation of an asbestos abatement work plan. This resulted in the **removal of approximately 610,000 feet of asbestos** — containing adhesives, flooring and insulation materials.
- Supervision and coordination of asbestos abatement and concurrent air monitoring to ensure the safety of building occupants during construction.
- Work plans for lead paint abatement, above-ground storage tank decommissioning, and **hazardous material classification and disposal.**
- Designing, coordinating and implementing an **Indoor Air Quality (IAQ) Management Plan** in accordance with LEED requirements.

LEED implications: The 30th Street USPS Brownfield redevelopment is **one of the largest LEED projects** ever undertaken in Philadelphia. The goals of LEED are not only to decrease a building’s demands on the environment but also to create a more healthy and productive work place. As a result, IAQ is a critical category when pursuing certification. KEM designed, coordinated and implemented both the construction-phase and the pre-occupancy IAQ Management Plans. IAQ management plans combined with the use of low-emitting furniture and finishes contributed significantly to the project’s LEED Gold certification.

Act 2 Land Recycling: It was beneficial to the redevelopment to enter the site into PADEP’s Act 2, Land Recycling program. By preparing a combined Risk Assessment Report and Cleanup Plan, KEM obtained a state-issued release of liability on an *accelerated* basis. As a result of a technical submittal to the PADEP by KEM, a **reduction in the number of groundwater samples required was granted resulting in a 50% reduction in the sampling timeline.**

Before – To increase daylighting, a 4-story atrium was constructed running the entire length of the building



After – Energy efficient lighting, inclusion of recycled and certified materials, and advanced commissioning all contributed to LEED accreditation.



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