

Property and Environmental Closeout

**First Student #20218B, 4443 Claude St., Moose Creek, AK
99701**



CREATED

🕒 8/12/2021, 8:37:19 PM UTC

👤 by Paul Platillero

UPDATED

🕒 10/4/2021, 1:10:06 AM UTC

👤 by Paul Platillero

LOCATION

📍 64.716681, -147.189611



Inspector	Paul Platillero
Date of Inspection	August 17, 2021

GENERAL INFORMATION

Operating Company	First Student
Location Code	20218B
Company Region	FS West Region
Contract/Client Name	First Student
Facility Address	4443 Claude St. Moose Creek, AK 99701 US
Acreage	5.26
Number of Buildings	1
Vacancy Date	August 1, 2021
Vacancy Date Estimated or Actual?	Actual

Primary Contact Information

Name	Skeet Styer
Title	Shop Manager
Work Number	907-895-4550
24-hr Number	

Secondary Contact Information

Name	
Title	
Work Number	
24-hr Number	

Owner/Landlord Information

Business Name	First Student
Address	600 Vine St. Suite 1400 Cincinnati, OH 45202 USA
Contact Name	Susan Kirkpatrick
Contact Title	Sr. Environmental Project & Program Manager
Contact Phone Number	513-419-8639
Contact Email	susan.kirkpatrick@firstgroup.com
Other Tenants of the Property	



Utilities

School District/Transit Authority/Landlord Provided?	No
Electricity Service Provider	Golden Valley Electric Association
Gas Service	None
Potable Water	Municipal
Sanitary Sewer	On-site septic
Utility-related Issues/Complaints?	No
Additional Comments	2 heating ASTs used for heating systems; new septic tank system and drain field installed Aug. 2021

PARKING AND DRIVE AREAS

Parking Lot Photos



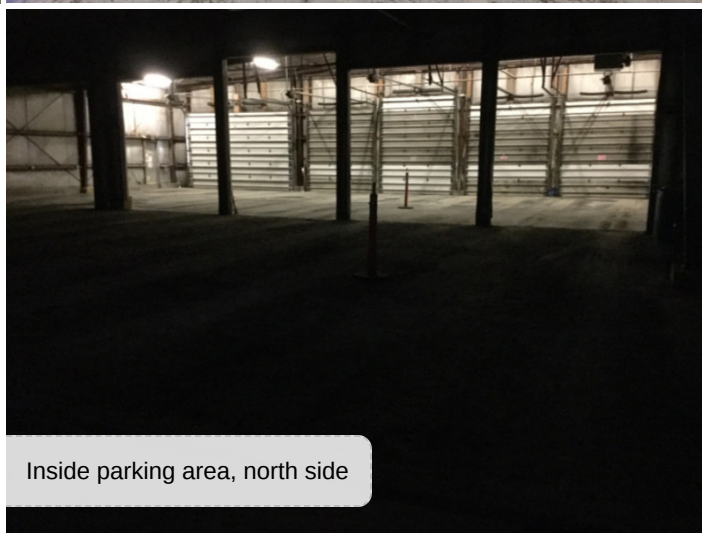
South parking area



South side and dumpster

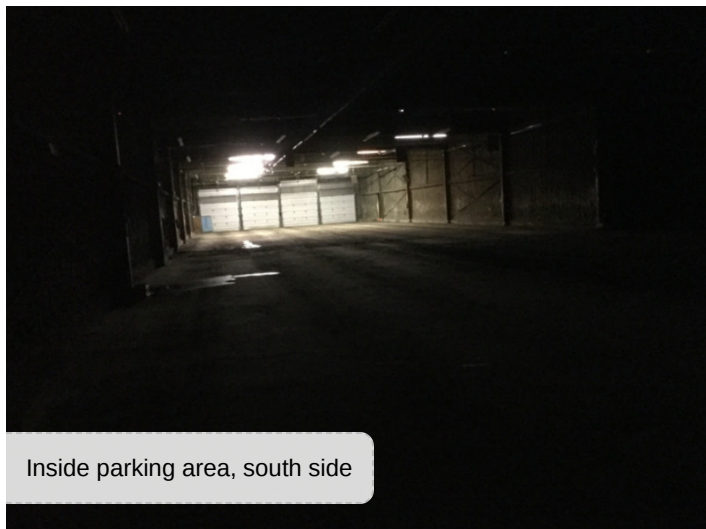


South side showing potholes



Inside parking area, north side





Inside parking area, south side

Parking/Drive Surfacing Material	Gravel and dirt parking areas, including indoors
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Significant oil stains in parking or equipment storage areas observed?	No
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Tracking of oils outside the maintenance shop onto surrounding paved or gravel surface observed?	No
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Significant erosion or potholes in parking or equipment storage areas observed?	Yes
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Erosion and Pothole Photos



If present, are curbs or wheel stops significantly damaged?	Not present
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Additional Comments	Indoor parking
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LANDSCAPING, SECURITY & APPURTENANCES

Landscaping (i.e., lawn, trees, shrubs, planter, etc.) significantly damaged, in notably portion, or significantly overgrown as a result of operations or lack of maintenance?	No
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Stained soil or discolored, dying, or stressed vegetation?	No
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Fence(s), gate(s), or visual screens, if present, are significantly damaged as a result of operating company operations?	Not present
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Outdoor lighting structures (poles, bases, etc.) damaged by operating company vehicle traffic?	No
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Site contact(s) report outdoor lighting fixtures are inoperable?	No
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Additional Comments	
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SIDEWALKS AND OTHER CONCRETE FLATWORK

If present, are sidewalks or other exterior concrete flatwork (i.e., stairs, fueling or wash pads, etc.) significantly damaged?	No
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If present, are exterior railings significantly damaged?	Not present
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STORM WATER DRAINAGE FEATURES

Storm Drains or Dry Well Present?	Neither
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Are oil/water separator/clarifier device(s) used to treat storm water (i.e., stormceptor)?	No
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Retention/Detention Pond(s) present?	No
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Storm Water Outfalls/Point Source Discharges Present?	No
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Are drainage ditches or swales free of oil, excessive sediment, and/or debris?	Not present
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Poor site grading or drainage, flooding, or related water damage to the building observed or reported by contact(s)?	Yes
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Describe grading, drainage, or flooding issues	Potholes outside, roof leaks
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Grading, Drainage, or Flooding Issue Photos





Additional Comments

OUTDOOR OPERATIONAL AREAS

Material loading and unloading areas significantly stained? No

Material Loading and Unloading Area Photos



Evidence of dumping of hazardous materials, debris, or construction materials by operating company, property owner, or other tenant(s) observed? No

Evidence of illicit wastewater disposal (i.e., discharge from floor drains to ground surface, outdoor vehicle/equipment washing, etc.) by operating company, property owner or other tenant(s) observed? No

Evidence of spills or chemical releases by operating company, property owner or other tenant(s)? No

Stockpiled soil from a contaminated or unknown source are on-site? No

Additional Comments

New septic tank installed today.



FUELING OPERATIONS

Type of Fueling Operations	On-site ▶ Aboveground Storage Tank (AST) ▶ Permitting, maintenance, and testing by First
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AST (1 Item)

AST - 1. Diesel

AST Photos



Fuel dispenser station and piping



Diesel AST side - inside fence



Diesel AST - back



Diesel AST and fencing

Contents	Diesel
Tank Construction	Double-wall steel
Age or Year Installed	1990
Capacity (Gallons)	
Amount of Product Remaining (Gallons)	

AST CONDITIONS AND PLANNED ACTIONS



Owner of Fueling AST(s)	First
Will fueling AST(s) remain after vacating?	TBD
Do AST fill port spill box(es) contain water or product that requires removal?	No
Do secondary containment(s) contain water or product that requires removal?	No accessible
Is/are fueling AST(s) significantly damaged or in need of repair/replacement?	No
Additional Comments	Fenced in AST securely locked

FUEL DISPENSING AREA

Fueling Area and Dispensing Equipment Photos



Fuel dispenser and pad, side



Fuel dispenser and pad, front



Dispenser



Spill kit at dispenser

Is fuel dispensing equipment significantly damaged or need of repair?	No
Does spill sump beneath dispenser(s) contain water or product that requires removal?	Not present or not accessible
Evidence of significant spill or overfills from fueling operations?	No



Additional Comments

BUILDINGS (1 Item)**BUILDINGS - 1. Main**

Building Name	Main
Foundations/Basements	Poured footers
Frame Structure	Steel
Exterior Walls	Sheet metal
Fascade/Cladding Present?	Yes
Fascade/Cladding Type	Metal
Operations Conducted	Vehicle maintenance, fueling, dispatch; administration, materials storage

Building Exterior

Building Exterior Photos



South side of building



Main office entrance



East entrance to bus barn parking area



North side of building





Exterior Walls, Facades, Doors and Windows

Building exterior shows visual evidence of damage from operations (i.e., vehicular impacts).	No
Are any bay doors significantly damaged or inoperable as a result of operations and require repair?	No
Are any windows damaged or missing as a result of operations and require repair/replacement?	No

Roofing (Accessing Roof Beyond Inspection Scope)

Visible evidence of significant roof damage/deterioration observed?	Not visible
Are site contacts aware of any roof leaks or other problems with roofing systems?	Yes
Damage description:	Multiple leaks inside building

Additional Comments | Dirt and concrete flooring in shop/parking areas.

BUILDING EXTERIOR CONDITIONS SUMMARY

Significant damage to exterior of building(s) from operation observed?	No
Significant damage to bay doors from operations observed?	No
Significantly damaged or missing windows as a result of operations observed?	No
Significant roof damage/deterioration observed?	No
Roof leaks or other problems with roofing systems reported by site contacts?	Yes



OFFICE AND COMMON AREAS

Office and Common Area Photos



Office area near maintenance shop



Access hallway to main offices; canteen area



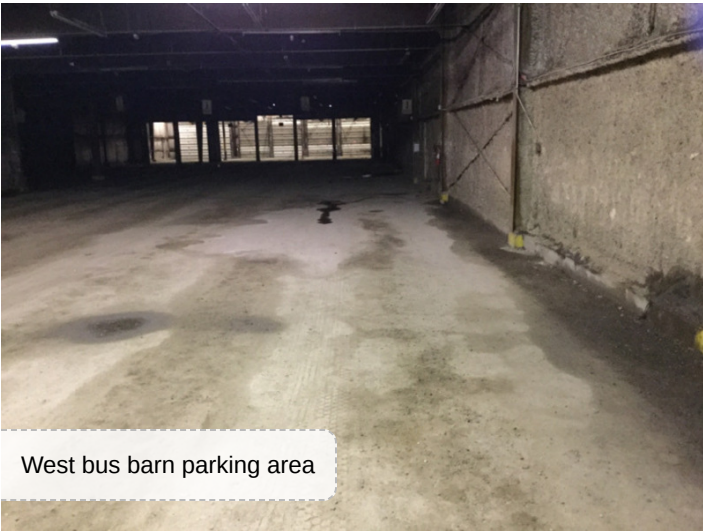
Flooring in hallway to main office area

Are carpets or resilient floor coverings (i.e., tile, linoleum) significantly damaged or stained?	No
Are walls or wall coverings significantly damaged or stained?	No
Are the ceilings significantly damaged/stained?	No
Are any interior doors significantly damage or inoperable?	No
Are cabinets and/or countertops in break rooms or bathrooms significantly damaged?	No

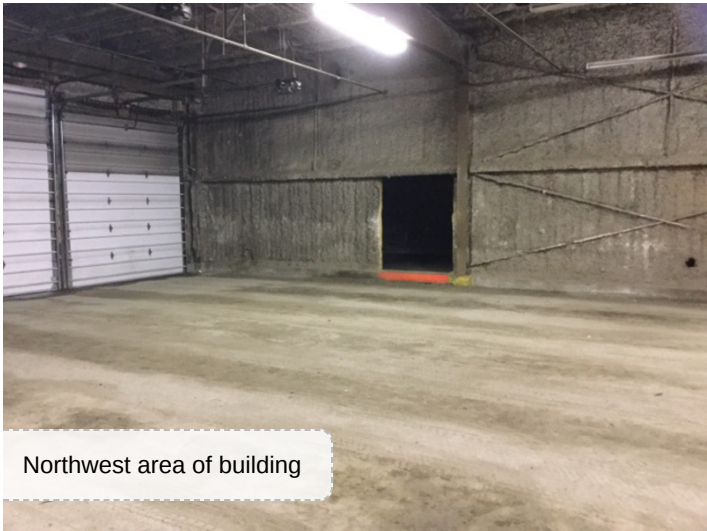


INTERIOR VEHICLE MAINTENANCE AND WASH AREAS

Vehicle Maintenance and Wash Area Photos



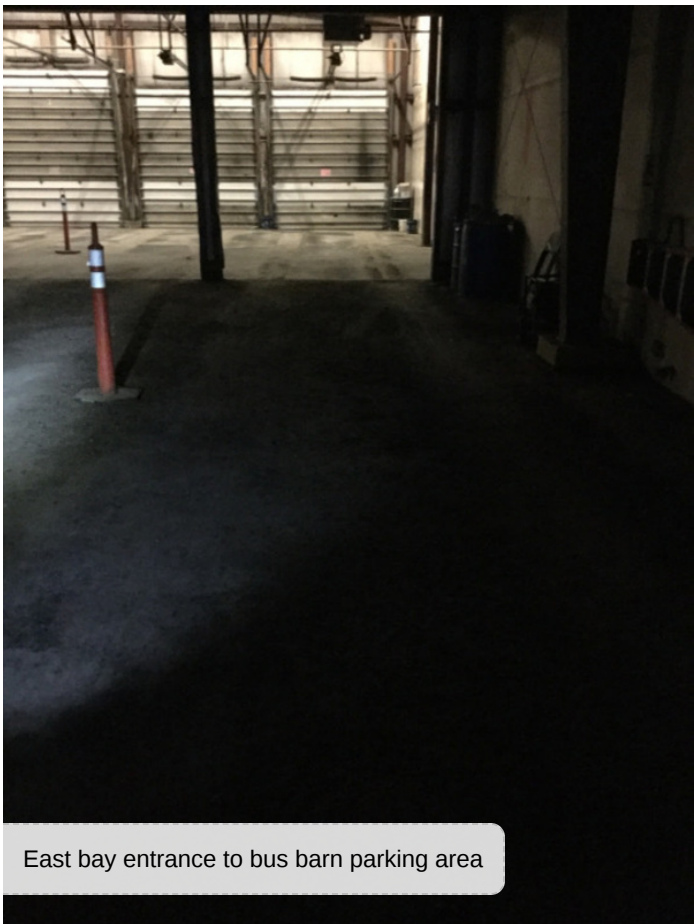
West bus barn parking area



Northwest area of building



Access bays, west side



East bay entrance to bus barn parking area

Are floors or maintenance pits significantly stained and require cleaning?	No
Concrete floors are significantly cracked and require repair?	No
Are the walls in the maintenance and/or vehicle washing areas significantly stained?	No
Walls or ceilings are significantly damaged due to operations and require repair?	Yes



Southwest corner of bus barn parking area



North side of maintenance shop area

Additional Comments

Old building, dirt floor; no floor drains; some concrete floors inside shop; roof leaks; spill kit

MECHANICAL AND ELECTRICAL SYSTEMS

Plumbing

Floor drains present where operating company conducted:	No
When was/were oil-water separator and/or other wastewater pretreatment devices last serviced?	NA
Does oil-water separator and/or other wastewater pretreatment devices need to be serviced prior to vacating?	No
Based on information provided from site/owner contacts, are there any problems related to plumbing systems in the building?	No
Plumbing fixtures are significantly damaged or missing?	No
Are site contacts aware of any issues related to fire suppression systems in the building?	No

Heating and Air Conditioning



Are site contacts aware of any issues related to the heating systems in the building?

No

Are site contacts aware of any issues related to the air conditioning systems in the building?

No

Electrical

Based on observations and information from site contacts, building lighting fixtures are significantly damaged or inoperable?

No

Based on information provided by site/owner contacts, are there any known issues related to the electrical systems in the site building(s)?

No

Lifts, Hoists, and Elevators

Types of vertical lift equipment present

None

Additional Comments

Toilet seems to be leaking in the women's (south side) bathroom at times, but not always.

DRUMS, TOTES and OTHER PRODUCT CONTAINERS (NOT WASTE)

Are product drums/containers (NOT WASTE) present that require removal or reallocation?

Yes

Drum, Totes, and Product Container Photos



Motor oil drum



Flammable cabinet





Flam. cabinet and other materials in 5 gal. buckets



Used battery storage



Antifreeze



ATF drum (empty)





Unlabeled drum

Product (1 Item)

Product - 1. Antifreeze

Product Name	Antifreeze
Container Type	Steel drum
Number of Containers	1
Capacity (gal or lbs)	55
Location	In shop
Remaining product drums/containers are being...	To be determined
Do secondary containment(s) for drums (i.e., spill pallets) contain product that requires removal?	No present
Additional Comment	5W30 5-8 gallons AST, 17 used batteries, 55-gal. drum antifreeze, empty AFT, 2 drums unlabeled

SHOP TANKS

Are/were ASTs used for maintenance operations (a.k.a. shop tanks)?	Yes
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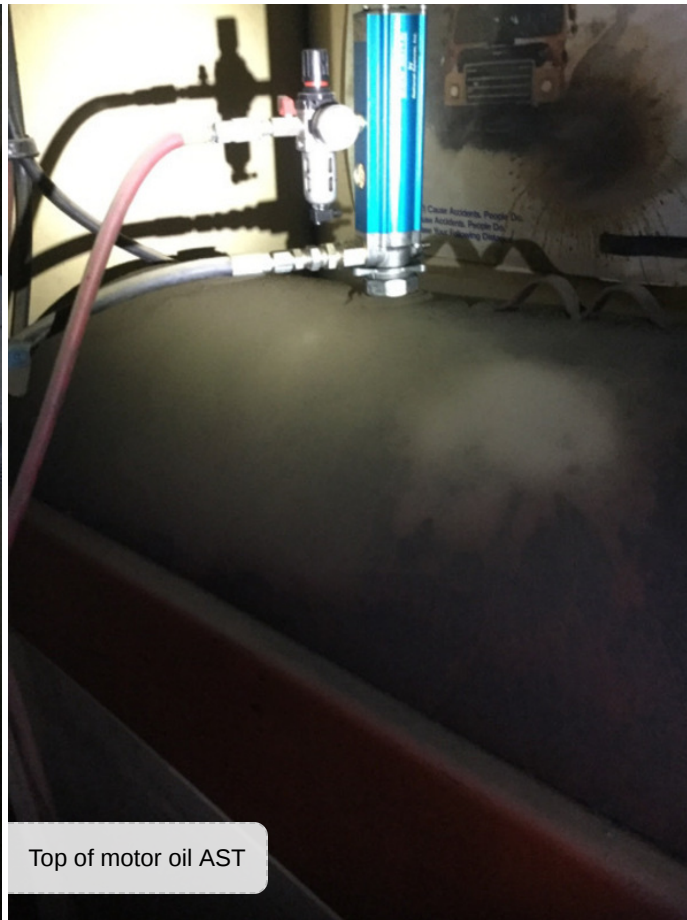
AST (4 Items)

AST - 1. Motor Oil

AST Photos



Motor oil AST from side



Top of motor oil AST



Contents	Motor oil
Tank Construction	Single-wall steel w/containment
Capacity (Gallons)	275
Amount of Product Remaining (Gallons)	10
Tank Owner	First
After vacating, tank will...	remain with owner
Is the tank significantly damaged or in need of repair/replacement?	No
Additional Comments	

AST - 2. Used Oil

AST Photos





Used oil AST - vertical

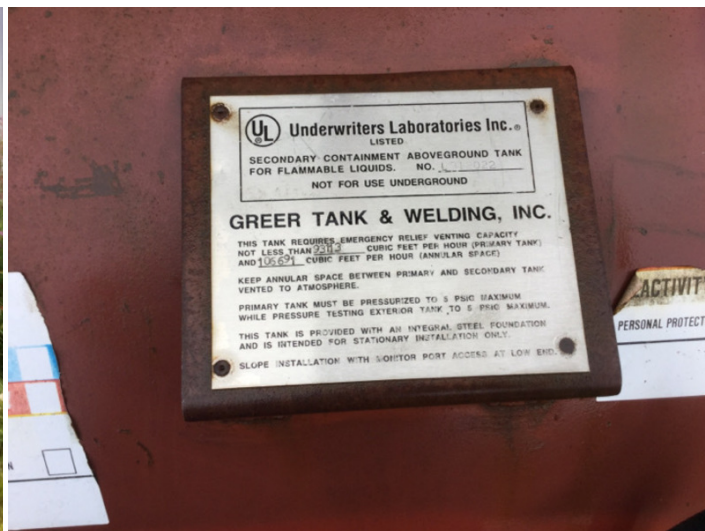


Used oil AST top close-up

Contents	Used oil
Tank Construction	Single-wall steel w/containment
Capacity (Gallons)	275
Amount of Product Remaining (Gallons)	0
Tank Owner	First
After vacating, tank will...	be scrapped
Additional Comments	

AST - 3. Heating oil

AST Photos





Contents	Heating oil
Tank Construction	Single-wall steel without containment
Capacity (Gallons)	275
Amount of Product Remaining (Gallons)	25
Tank Owner	First
After vacating, tank will...	remain with owner
Is the tank significantly damaged or in need of repair/replacement?	No
Additional Comments	North side

AST - 4. Heating oil

AST Photos





Contents	Heating oil
Tank Construction	Single-wall steel without containment
Capacity (Gallons)	275
Amount of Product Remaining (Gallons)	25
Tank Owner	First
After vacating, tank will...	remain with owner
Is the tank significantly damaged or in need of repair/replacement?	No



Additional Comments

On south side of building

Condition of Shop Tanks and Associated Containments

As indicated above, shop tank(s) are significantly damaged or in need of repair/replacement?	No
Do any ASTs used for maintenance require reallocation or removal/scraping?	No
Do shop tank secondary containment(s) contain product, heavy residue, debris, or trash, that requires removal?	Not accessible

Additional Comments

WASTE STORAGE AREAS

Are wastes present that require removal/disposal?	Yes
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Waste Photos



Used absorbent materials

Waste Stream (1 Item)**Waste Stream - 1. Unknown waste**

Waste Stream	Unknown waste
Amount Requiring Removal	1-55 gal drum
Designated Vendor to Remove	Waste Management
Approximate Collection/Removal Date	October 29, 2021
Additional Comments	Drum is not labeled

PERMITS AND COMPLIANCE REVIEW

Are there permits where the operating company was the regulated entity or listed as the operator of the facility?	Yes
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Permit (1 Item)

Permit - 1. Tier II Registration

Permit Name	Tier II Registration
Permit Number	NA
Action Required	None
Has facility received any notices of violation, compliance inquiry letters, consent orders, or administrative orders related to environmental matters?	Yes
Has facility received any complaints from neighbors related to noise, dust, odor, septic discharge, storm water, or other environmentally related issues?	No
If Yes to any of the preceding questions, provide a brief explanation of each issue and attach supporting documentation.	Activity and Use Limitations (AULs) have been instituted at this Property due to existing groundwater contamination of PFOS/PFOA; drinking water provided by the city of North Pole
Additional Comments	

ADDITIONAL NOTES, OBSERVATIONS, AND COMMENTS

SUMMARY OF FINDINGS AND PLANNED ACTIONS

FINDING	RESPONSIBLE PARTY
Lot significantly damaged (i.e., erosion, potholes, etc.)	Minor potholes; no planned activities
Fueling AST(s) may require removal	To be determined
Product drums/containers present require removal or reallocation	Operating company to remove
Wastes present require removal/disposal	Operating company to remove
Outstanding notice(s) of violation, compliance inquiry letter(s), consent order(s), or administrative order(s) related to environmental matters	No further action required; AULs have been instituted at the location

