



GALVTECH (HAYS AMMUNITION PLANT)

LOCATION: Pittsburgh, PA

SIZE: 8 acres

FEATURES: Existing Infrastructure and Accessibility

OWNER: Pittsburgh Economic Industrial Development Corporation (PEIDC)

CURRENT USE: Metal Processing

PAST USE: Army Ammunition Plant

CONTAMINANTS: Petroleum hydrocarbons, PCBs, Asbestos, VOCs, and Metals

TOTAL ACTUAL COST: over \$37 million

TIMELINE

1942 Hays Manufacturing Plant is constructed, owned and operated by the U.S. Navy and the Mesta Machine Company during WWII.

1955 The Mullins Manufacturing Company operates the plant during the Korean War.

1966 The U.S. Army contracts the Levinson Steel Company during the Vietnam War.

1971 The plant is placed on standby status.

1993 The Army donates the site to the URA for one dollar.

1995 The URA leases the site to GalvTech.

HISTORY

Pittsburgh's three rivers make the city accessible. In times of war, its accessibility makes it a prime spot for weapons manufacture. The U.S. Navy saw this and started construction of the Hays Site in 1942. The plant was under the management of Carnegie-Illinois Steel Company during World War II, the Mullins Manufacturing Company during the Korean War, and the United States Army during the Vietnam War.

TOPOGRAPHY

This 8-acre property is located in the Monongahela River drainage basin, sloping towards the river. It is readily accessible to pedestrian, car, bus, and truck traffic. Railroad tracks also pass by the eastern side of the site, but they have been abandoned by CSX Transportation. Parking is available at the main entrance and along the access road.

MARKET CONDITIONS

It is hoped that a new use for the site will bring employment.

SITE ASSEMBLY AND CONTROL

GalvTech from the Pittsburgh Economic Industrial Development Corporation (PEIDC) leases the site and has turned the facility into a hot-dip galvanizing line. Its conversion is expected to create 75 new jobs.



ENVIRONMENTAL PROBLEMS

The Environmental Baseline Study for the site was prepared by Weston and Baker Environmental, Inc. for the Army before it could donate the site to the URA. It found total petroleum hydrocarbons, volatile organic carbons (VOCs), metals, polychlorinated biphenols (PCBs), and asbestos insulation in the ground.

The total petroleum hydrocarbons were high for both the soil (maximum of 15,100 ppm) and the groundwater (maximum of 1.4 ppm), and a significant amount of PCBs were detected in a localized shallow soil. Metals and volatile organic compounds were detected but their small amount was deemed acceptable. Only the petroleum hydrocarbons and PCBs required remediation.

After the Army cleaned the site of asbestos, underground storage tanks, and other contaminants (funded by a federal bill), they were able to turn over the property to the URA.

SOCIAL/COMMUNITY INFRASTRUCTURE

In 1995 the URA considered selling the land to By-Products Industries, Inc. (BPI), a mineral-processing firm that offered 75 new jobs with its new location. However the surrounding community nixed the plan because they were concerned that the development would increase the noise, traffic, odors, and dust in the area.

PHYSICAL INFRASTRUCTURE

A 1994 bridge inspection report noted that the nearby Ramp Street Bridge is structurally capable and would be able to handle the new traffic.

In order to accommodate heavy truck traffic for the conversion into GalvTech, it was necessary to increase the turning radii on the local streets for the trucks. (It is estimated that approximately fifty trucks per day will be involved in the shipping and delivering of the steel coils to and from the plant.)

COSTS & ECONOMIC INFRASTRUCTURE

A total of \$36.5 million (\$28.5 million in private financing and \$8 million in public financing) is to be invested in renovations to the building, infrastructure improvements, and equipment purchases.

CURRENT STATUS AND LESSONS LEARNED

There are plans for improvement in the rails to accommodate new rail traffic. Also, a new entrance constructed on SandCastle Recreational Park property may be created. The existing entrance will include the construction of new concrete pavement and the widening of the roadway intersections.

ECONOMIC/COMMUNITY IMPACT

GalvTech's activity has brought tens of new jobs into the area.

Source of Governmental Funding in the GalvTech site

\$2,500,000	Section 108 Loan
\$500,000	Purchase Money Mortgage
\$1,950,000	Pittsburgh Development Fund
\$400,000	Urban Development Fund
\$1,600,000	Pennsylvania Industrial Development Authority
\$993,000	Industrial Site Reuse Program
\$1,250,000	Infrastructure Development Fund
\$27,957,000	GalvTech
\$37,150,000	TOTAL



Picture courtesy of Google Maps

Case Study Completed Summer 2007

SOURCES

Barton, J.P. Brownfield Development: the Implications for Urban Infrastructure. The Brownfields Center: Case Study Site – Former Army Ammunition Plant, in the Hays Community of Pittsburgh. Carnegie Mellon University. Aug. 1999.