

BROWNFIELD PROJECT

Pratt Institute - Myrtle Hall



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environmental engineering

Collaborated Project Team

Environmental: Warren Panzer Engineers, P.C.

Architect: WASA Studio

MEP: Lizardos Mechanical & Elec. Eng.

Structural: Rodney D. Gibble Consulting Eng.

Civil: Langan Engineering & Environmental

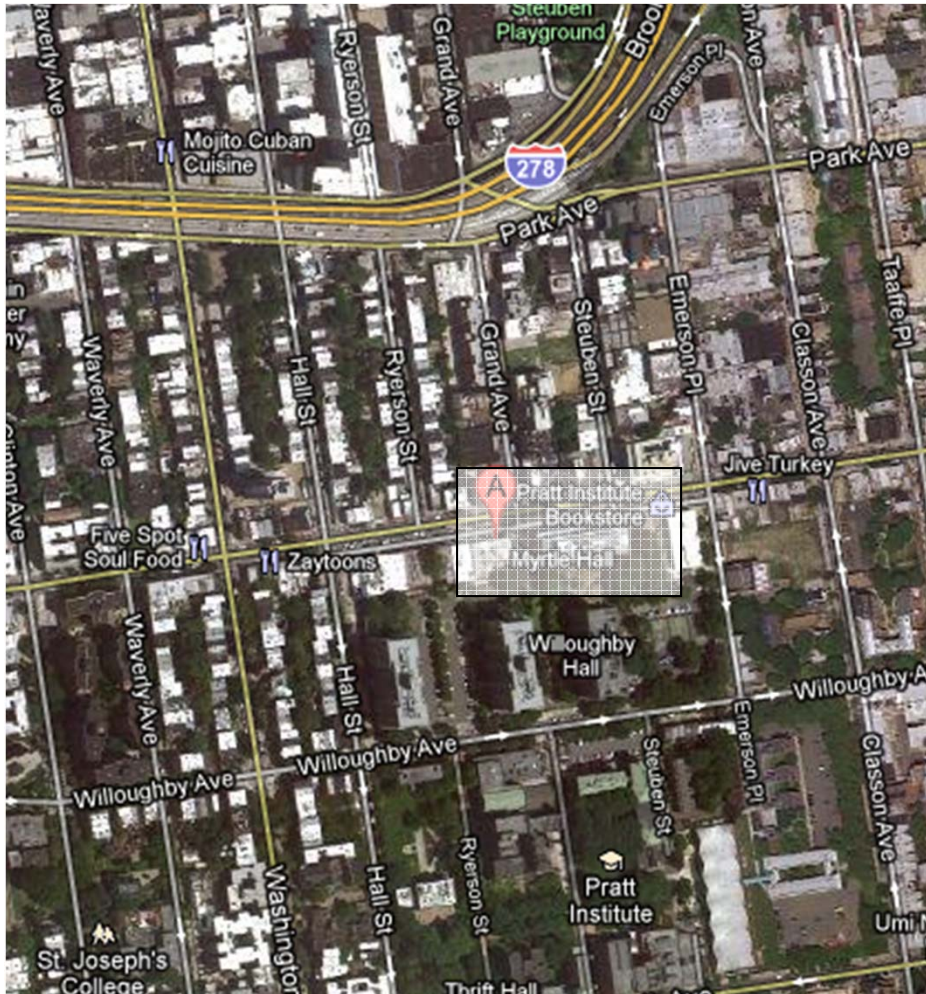
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Site Information



524-550 Myrtle Avenue,
Brooklyn (Lot 40) - was
vacant over 5 years
Avenue - 0.5 acres

215 Willoughby Avenue,
Brooklyn (Lot 120) - was
not vacant it contained
Willoughby Hall - 3 acres

Key Features



- The brownfield project for Pratt provided the most significant improvement of public health & environmental protection.
- Development of an abandoned vacant site significantly improved the neighborhood character leading to higher property values, thus additional revenues for the City.
- Increased employment and commerce from the new facility as well as the retail space
- The first higher education building project in Brooklyn to receive any LEED certification, received LEED Gold certification.

Investigation Phase



- Phase I
- CEQRA (City Environmental Quality Review Act)-Negative Declaration
- Investigation Required for NYC “E” Designated Site (Remedial Investigation Work Plan, Investigation, Remedial Action Work Plan)
- Obtain Building Permit for Construction
- Environmental Monitoring During Construction

Implementation



- Remedial work
- Two (2) feet of soil was excavated, removed & disposed
- The areas capped with paving and/or impervious concrete were remediated by one (1) foot of soil excavation to remove contaminated soils.

Implementation

- Five (5) undocumented fuel oil underground storage tanks (UST) ranging from 1,050 to 5,000 gallons were encountered.
- Cleaned, removed and disposed off
- Contaminated soils associated with the UST operations were hauled off site.

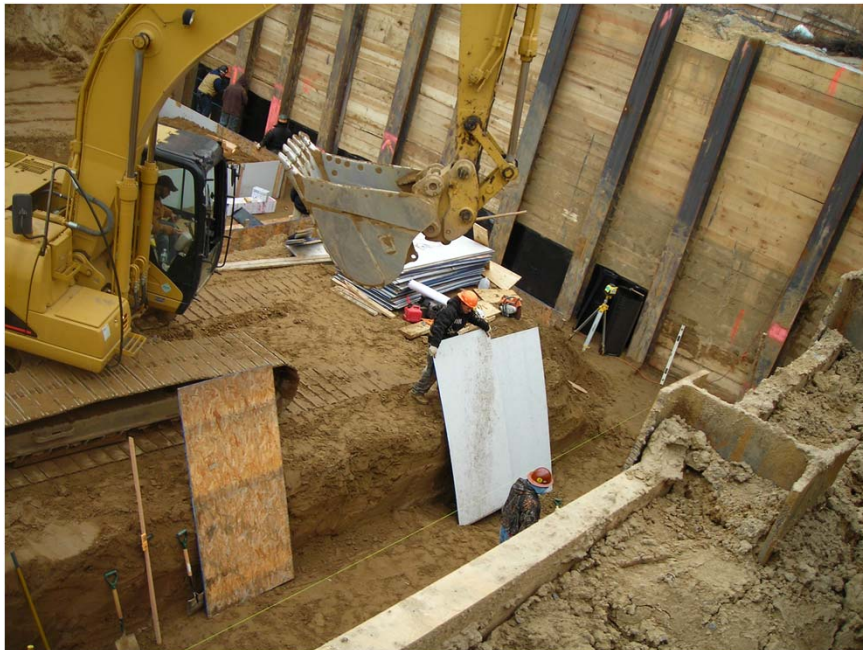


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Implementation

- Potential for migration of petroleum contaminants to the groundwater table
- Removing the exposure pathways and reducing on site contamination toxicity.





Environmental Benefits

- This Brownfield project for Pratt provided the most significant improvement of public health & environmental protection.
- The remedial actions resulted in reduction of contamination mass at the site and reduced the potential for migration of petroleum contaminants to the groundwater table, removing the exposure pathways and reducing on site contamination toxicity.
- The total cost for environmental remediation was approximately \$250,000.

Pratt Institute - Interior



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Pratt Institute - Interior



Pratt Institute - Myrtle Hall The 2011 Big Apple Brownfields Collaboration Award Winner



- Brownfield Project achieved the greatest success in collaboration between different entities involved in the remedial process.
- Awarded by the complexity of the collaboration
- Means employed to establish success
- Shared goals and features a collaborative effort.

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