

Demolition Project Bid Specification

Crete Memorial Civic Center
2 Beach Road
Plattsburgh, New York 12901

October 18, 2022

Mandatory Pre-Bid Walk Through: **Tuesday, November 1, 2022**
Time: **11:00 a.m. EST**

Proposals Due: **Tuesday, November 22, 2022**
Time: **2:00 p.m. EST**

KAS Project # 304225385

Prepared for:
City of Plattsburgh
41 City Hall Place
Plattsburgh, New York 12901

Prepared by:



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SECTION A – GENERAL TERMS & CONDITIONS

Unless specified otherwise the term “Owner” shall mean City of Plattsburgh and “Owner Representative” shall mean KAS, Inc.

1. ***BID SUMMARY:*** This bid is for the demolition of the Crete Memorial Civic Center (hereinafter, the “Crete”) located at 2 Beach Road, Plattsburgh, Clinton County, New York (see Site Plan - Appendix A). The Site Plan depicts the buildings/areas to be demolished. The Bidder will submit a quote for the demolition of the Crete building, a small storage building, adjoining concrete walks/accesses, fencing around the Crete Center, an associated electrical cabinet, and flag poles including proper handling and abatement of asbestos-containing materials (ACMs), proper handling and disposal of hazardous materials and restoration of the demolition area to include backfill, topsoil and seed. The Bidder shall be responsible for completion of the awarded work in its entirety. Clerk of the work/construction management services and asbestos air/project monitoring will be provided by the Owner Representative separately. The Owner Representative will be available to accommodate the Bidder’s schedule.

The Crete building to be demolished primarily consists of concrete, concrete block, and steel framing and was formerly used as an ice rink, event venue, and most recently as an athletic field. The building will be demolished including removal of the slab foundation, subgrade piping associated with the ice rink, and footers to a minimum of thirty-six (36) inches below grade. The storage building is a primitive single-story wood frame structure to be demolished. Additionally, the surrounding concrete walks/accesses, flag poles, fencing, and electrical cabinets that service the Crete will be demolished. Water and sewer service to the Crete will be shut off by the Plattsburgh Department of Public Works at the mains and the Bidder will be responsible for proper termination and capping of utilities at the building.

ACMs, defined as materials containing $\geq 1\%$ asbestos, include the following:

- Tar and Silver Coating – Roof around HVAC Units (~1,000 sf); and,
- Window Caulk (~100 sf).

Details regarding the ACMs requiring abatement are included in Section C of this bid specification and Appendix B. It should be noted that it is the Bidder’s responsibility to verify quantities of ACMs prior to bidding.

Additionally, the Bidder is responsible for the proper decommissioning and removal of hazardous materials from the building and electrical cabinet prior to demolition including, but not limited to, the former ammonia ice rink infrastructure and electrical equipment. The lights and ballasts are reportedly PCB and mercury-free and can be removed as non-hazardous waste. Thermostats should be verified and removed accordingly. The former ice rink has an ammonia system that has not been operational for more than twenty (20) years and the Bidder is responsible for verifying that it has been properly decommissioned and, if necessary, decommissioning prior to demolition. Given the age of the buildings, painted surfaces should be assumed to contain lead. The Bidder will be responsible for following all local, state and federal regulations including OSHA worker protection measures throughout the project. The winning Bidder shall be responsible for all aspects of the project. A detailed schedule will be required detailing the timeframe to complete the project. It is anticipated work will commence on or around April 1, 2023 but Bidders are permitted to propose schedules with earlier start dates.

2. ***PRE-BID:*** **A mandatory pre-bid inspection of the work property will be conducted at 11:00 a.m. EST on Tuesday, November 1, 2022.** Bidders shall meet in front of the Crete at 2 Beach Rd.,

Plattsburgh, NY 12901. Those who do not attend this mandatory pre-bid inspection will not be eligible to submit a bid.

3. **QUESTIONS REGARDING BID SPECIFICATION:** All questions regarding this bid specification must be submitted via email to Matthew Miller, Director of Community Development, at millerma@cityofplattsburgh-ny.gov no later than Tuesday, November 15, 2022 at 4:00 p.m. EST. Answers to all submitted questions will be posted as an addendum to this bid specification no later than Thursday, November 17, 2022 on the City's bid page at <https://www.cityofplattsburgh-ny.gov/bids>.
4. **TERMINATION FOR DEFAULT:** The ensuing contract shall be terminated if Bidder does not perform satisfactorily. Satisfactory performance shall be defined as compliance with all provisions of applicable local, state and federal regulations and the terms and conditions of the ensuing contract.
5. **MODIFICATIONS:** Any modification to this specification shall be in writing by Addendum and shall be signed by Owner. Any verbal communications relative to this specification and/or solicitation to bid that are not reduced to writing and issued as an addendum shall not be valid and shall not constitute a change to this specification or to any solicitation requirement.
6. **INSURANCE:** The Bidder presenting a successful proposal shall have the required insurance coverage. A Certificate of Insurance, naming Owner and Owner's Representative as additionally insured on said insurance policies will be required upon contract award. Minimum insurance coverages are listed below.
 - (i) \$1,000,000 General Liability Insurance per Occurrence and \$3,000,000 aggregate coverage
 - (ii) Workers' Compensation per New York State statute.
 - (iii) \$1,000,000 Vehicle Liability for all vehicles including hired and non-hired and non-owned vehicles.
 - (iv) Policy effective dates must be current and effective through the anticipated period of performance. If not already carrying the required insurance coverage, a signed statement of ability to obtain mandatory levels for the project must accompany the proposal at the time it is submitted.
7. **GOVERNING LAWS:** Bidder shall be governed by the laws and regulations of the State of New York and all pertinent federal and local laws and regulations.
8. **SAFETY:** Bidder shall comply with all OSHA applicable regulations and with ANSI/ASSE A10.6 2006 R2006 Safety Requirements for Demolition Operations.
9. **PROTECTION OF EXISTING STRUCTURES, VEGETATION AND UTILITIES:** Bidder during the course of work, shall not damage any neighboring fencing, structures and utilities, public or private, including poles, signs, services to buildings, utilities in the street such as gas pipes, water pipes, hydrants, storm sewers sanitary sewers, drains, and electric power and lighting and telephone cables, and, pavements, and other improvements not designated to be removed/demolished. Any damage resulting from the Bidder's operations shall be repaired at the Bidder's expense. All work areas will be left in or replaced to original condition except where actual abatement has taken place at the Bidder's expense.

10. ***PROPERTY ACCESS AND EQUIPMENT/MATERIAL STORAGE:*** Access by roadways must be requested and permitted by the Owner/Owner Representative prior to use. Equipment and materials shall be staged in the designated areas to the north and east of the building. The Bidder will be responsible for all material and equipment. All waste materials shall be stored in a neat and orderly manner and shall be locked and secured against public access. Security for stored equipment and materials shall be the responsibility of the Bidder.
11. ***CLEANUP:*** Bidder shall at all times during the progress of the work keep the property free from the accumulation of waste matter or rubbish. Cleaning of the work area must be performed daily and the removal of rubbish must be performed at a minimum of one (1) time per week. At the end of each shift Bidder materials must be securely stored. An area designated for storage will be provided. Upon completion of the work covered by the contract, the Bidder shall leave the completed project area ready for use without the need of further cleaning of any kind. Within five (5) days of completion of all work, the Bidder shall remove from the vicinity of the work and from the property owned or occupied by the Owner, all rubbish, asbestos waste, demolition waste, and other materials belonging to the Bidder, used under the Bidder's direction during construction or impairing the use or appearance of the property. The Bidder shall restore such areas affected by the work to safe condition, and, in the event of the Bidder's failure to do so, the same shall be conducted by the Owner at the expense of the Bidder and the Bidder's price shall be reduced by the cost of doing so.
12. ***UTILITIES:*** Water is available from a hydrant on the property for abatement activities; however, electricity should be provided by the Bidder. The Bidder is required to supply all necessary water interfaces to perform the awarded scope of work for demolition of the building. See Section D Paragraph 1.5.2 for instructions on disconnecting utilities during demolition.
13. ***SANITARY FACILITIES:*** Bidder will be responsible for providing their own sanitary facilities. No water or asbestos waste shall be discharged to any of the sanitary facilities, drains, sinks, etc. of the building. Drains in work areas shall be blocked to prevent water from entering them.
14. ***HEATING FACILITIES:*** The building is not heated. The Bidder will be responsible for any temporary heating, if necessary.
15. ***CONSTRUCION AIDS-SCAFFOLDING:*** Bidder shall provide all scaffolding and/or staging as necessary to accomplish the work of this Contract. The type, erection and use of all scaffolding shall comply with the applicable OSHA provisions.
16. ***FIELD MEETINGS:*** Periodic job meetings may be scheduled by the Owner's representative during the course of work. Bidder, upon the request of the Owner's representative shall attend such meetings and be prepared to furnish answers to questions on progress, workmanship, or any other subject which the Owner might reasonably require information.
17. ***ASSIGNABILITY:*** Bidder and services to be provided hereunder shall not be assigned or subcontracted.
18. ***PAYMENT:*** Bidder shall submit invoices in appropriate form after all work has been completed, inspected, and accepted by Owner personnel or their representative. Payment will generally be within thirty (30) days from receipt of said invoice. If the project exceeds thirty (30) days in duration monthly progress billing may be submitted for payment. If monthly progress billing is submitted, the Owner

retains the sole right to determine if the billing is properly justified and the sole right to reject any monthly progress bill it does not deem adequately justified. In any case billing shall not occur more often than one (1) time per month.

19. **WORK HOURS:** Work shall generally be conducted between the hours of 7:00 a.m. to 6:00 p.m. pending approval by the City of Plattsburgh in the demolition permit process. Work at other times must be coordinated with Owner/Owner Representative.
20. **HOLIDAYS:** The following holidays will be observed and work will not be conducted on these days without prior approval: New Year's Eve, New Year's Day, Martin Luther King's Birthday, Lincoln's Birthday, President's Day, Good Friday, Memorial Day, Juneteenth, Independence Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving Day, the day after Thanksgiving, Christmas Eve, and Christmas Day.
21. **NON-DISCRIMINATION:** Bidder shall not discriminate against any employee or employment application on the basis of race, sex, age, religion, national origin, ethnic heritage, or disability.
22. **EQUAL EMPLOYMENT OPPORTUNITY:** Owner is an Equal Opportunity employer.
23. **DRUG FREE WORK PLACE:** The winning Bidder shall abide by all laws and regulations pertaining to alcohol and drug use. Owner maintains and requires a drug-free work environment.
24. **QUALIFICATION OF BIDDERS:** All prospective Bidders are hereby notified that they must be able to prove to the satisfaction of the Owner that they have the skill and experience, as well as the necessary facilities, ample financial resources, organization, and general reliability to do the work to be performed under the provisions of this specification in a satisfactory manner and within the time specified. The Bidder must also be prepared to prove, to the satisfaction of the Owner that they have recently and successfully completed a contract of similar scope. The Bidder shall include as part of the bid submittal a list of at least three (3) references that can speak to Bidder's successful completion of similar scopes of work within the past seven (7) years. At a minimum, all references shall include a point-of-contact and phone number.
25. **LIQUIDATED DAMAGES:** Not applicable
26. **CONTRACT:** Upon award of the lowest responsible bid by Owner, the winning Bidder shall enter into discussions with Owner and Owner's Representative with the intention of executing a binding contract within thirty (30) days of bid award. Failure to do so may cause cancellation of the award and award to a different Bidder.
27. **BID ACCEPTANCE:** Owner reserves the right to accept or reject any bid presented without cause.
28. **WAGES:** This project is subject to Davis Bacon Wage Act and prevailing wages apply.
29. **BONDS:** The successful Bidder shall provide along with a signed copy of the contract, both a Performance Bond and a Labor and Materials Payment Bond payable to City of Plattsburgh, which guarantee performance of all terms and conditions of the contract and payment to all Bidder's subcontractors. These bonds will specifically cover the performance of the contract according to its

terms and conditions and shall be executed by a Surety Company that is acceptable to the Owner. The bonds shall be issued in an amount equal to one-hundred percent (100%) of the contract amount and will be held by the Owner until successful completion of the contract.

30. **POST AWARD SUBMITTALS:** A minimum of fifteen (15) days prior to commencement of work, the Bidder shall submit to the owner the following:
1. A copy of a Submittal Schedule indicating, among other information, the schedule for submitting all required submittals as indicated below:
 2. A Project Schedule which contains the following:
 - a. Reference to the applicable paragraph in the contract specifications that required the submittal.
 - b. Date the Bidder proposes to furnish the submittals.
 - c. Date that approval is desired by the Bidder to effect timely delivery of orders.
 - d. Dates of items that are needed at job property.
 - e. Dates by which Bidder needs concurrent action on those features which he has designated to vary from contract requirements.
 3. Copies of Asbestos License, supervisor certifications/training certificates, worker certifications/training certifications and worker/supervisor respiratory fit tests
 4. Performance and Materials and Labor Payment Bond.
 5. Certificate of Insurance naming the Owner and Owner Representative as additionally insured.
 6. Notifications:
 - a. Furnish timely notification of demolition projects to Federal, State, regional, and local authorities in accordance with 40 CFR 61-SUBPART M, NYS 12 NYCRR Part 56 and local requirements. Notify the Regional Office of the United States Environmental Protection Agency (USEPA), state and local authorities in writing ten (10) working days prior to the commencement of work in accordance with 40 CFR 61-SUBPART M and NYS 12 NYCRR Part 56.
 - b. Copies of all notifications shall be forwarded to Owner at the same time they are sent to the required agencies.
31. **COMMUNICATIONS:** Given the size and nature of the project, public scrutiny is anticipated. All questions posed to the Bidder and/ or any of the Bidder's employees or sub-Bidders shall be referred to the Owner or Owner Representative.
32. **SCHEDULE:**
- | | |
|---|--|
| Bid Advertised: | Tuesday, October 18, 2022 |
| Mandatory Pre-Bid Site Walkthrough: | Tuesday, November 1, 2022, 11:00 a.m. EST |
| Due Date for Submittal of Bid Questions: | Tuesday, November 15, 2022, 4:00 p.m. EST |
| Responses to All Bid Questions Posted Online: | Thursday, November 17, 2022 |
| Proposals Due: | Tuesday, November 22, 2022, 2:00 p.m. EST |
| Public Bid Opening: | Tuesday, November 22, 2022, 2:15 p.m. EST |
| Anticipated Bid/Contract Award: | Thursday, December 15, 2022 |

SECTION B- BIDDER INSTRUCTIONS

1. Proposals shall be submitted in sealed envelopes and submitted to the following address. Envelopes shall be marked "Crete Center Demolition Proposal, Plattsburgh, New York", under your return address:

City of Plattsburgh
Community Development Office
Attn: Matthew Miller
41 City Hall Place
Plattsburgh, New York 12901

NOTE: FAXED OR EMAILED BIDS WILL NOT BE ACCEPTED. ORIGINAL SIGNED AND SEALED BIDS MUST BE HAND DELIVERED OR DELIVERED VIA CARRIER TO THE ABOVE ADDRESS NO LATER THAN TUESDAY, NOVEMBER 22, 2022 AT 2:00 P.M. EST.

Bids received after the above date and time will not be considered. All bids submitted in advance of the above deadline will be opened publicly at 2:15 p.m. EST on Tuesday, November 22, 2022 in the Common Council Chambers of Plattsburgh City Hall at 41 City Hall Place, Plattsburgh, NY 12901.

2. This project is subject to the Davis Bacon Wage Act and prevailing wages apply.
3. Points of Contact:

Owner

Matthew Miller
Director of Community Development
City of Plattsburgh
41 City Hall Place
Plattsburgh, New York 12901
(518) 536-7510
millerma@cityofplattsburgh-ny.gov

Owner's Representative

Aaron Roth
Branch Manager
KAS, Inc.
13 Latour Avenue, Suite 204
(518) 563-9445
aaronr@kas-consulting.com

4. Bid Submittals:

The following shall be submitted with the bid package:

- List of subcontractors, if any
- Completed bid proposal certification
- Statement of bidder's qualifications
- Three (3) references for similar projects completed
- Anticipated project schedule for each phase of work
- Preliminary demolition work plan

5. Bid Evaluation Criteria:

Bids will be evaluated using the following criteria to determine the lowest responsible bid:

- Pricing
- Qualifications
- Schedule

Bid Proposal Certification

Demolition (Base Bid)

The Bidder shall provide a fixed lump sum price for demolition including abatement, hazardous material handling/disposal and site restoration as outlined in this demolition project bid specification. The base bid shall also include a ten percent (10%) contingency for unforeseen conditions. For clarity, payment of the ten percent (10%) contingency is not guaranteed and shall be expended only in the event that unforeseen conditions are encountered and then only in proportion to the additional costs imposed by said conditions and with the prior approval of Owner and Owner's Representative.

_____ DOLLARS (\$ _____)

General Bid Certification

The Bidder certifies that he/she will furnish, at the prices herein quoted, the materials, equipment, and/or services as proposed on this bid for the above price and that the Bidder is prepared to begin work immediately.

Non-Collusive Bidding Certification

By submission of this bid, each Bidder and person signing on behalf of any Bidder certifies, and in the case of a joint bid, each party thereto certifies as to its own organization, under penalty of perjury, that to the best knowledge and belief:

(A) The prices in this bid have been arrived at independently without collusion, consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other Bidder or with any competitor;

(B) Unless otherwise required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the Bidder and will not knowingly be disclosed by the Bidder prior to opening, directly or indirectly, to any other Bidder/competitor; and,

(C) No attempt has been made or will be made by the Bidder to induce any other person, partnership, or corporation to submit or not to submit a bid for the purpose of restricting competition.

Submitted by: Printed Name/Title: _____

Signature: _____

Firm Name: _____

Address: _____

City, State: _____

Date Signed: _____

Addenda Received/Date: _____

SECTION C – SPECIAL CONDITIONS FOR ASBESTOS ABATEMENT

PART 1 - GENERAL

This section of the specification outlines the special conditions associated with the abatement of ACMs at the Crete Center and associated removal/demolition. The Crete Center building contains ACMs and requires asbestos abatement prior to demolition. Identification of the ACMs requiring abatement are included in Appendix B. The following table summarizes the ACMs identified in the inspection report:

Summary of ACMs			
Location	Material	Analytical Result	Quantity/Condition*
Roof (Around HVAC Units)	Tar and Silver Coating (NF)	18.56% Chrysotile	~1,000 SF/Good
Exterior Windows/Doors**	Gray Caulk (NF)	1.2% Chrysotile	~100 SF/Good

*The Bidder is responsible for verification of quantities of ACMs.

**It should be noted that the gray caulk was tested in 2014 and while it was non-detect for asbestos in the pre-demolition asbestos inspection prepared by KAS, it likely indicates that the caulk is not homogenous throughout and the caulk should be assumed to be ACM and abated/removed accordingly.

Notes:

- (1) SF = Square Feet
- (2) NF = Non-Friable
- (3) Chrysotile = a form of asbestos

The Bidder is responsible for the abatement, transport and disposal of all ACMs. As required by NYS ICR 56, the Owner Representative will conduct asbestos project monitoring separately. The project monitoring will accommodate the Bidder's schedule. If a site-specific variance is required, the Bidder is responsible for obtaining and if not granted the work must be completed at no additional cost to the Owner.

The storage building was inspected by a KAS New York State-certified Asbestos Inspector and no materials suspect for asbestos were identified.

1.1 REFERENCES

The publications listed below form a part of this specification to the extent referenced. The publications are referred to within the text by the basic designation only.

40 CFR 61-SUBPART M	National Emission Standard for Asbestos
12 NYCRR Part 56 (NYS ICR 56) Dated January 11, 2006	Asbestos, Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York (commonly known as New York State Industrial Code Rule 56)
29 CFR 1926.1101	Safety and Health Regulations for Construction – Toxic and Hazardous Substances

1.2 GENERAL REQUIREMENTS

1.2.1 SCOPE: Supply all parts, labor, equipment, appliances and materials, and perform all operations required to furnish a complete job in strict accordance with this specification, and subject to the terms and provisions of the contract. All references in the contract documents to any trade Bidder shall be deemed to be a reference to the Bidder. This is a single bid general construction project; the Bidder is responsible for all work except for asbestos air/project monitoring and project clearance visual and air monitoring.

1.2.2 DESCRIPTION OF WORK: The following outline of the principal features of work do not in any way limit the responsibility of the Bidder to perform all work and furnish all materials required to do a complete job within the intent and scope of the plans and specifications. General work requirements include removal and disposal of all ACMs from the building slated to be demolished. The Bidder will be responsible for any additional relief and notifications. The areas where abatement is accomplished are to be deemed asbestos free when removal is completed and verified by an independent asbestos consultant (Owner Representative) hired by the Owner.

1.2.3 EXECUTION AND CORRELATION: The areas of abatement will not be occupied during the abatement project. The work shall also be performed in accordance with current City of Plattsburgh and Clinton County fire and safety regulations. The work shall be closely coordinated with the Owner's representative prior to commencement of work. Owner shall separately retain an independent asbestos consultant to perform air/project monitoring during abatement including clearance air monitoring. Unsatisfactory air monitoring results will result in project shutdown at Bidder's expense until procedures are changed to achieve satisfactory air monitoring results.

1.2.4 SUPERVISION: The Bidder is required to maintain continuous supervision throughout the contract. It is required that the on-property supervisor be able to speak English at all times while the project is in progress.

1.3 REGULATORY AND SAFETY REQUIREMENTS

Bidder must comply with all federal, state, and local asbestos abatement, hauling and disposal regulations. Additionally, the Bidder shall provide the necessary safeguards to prevent accidents, to avoid all necessary hazards and protect the public, employees, and property at all times, including Saturdays, Sundays and holidays and other times when no work is being done. The Bidder shall maintain and remove appropriate barriers or other devices as required by the condition of the work for the protection of users of the project area, the protection of work being done or the containment of dust and debris. All such barriers or devices shall be provided in conformance with all applicable codes, laws and regulations, including OSHA and National Fire Protection Association 241, for safeguarding structures during construction. Access to Margaret Street and/or Oak Street from Division Street must be maintained throughout the project.

1.4 ACCESS TO WORK AREAS

At least twenty-four (24) hours prior to the start of work, the Bidder will provide the Owner a list of employees working on the project, the name and 24-hour telephone number of the overall supervisor of the job property and a list of vehicles (make, model, license plate number) that will be entering the property.

PART 2 - ASBESTOS REMOVAL

2.1 OVERVIEW

The Bidder is required to comply with all applicable federal, state and local rules, laws and regulations pertaining to the removal and disposal of asbestos containing materials including but not limited to New York State Industrial Code Rule 56 – Asbestos and the USEPA 40 CFR Part 61 Asbestos NESHAP. Bidder is also required to comply with all applicable OSHA rules and regulations.

2.2 PROJECT NOTIFICATIONS

Pre-abatement notifications to the USEPA and the State of New York must be made at least ten (10) working days in advance of asbestos abatement project start. Appropriate waiting periods must be observed before start of work. Copies of notifications must be submitted to the Owner prior to start of work.

2.3 ABATEMENT WORK PLAN

Provide plans which clearly indicate all work areas (numbered sequentially) including the locations and types of all decontamination chambers, entrances and exits to the work area, type of abatement activity/technique, number and location of negative air units and exhaust points including calculations, and the proposed location and construction of storage facilities and field office.

2.4 SAFETY DATA SHEETS (SDS)

Submit copies of SDSs for each chemical used on the project (encapsulant, surfactant, spray adhesive, etc.).

2.5 PROJECT SUPERVISOR

Submit the resume of the proposed English speaking Project Supervisor.

2.6 WORKER'S ACKNOWLEDGMENTS

Submit statements signed by each employee that the employee has received training in the proper handling of ACM: understands the health implications and risks involved; and understands the use and limitations of the respiratory equipment to be used.

2.7 ASBESTOS WASTE DISPOSAL

Containers of asbestos waste generated by abatement activity must be secured during the period of abatement activity and should not accumulate to significant amounts. Shipments of waste must be documented in accordance with regulations with copies of said documents submitted to the Owner as shipments occur. Final payment of invoices may not occur until all waste documents have been submitted.

2.8 PROJECT LOGS

Daily activity logs and work area entrance/exit logs will be maintained on-property and will be provided to the Owner at the conclusion of the project.

Demolition Project Bid Specification
Crete Memorial Civic Center, 2 Beach Road, Plattsburgh, New York
October 18, 2022

2.9 ASBESTOS HANDLING LICENSES AND MEDICAL CERTIFICATIONS

The Bidder and any Sub-Bidders directly involved with asbestos abatement must possess a current State of New York asbestos handling license and all workers must possess current State of New York abatement supervisor, worker or allied trades handling certificates. Copies of the asbestos abatement firm's entity license, all handling certificates, and each property workers' medical certifications (to include proof of respirator fit-testing) must be provided to the Owner prior to the start of the work.

2.10 ORDER OF WORK

Work on this project will commence in the order provided in the schedule. No deviation from this order will be permitted without prior approval from the Owner and Owner's Representative.

SECTION D – SPECIAL CONDITIONS FOR DEMOLITION

PART 1 GENERAL

These special conditions apply to the demolition of the Crete Center, storage building, and associated infrastructure located at 2 Beach Road, Plattsburgh, Clinton County, New York. The building to be demolished is in fair to poor condition, unoccupied and consists of a concrete, concrete block, and steel frame structure. Demolition will include the removal of the Crete Center building, foundation, subgrade infrastructure associated with the former ice rink, removal of the concrete access/walkways to the building, termination/capping of utilities, and removal of foundation footers to a minimum of thirty-six (36) inches below grade.

The storage building to be demolished consists of a primitive single-story wood frame structure. The building should be demolished and any waste/garbage/debris cleaned as well as any subgrade infrastructure removed. The electrical cabinet that provided electricity to the Crete Center building should have all electrical equipment removed and the structure and foundation properly removed/demolished. The concrete walks/accesses to the Crete Center building must be properly removed. Additionally, the flag pole adjoining the Crete Center building and fencing adjoining the Crete Center building is to be removed.

Upon completion of demolition, the property will be returned to grade with a minimum of six (6) inches of topsoil and grass seed. The Owner does not wish to retain title to any of the demolition materials and the Bidder may do as they wish with the demolition materials within the bounds of the law. Salvage of materials is a Bidder option. Specific requirements of the demolition follow.

1.1 REFERENCES

The publications listed below form a part of this specification to the extent referenced. The publications are referred to within the text by the basic designation only.

AIR-CONDITIONING AND REFRIGERATION INSTITUTE (ARI)

ANSI AI0.6 (2006; R 2006)	Safety & Health Program Requirements for Demolition
29 CFR 1926.1101	Safety and Health Regulations for Construction – Toxic and Hazardous Substances
29 CFR 1926.62	Safety and Health Regulations for Construction
29 CFR 1910	Occupational Safety and Health Standards (OSHA)

Limited engineering drawings are available and will be made available for review at the time of the pre-bid meeting.

1.2 GENERAL REQUIREMENTS

1.2.1 Asbestos

1.2.1.1 All known ACMs will be abated in accordance with Section C of this document. No other detections

of asbestos were identified for the Crete Center building or storage building; however, if unanticipated materials that are not consistent with the attached asbestos data, the Bidder should make the Owner Representative aware and appropriate guidance can be provided.

1.2.1.2 In accordance with 40 CFR 61 – Subpart M, National Emissions Standards for Asbestos, the Bidder shall have on property at all times while demolition is being performed a person trained in the provisions of 40 CFR 61 – Subpart M. Cost for this person shall be included in the bid price.

1.2.2 Lead Paint

Given the age of the buildings, painted surfaces are assumed to contain lead. The Bidder will follow OSHA Worker Protection Standards and all federal, state and local regulations when interfacing with painted surfaces. The Bidder is responsible for determining appropriate disposal for any material with paint in accordance with state and federal regulations.

1.2.3 Hazardous Waste

Bidder is responsible for the proper removal and disposal of any hazardous or special waste including but not limited to thermostats, electrical equipment (oil/dielectric fluid) and former ice rink equipment that utilized ammonia. The thermostats should be verified as to whether mercury is present and properly handled and disposed. The electrical equipment in the Crete Center building is reportedly dry and no potentially PCB-containing di-electrical fluids are anticipated; however, the electric equipment in the electric cabinet may contain oil/dielectric fluid. Bidder is responsible for confirmation of whether electric equipment contains any hazardous material and if so, proper handling and disposal. The electrical cabinet to be demolished has been disconnected and the Bidder is only responsible for protecting the adjoining electrical pole/transformer. The former ice rink equipment has been abandoned for more than twenty (20) years and appears to have been properly drained; however, the Bidder is responsible for verification and, if needed, the proper decommissioning of the ammonia system. The majority of metal piping located below the building foundation contained brine water and are not considered environmentally sensitive.

1.3 REGULATORY AND SAFETY REQUIREMENTS

Comply with federal, state, and local hauling and disposal regulations. In addition to the requirements of the "Contract Clauses," conform to the safety requirements contained in ANSI A10.6.

1.4 DUST AND DEBRIS CONTROL

Prevent the spread of dust and debris to areas outside the work area and avoid the creation of a nuisance or hazard in the surrounding area. Work must comply with 40 CFR 61 NESHAP and all federal, state and local requirements. Use water to limit generation of dust as necessary. The Bidder will be responsible for cleaning of adjoining roadways, if significant mud is generated by trucking.

1.5 PROTECTION

1.5.1 Traffic Control and Pedestrian Safety

Where pedestrian and/ or driver safety is endangered in the area of removal work, use traffic barricades with flashing lights. Anchor barricades in a manner to prevent displacement by wind. Trucks entering/ leaving signs

shall be posted where debris haulers and other trucks will be entering and leaving the property. If Owner determines that traffic issues are being generated by demolition operations the Bidder shall at no additional cost to Owner use flag persons to control safe entry and exit of vehicles to/ from the work area. The entire perimeter shall be fenced to prevent inadvertent entry by pedestrians.

1.5.2 Utility Services

The only active utility at the time of the demolition will be water provided at a hydrant adjoining the Crete Center building. All other utilities including electricity will be shut off prior to demolition activities. The Bidder is to cap each utility at a point outside the building foundation if it is an underground utility and is to remove overhead utilities back either to the shut off point or to the first supporting structure of the utility from each building. Removal of underground electric conduit service the Crete Center building has been completed. Removal of the abandoned underground electrical conduit is not required. Utilities consist of water, sanitary sewer, and electricity. Termination of water and sewer lines shall be accomplished in accordance with current City of Plattsburgh specifications. The Bidder will be responsible for coordination of all activities and should make the Owner Representative aware prior to burying the capped utilities. The owner may also trace the lines for recording in anticipation of future development at no additional cost to the Bidder.

1.5.3 Facilities

All facilities shall be removed and no structures in the immediate work area require protection.

1.5.4 Protection of Personnel

Before, during and after the demolition work the Bidder shall continuously evaluate the condition of the structure being demolished and take immediate action to protect all personnel working in and around the demolition property. No area, section, or component of floors, roofs, walls, columns, pilasters, or other structural element will be allowed to be left standing without sufficient bracing, shoring, or lateral support to prevent collapse or failure while workmen remove debris or perform other work in the immediate area. The entire work area shall be fenced sufficiently to prevent inadvertent or accidental entry from the start of demolition until the time the property is turned back to the Owner.

1.6 BURNING

The use of burning at the project property for the disposal of refuse and debris shall not be permitted.

1.7 REQUIRED DATA

The demolition plan shall include procedures for coordination with Owner/Owner's Representative and a detailed description of methods and equipment to be used for each operation and of the sequence of operations. It shall also include an anticipated schedule to perform the work.

1.8 ENVIRONMENTAL PROTECTION

Comply with the all Environmental Protection Agency, OSHA, New York State Department of Environmental Conservation and local environmental and worker safety requirements.

1.9 USE OF EXPLOSIVES

Use of explosives is not permitted.

1.10 AVAILABILITY OF WORK AREAS

Area in which the work is to be accomplished will be available upon contract award.

1.11 PERMITS

Bidder shall be responsible for determining what permits are required and for obtaining all permits necessary to allow the work to progress. The cost of permits shall be included in the Bidder's price including the demolition permit from the City of Plattsburgh.

PART 2 PRODUCTS

2.1 FILL MATERIAL

Backfill of the building footprint should be completed with a general fill material free of organics and contaminated materials, and have particles no greater than four (4) inches in maximum dimension. As redevelopment plans are currently not available, no compaction requirements are anticipated other than fill being firm and suitable. Bidder is also required to include a minimum of six (6) inches of topsoil and to seed the topsoil with grass. Arrangements should be made to ensure the grass seed will properly germinate.

PART 3 EXECUTION

3.1 EXISTING FACILITIES TO BE REMOVED

3.1.1 Structures

Demolish the structures (Crete Center building, storage building, and electrical cabinet) in accordance with the demolition plan submitted to Owner.

3.1.2 Utilities and Related Equipment

All utilities and related equipment supplied to the building to be demolished shall be removed, capped, and properly disposed. It is the responsibility of Bidder to coordinate all efforts.

3.1.2.1 General Requirements

Do not begin demolition work until all utility disconnections have been completed.

3.1.2.2 Disconnecting Existing Utilities

Utilities with the exception of the water provided the hydrant adjoining the Crete Center will be disconnected by the City of Plattsburgh. Bidder shall confirm with the Owner/Owner's Representative prior to commencement.

3.1.3 Paving

The concrete paved accesses/walkways (three in total) should be properly removed and disposed. Bidder is not responsible for removal/modifications to the asphalt or the adjoining road base/crushed stone parking lot.

3.1.4 Roofing

Remove existing roof systems and associated components in their entirety, which includes the rooftop HVAC units on the Crete Center building.

3.1.5 Concrete/ Bricks/ Cinder (Cement) Blocks

Concrete, concrete block, cinder (cement) block, brick, and similar materials can be crushed to less than four (4) inches in any dimension and used for fill. Any such materials in excess of what is needed for fill shall be disposed. Bidder is responsible for determining what material can be legally used and the appropriate disposal of the material whether at a landfill or fill site, if permissible.

3.1.6 Structural Steel

Dismantle any structural steel and recycle steel to the greatest extent possible as part of demolition operations.

3.1.7 Miscellaneous Metal

Recycle scrap metal to the greatest extent possible as part of demolition operations.

3.1.8 Carpentry

Disposal or recycling is Bidder option.

3.1.9 Heating and Air Conditioning Equipment

Heating, air conditioning, and ventilation equipment is the responsibility of the Bidder to either recycle, re-sell, or dismantle/dispose of properly.

3.1.10 Cylinders and Canisters

No cylinders or canisters were observed in the buildings to be demolished. If encountered, the cylinders or canisters must be removed prior to demolition.

3.1.11 Piping

Recycle piping to the greatest extent possible as part of demolition operations.

3.1.12 Ducts

Classify removed duct work as scrap metal.

3.1.13 Fixtures, Motors and Machines

Recycle fixtures, motors and machines to the greatest extent possible as part of demolition operations.

3.1.14 Electrical Equipment and Fixtures

Recycle electrical equipment and fixtures to the greatest extent possible as part of demolition operations.

3.1.15 Fixtures

According to the owner, lighting fixtures/ballasts are not anticipated to contain mercury or PCBs. However, it is the responsibility of Bidder to verify and properly dispose.

3.1.16 Electrical Devices

Remove and dispose of properly. No potentially PCB-containing di-electric fluids are anticipated in the Crete Center building, but the electrical cabinet is unknown. It is the responsibility of the Bidder to properly handle and dispose of any hazardous materials.

3.1.17 Wiring Ducts or Troughs

Remove and dispose of properly.

3.1.18 Conduit and Miscellaneous Items

Remove and dispose of properly with the exception of any buried electrical conduit between the electrical cabinet and Crete Center building.

3.1.19 Elevators and Hoists

No elevators or hand operated hoists were observed in the buildings to be demolished.

3.2 DISPOSITION OF MATERIAL

3.2.1 Title to Materials

Bidder shall take title to all demolition materials. Sale of materials at the property is not allowed, though various items may have value including metal components that can either be re-sold or salvaged and should be considered in the Bidder's pricing.

3.2.2 Disposal of Ozone Depleting Substance (ODS)

Class I and Class II ODS are defined in Section, 602(a) and (b), of The Clean Air Act. Prevent discharge of Class I and Class II ODS to the atmosphere. Place recovered ODS in cylinders meeting ARI Guideline K suitable for the type ODS (filled to no more than 80 percent capacity) and provide appropriate labeling. Recovered ODS shall be removed from the property and disposed of in accordance with applicable law.

3.2.3 Fire Suppression Containers

Fire suppression system cylinders and canisters with electrical charges or initiators shall be deactivated prior to shipment. Also, safety caps shall be used to cover exposed actuation mechanisms and discharge ports on these special cylinders.

3.2.4 Unsalvageable Material

Unsalvageable material shall be disposed of accordingly.

3.2.5 Mercury Containing Materials

All mercury containing materials including thermostat switches, etc. will be removed and properly disposed prior to demolition.

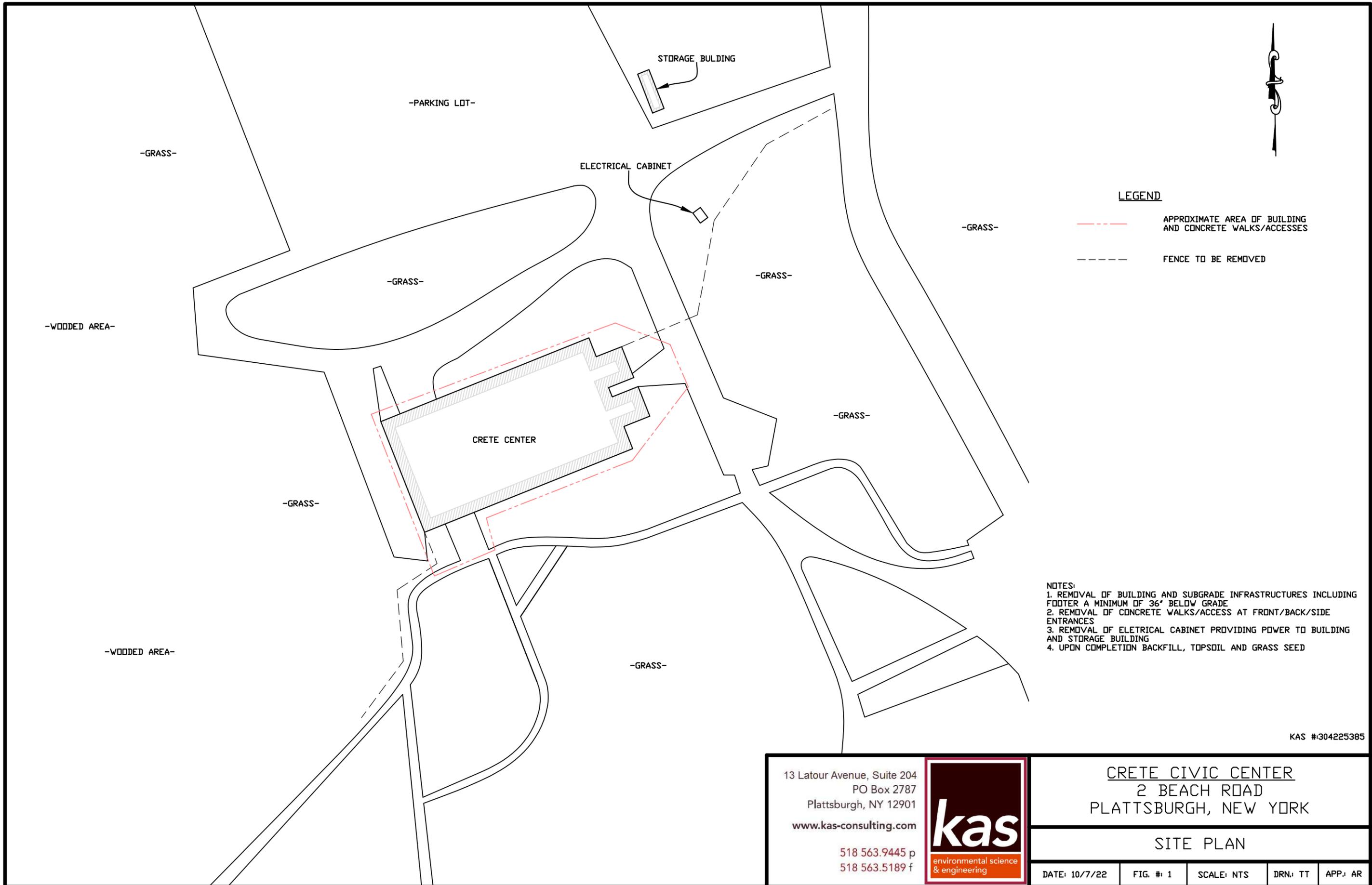
3.3 DISPOSAL OF REMOVED MATERIALS

Dispose of debris, rubbish, scrap, hazardous waste and other non-salvageable materials resulting from removal operations in accordance with all applicable federal, state and local regulations in an approved disposal area for the type of material being disposed. Removed materials shall not be stored on the project property. Proper transportation permits are Bidder responsibility.

Demolition Project Bid Specification
Crete Memorial Civic Center, 2 Beach Road, Plattsburgh, New York
October 18, 2022

APPENDIX A

SITE PLAN



KAS #304225385

13 Latour Avenue, Suite 204
 PO Box 2787
 Plattsburgh, NY 12901
 www.kas-consulting.com

518 563.9445 p
 518 563.5189 f

CRETE CIVIC CENTER
 2 BEACH ROAD
 PLATTSBURGH, NEW YORK

SITE PLAN

DATE: 10/7/22	FIG. #: 1	SCALE: NTS	DRN.: TT	APP.: AR
---------------	-----------	------------	----------	----------

Demolition Project Bid Specification
Crete Memorial Civic Center, 2 Beach Road, Plattsburgh, New York
October 18, 2022

APPENDIX B

ASBESTOS DOCUMENTATION

Crete Civic Center
2 Beach Road
Plattsburgh, New York 12901

PRE-DEMOLITION ASBESTOS INSPECTION REPORT

May 13, 2022
KAS Project #304225385

Prepared for:

City of Plattsburgh
41 City Hall Place
Plattsburgh, New York 12901



13 Latour Avenue, Suite 204
PO Box 2787
Plattsburgh, NY 12901

www.kas-consulting.com

518 563.9445 p
518 563.5189 f



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3.0 ASBESTOS REGULATIONS _____	1
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5.0 INSPECTION RESULTS _____	3
6.0 OBSERVATIONS AND RECOMMENDATIONS _____	3

APPENDICES

Appendix 1 – Inspection Results Summary

Appendix 2 – KAS License/Certification

Appendix 3 – Laboratory Analysis Report

Appendix 4 – Sample Location/ACM Identification Map



1.0 INSPECTION SUMMARY

The Crete Civic Center located at 2 Beach Road, Plattsburgh, New York was inspected for the presence of asbestos-containing materials (ACMs) on May 3, 2022. The inspection of the Crete Civic Center was a pre-demolition asbestos inspection and was conducted in accordance with New York State Industrial Code Rule 56 (NYS ICR 56) and 40 CFR 61, Subpart M – NESHAP (Asbestos NESHAP) regulations. The inspection included destructive investigation techniques of wall and ceiling cavities, flooring, siding and roofing.

A total of 28 bulk samples from 12 homogeneous groups were collected from the vacant residence. ACMs, defined as containing greater than 1% asbestos or assumed, included:

- Tar and Silver Coating (Around Rooftop HVAC Systems).

Additionally, building materials containing less than 1% asbestos are not considered ACMs, but are regulated by OSHA included:

- None.

A summary of the inspection results is included in Appendix 1.

2.0 INSPECTION METHODS

This pre-demolition asbestos inspection consisted of a visual inspection and collection of bulk samples for laboratory analysis. The number of samples generally ranges from 2 to 7 samples per homogenous material based on type and quantity. The asbestos inspection was conducted by an EPA accredited, State of New York-certified, Asbestos Inspector Zachary Brockway in accordance with NYS ICR 56 and Asbestos NESHAP. Destructive investigation techniques were used to inspect wall and ceiling cavities, flooring, roofing and siding to the maximum extent possible. Mr. Brockway possesses adequate experience, training and education to recognize suspect ACMs and collect suspect ACM bulk samples for laboratory analysis. Suspect ACMs collected were submitted to SanAir Technologies Laboratory of North Chesterfield, Virginia and analyzed by New York State (NYS) protocols.



3.0 ASBESTOS REGULATIONS

NYS ICR 56 details the procedures, regulations, certifications and licenses required when disturbance of ACMs occurs in the State of New York. In essence, any company, individual or organization that disturbs ACMs or provides asbestos consulting or laboratory services in the State of New York must be certified/licensed by the State of New York. Personnel that conducted this inspection, bulk sample collections and laboratory analysis were properly certified by the State of New York and also possess current EPA approved training in asbestos site inspections and asbestos laboratory analysis. KAS' corporate license and individual inspector certification are included in Appendix 2.

4.0 CERTIFICATION/ ACCREDITATION

Per paragraph 56-5.1 (f) 3 of NYS ICR 56, the following information is required for inspections in New York State:

Inspection Location:
Crete Civic Center
2 Beach Road
Plattsburgh, New York 12901

The inspection was a pre-demolition asbestos inspection to fulfill NYS ICR 56 and federal NESHAP requirements.

Inspection Date:
May 3, 2022

Contact Name and Address:
Mr. Mathew Miller
Director of Community Development
City of Plattsburgh
41 City Hall Place
Plattsburgh, New York 12901

Firm Performing the Inspection:
KAS, Inc.
Asbestos Handling License Number: 29547, expires December 31, 2022
PO Box 787
Williston, Vermont 05495



Name of Performing Certified Inspector:
Zachary Brockway, NYSDOL Asbestos Certificate # 18-55766, Asbestos Inspector,
Expires June 2022.

Listing of the homogenous suspect ACMs sample groups collected is included in
Section 5.0.

Asbestos bulk samples were submitted to SanAir Technologies Laboratory (NYS ELAP
#11983) for analysis.

5.0 INSPECTION RESULTS

Sample locations, results of the sample analysis, and findings from the visual
inspection are contained in Appendices 1, 3 and 4. A total of 28 bulk samples from 12
homogeneous groups were collected from the vacant residence. ACMs, defined as
containing greater than 1% asbestos or assumed, included:

- Tar and Silver Coating (Around Rooftop HVAC Systems).

Additionally, building materials containing less than 1% asbestos are not considered
ACMs, but are regulated by OSHA included:

- None.

A summary of the inspection results is included in Appendix 1.

6.0 OBSERVATIONS AND RECOMMENDATIONS

Building Comments:

The Crete Civic Center consisted of a two-story masonry framed structure with a flat
roof. The flat roof consisted of stone ballast over build up roofing on a metal deck.
Silver roof coating was present along the façade and separate tar and silver coating
was present around the rooftop HVAC systems. The exterior overhang and interior
foyer ceiling consisted of a textured coating trawled onto concrete. The walls
consisted of a mixture of masonry block and drywall with joint compound. The
ceilings consisted of drywall with joint compound and ceiling tile on a metal grid
system. The floors consisted of a mixture of concrete and carpet adhered with mastic.
Cove base mastic was present in various rooms throughout the first and second floor
office rooms. Fiberglass insulation was observed throughout the structure. Caulking



was present on the interior window and door frames. Mudded elbows and fiberglass insulated pipes were present in the mechanical rooms. No Vermiculite was found during the inspection.

A Sample Location/ACM Identification Map is included in Appendix 4.

Recommendations:

- Removal, handling and cleanup of the ACMs identified must be performed in accordance with NYS ICR 56 and Asbestos NESHAP.
- A copy of this report must be sent to the New York State Department of Labor (NYSDOL) Asbestos Bureau, Albany District.
- A pre-demolition asbestos inspection will identify the majority of suspect materials; however, if materials are encountered that are not included in this report, the materials must be assumed as ACM until tested and proven otherwise.
- Locations and quantities of the ACMs identified should be verified by a certified abatement contractor prior to commencement of abatement activities.



APPENDIX 1

INSPECTION RESULTS SUMMARY



INSPECTION RESULTS SUMMARY				
Crete Civic Center, 2 Beach Road, Plattsburgh, New York				
HA/ SAMPLE#	LOCATION	MATERIAL (F/NF)	ANALYTICAL RESULTS	ACM QUANTITY/ CONDITION
1/ 1A-1C	Interior Window/Door Frames	Caulking (NF)	NAD	-
2/ 2A-2C	Mechanical Rooms	Mudded Elbows (F)	NAD	-
3/ 3A-3C	Throughout	Drywall (F)	NAD	-
4/ 4A-4C	Throughout	Joint Compound (F)	NAD	-
5/ 5A-5B	2 nd Floor	Ceiling Tile (NF)	NAD	-
6/ 6A-6B	1 st Floor	Cove Base Mastic (NF)	NAD	-
7/ 7A-7B	2 nd Floor	Cove Base Mastic (NF)	NAD	-
8/ 8A-8B	1 st Floor	Yellow Carpet Mastic (NF)	NAD	-
9/ 9A-9B	Exterior Overhang/Interior Foyer Ceiling	Textured Coating (F)	NAD	-
10/ 10A-10B	Roof	Built-Up Roofing (NF)	NAD	-
11/ 11A-11B	Roof – Around HVAC Units	Tar and Silver Coating (NF)	18.56% Chrysotile	1,000 sf/Good
12/ 12A-12B	Roof Façade	Silver Coating (NF)	NAD	-

Notes:

1. HA – homogeneous area, F – Friable, NF – Non-friable, NAD – no asbestos detected
2. ACM – asbestos containing material (>1% asbestos content or assumed and are bolded in the table)
3. Chrysotile – an asbestos form
4. Quantity is approximate and should be verified by the abatement contractor prior to commencement of work.



APPENDIX 2

KAS LICENSE/CERTIFICATION

New York State – Department of Labor

Division of Safety and Health
License and Certificate Unit
State Campus, Building 12
Albany, NY 12240

ASBESTOS HANDLING LICENSE

Kas Inc.
P.O. Box 787
Williston, VT 05495

FILE NUMBER: 05-0787
LICENSE NUMBER: 29547
LICENSE CLASS: RESTRICTED
DATE OF ISSUE: 12/06/2021
EXPIRATION DATE: 12/31/2022

Duly Authorized Representative – Amy King:

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.



Amy Phillips, Director
For the Commissioner of Labor

STATE OF NEW YORK - DEPARTMENT OF LABOR
ASBESTOS CERTIFICATE



ZACHARY C BROCKWAY

CLASS(EXPIRES)

C ATEC(06/22) D INSP(06/22)

H PM (06/22)

CERT# 18-55766
DMV# 202002309

MUST BE CARRIED ON ASBESTOS PROJECTS





APPENDIX 3

LABORATORY ANALYSIS REPORT



The Identification Specialists

Analysis Report
prepared for
KAS, Inc.

Report Date: 5/12/2022

Project Name: 2 Beach Road

Project #: 304225385

SanAir ID#: 22021956



NVLAP LAB CODE 200870-0



10501 Trade Court | North Chesterfield, Virginia 23236

888.895.1177 | 804.897.1177 | fax: 804.897.0070 | IAQ@SanAir.com | SanAir.com



SanAir ID Number
22021956
FINAL REPORT
5/12/2022 11:23:23 AM

Name: KAS, Inc.
Address: PO Box 787
Williston, VT 05495
Phone: 518-563-9445

Project Number: 304225385
P.O. Number: City Of Plattsburgh
Project Name: 2 Beach Road
Collected Date: 5/3/2022
Received Date: 5/4/2022 10:50:00 AM

Dear Zachary Brockway,

We at SanAir would like to thank you for the work you recently submitted. The 28 sample(s) were received on Wednesday, May 04, 2022 via UPS. The final report(s) is enclosed for the following sample(s): 1A, 1B, 2A, 2B, 2C, 3A, 3B, 3C, 4A, 4B, 4C, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 9C, 10A, 10B, 11A, 11B, 12A, 12B.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Sandra Sobrino". The signature is written in a cursive, flowing style.

Sandra Sobrino
Asbestos & Materials Laboratory Manager
SanAir Technologies Laboratory

Final Report Includes:
- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:
- 28 samples in Good condition.



SanAir ID Number
22021956
 FINAL REPORT
 5/12/2022 11:23:23 AM

Name: KAS, Inc.
Address: PO Box 787
 Williston, VT 05495
Phone: 518-563-9445

Project Number: 304225385
P.O. Number: City Of Plattsburgh
Project Name: 2 Beach Road
Collected Date: 5/3/2022
Received Date: 5/4/2022 10:50:00 AM

Analyst: Hogrefe, Sarah

Asbestos Bulk PLM NY ELAP 198.1

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
2A / 22021956-003 Mudded Elbows/ Maintenance Rooms	Grey Non-Fibrous Homogeneous		100% Other	None Detected
2B / 22021956-004 Mudded Elbows/ Maintenance Rooms	Grey Non-Fibrous Homogeneous		100% Other	None Detected
2C / 22021956-005 Mudded Elbows/ Maintenance Rooms	Grey Non-Fibrous Homogeneous		100% Other	None Detected
3A / 22021956-006 Drywall/ 1st Floor Office	White Non-Fibrous Homogeneous		100% Other	None Detected
3B / 22021956-007 Drywall/ 1st Floor Office	White Non-Fibrous Homogeneous		100% Other	None Detected
3C / 22021956-008 Drywall/ 2nd Floor Office	White Non-Fibrous Homogeneous		100% Other	None Detected
4A / 22021956-009 Joint Compound/ 1st Floor Office	White Non-Fibrous Homogeneous		100% Other	None Detected
4B / 22021956-010 Joint Compound/ 1st Floor Office	White Non-Fibrous Homogeneous		100% Other	None Detected
4C / 22021956-011 Joint Compound/ 2nd Floor Office	White Non-Fibrous Homogeneous		100% Other	None Detected
9A / 22021956-020 Textured Coating/ Exterior Ceiling On Overhang	White Non-Fibrous Heterogeneous		100% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 5/12/2022

Date: 5/12/2022



SanAir ID Number
22021956
 FINAL REPORT
 5/12/2022 11:23:23 AM

Name: KAS, Inc.
Address: PO Box 787
 Williston, VT 05495
Phone: 518-563-9445

Project Number: 304225385
P.O. Number: City Of Plattsburgh
Project Name: 2 Beach Road
Collected Date: 5/3/2022
Received Date: 5/4/2022 10:50:00 AM

Analyst: Hogrefe, Sarah

Asbestos Bulk PLM NY ELAP 198.1

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
9B / 22021956-021 Textured Coating/ Exterior Ceiling On Overhang	White Non-Fibrous Heterogeneous		100% Other	None Detected
9C / 22021956-022 Textured Coating/ Exterior Ceiling On Overhang	White Non-Fibrous Heterogeneous		100% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 5/12/2022

Date: 5/12/2022



SanAir ID Number
22021956
 FINAL REPORT
 5/12/2022 11:23:23 AM

Name: KAS, Inc.
Address: PO Box 787
 Williston, VT 05495
Phone: 518-563-9445

Project Number: 304225385
P.O. Number: City Of Plattsburgh
Project Name: 2 Beach Road
Collected Date: 5/3/2022
Received Date: 5/4/2022 10:50:00 AM

Analyst: Hogrefe, Sarah

Asbestos Bulk PLM NOB NY ELAP 198.6

Sample	Appearance	% Other Material	% Non-Asbestos Fibers	Asbestos Types	% Total Asbestos
1A 22021956-001 Interior Window/ Door Caulking	Non-Fibrous Homogeneous Beige	100%		None Detected	
1B 22021956-002 Interior Window/ Door Caulking	Non-Fibrous Homogeneous Beige	100%		None Detected	
5A 22021956-012 Ceiling Tile/ 2nd Floor	Fibrous Homogeneous Tan	100%		None Detected	
5B 22021956-013 Ceiling Tile/ 2nd Floor	Fibrous Homogeneous Tan	100%		None Detected	
6A 22021956-014 Cove Base Mastic/ 1st Floor	Non-Fibrous Homogeneous White	100%		None Detected	
6B 22021956-015 Cove Base Mastic/ 1st Floor	Non-Fibrous Heterogeneous White	100%		None Detected	
7A 22021956-016 Cove Base Mastic/ 2nd Floor	Non-Fibrous Homogeneous Yellow	100%		None Detected	
7B 22021956-017 Cove Base Mastic/ 2nd Floor	Non-Fibrous Homogeneous Yellow	100%		None Detected	

Analyst:

Approved Signatory:

Analysis Date: 5/12/2022

Date: 5/12/2022



SanAir ID Number
22021956
 FINAL REPORT
 5/12/2022 11:23:23 AM

Name: KAS, Inc.
Address: PO Box 787
 Williston, VT 05495
Phone: 518-563-9445

Project Number: 304225385
P.O. Number: City Of Plattsburgh
Project Name: 2 Beach Road
Collected Date: 5/3/2022
Received Date: 5/4/2022 10:50:00 AM

Analyst: Hogrefe, Sarah

Asbestos Bulk PLM NOB NY ELAP 198.6

Sample	Appearance	% Other Material	% Non-Asbestos Fibers	Asbestos Types	% Total Asbestos
8A 22021956-018 Carpet Mastic/ 1st Floor	Non-Fibrous Homogeneous Yellow	100%		None Detected	
8B 22021956-019 Carpet Mastic/ 1st Floor	Non-Fibrous Homogeneous Yellow	100%		None Detected	
10A 22021956-023 Built-Up/ Roof	Non-Fibrous Heterogeneous Black	100%		None Detected	
10B 22021956-024 Built-Up/ Roof	Fibrous Heterogeneous Black	100%		None Detected	
11A 22021956-025 Tar/ Silver Coating/ HVAC Units On Roof	Non-Fibrous Heterogeneous Various	81.44%	<1%	Chrysotile Total:	18.56% 18.56%
11B 22021956-026 Tar/ Silver Coating/ HVAC Units On Roof	Non-Fibrous Heterogeneous Various			Not Analyzed	
12A 22021956-027 Silver Coating/ Facade	Non-Fibrous Heterogeneous Silver	100%		None Detected	
12B 22021956-028 Silver Coating/ Facade	Non-Fibrous Heterogeneous Silver	100%		None Detected	

Analyst:

Approved Signatory:

Analysis Date: 5/12/2022

Date: 5/12/2022



SanAir ID Number
22021956
 FINAL REPORT
 5/12/2022 11:23:23 AM

Name: KAS, Inc.
Address: PO Box 787
 Williston, VT 05495
Phone: 518-563-9445

Project Number: 304225385
P.O. Number: City Of Plattsburgh
Project Name: 2 Beach Road
Collected Date: 5/3/2022
Received Date: 5/4/2022 10:50:00 AM

Analyst: Tallert, Jonathan

Asbestos Bulk TEM NY ELAP 198.4

Sample	Appearance	% Other Material	% Non-Asbestos Fibers	Asbestos Types	% Total Asbestos
1A 22021956-001 Interior Window/ Door Caulking	Non-Fibrous Homogeneous Beige	100%		None Detected	
1B 22021956-002 Interior Window/ Door Caulking	Non-Fibrous Homogeneous Beige	100%		None Detected	
5A 22021956-012 Ceiling Tile/ 2nd Floor	Fibrous Homogeneous Tan	100%		None Detected	
5B 22021956-013 Ceiling Tile/ 2nd Floor	Fibrous Homogeneous Tan	100%		None Detected	
6A 22021956-014 Cove Base Mastic/ 1st Floor	Non-Fibrous Homogeneous White	100%		None Detected	
6B 22021956-015 Cove Base Mastic/ 1st Floor	Non-Fibrous Heterogeneous White	100%		None Detected	
7A 22021956-016 Cove Base Mastic/ 2nd Floor	Non-Fibrous Homogeneous Yellow	100%		None Detected	
7B 22021956-017 Cove Base Mastic/ 2nd Floor	Non-Fibrous Homogeneous Yellow	100%		None Detected	

Analyst:

Approved Signatory:

Analysis Date: 5/12/2022

Date: 5/12/2022



SanAir ID Number
22021956
 FINAL REPORT
 5/12/2022 11:23:23 AM

Name: KAS, Inc.
Address: PO Box 787
 Williston, VT 05495
Phone: 518-563-9445

Project Number: 304225385
P.O. Number: City Of Plattsburgh
Project Name: 2 Beach Road
Collected Date: 5/3/2022
Received Date: 5/4/2022 10:50:00 AM

Analyst: Tallert, Jonathan

Asbestos Bulk TEM NY ELAP 198.4

Sample	Appearance	% Other Material	% Non-Asbestos Fibers	Asbestos Types	% Total Asbestos
8A 22021956-018 Carpet Mastic/ 1st Floor	Non-Fibrous Homogeneous Yellow	100%		None Detected	
8B 22021956-019 Carpet Mastic/ 1st Floor	Non-Fibrous Homogeneous Yellow	100%		None Detected	
10A 22021956-023 Built-Up/ Roof	Non-Fibrous Heterogeneous Black	100%		None Detected	
10B 22021956-024 Built-Up/ Roof	Fibrous Heterogeneous Black	100%		None Detected	
12A 22021956-027 Silver Coating/ Facade	Non-Fibrous Heterogeneous Silver	100%		None Detected	
12B 22021956-028 Silver Coating/ Facade	Non-Fibrous Heterogeneous Silver	100%		None Detected	

Analyst: 

Approved Signatory: 

Analysis Date: 5/12/2022

Date: 5/12/2022

Disclaimer

Final reports cannot be reproduced, except in full, without written authorization from SanAir. The accuracy of the results of the analysis is dependent upon the method of sample procurement and information provided by the client. SanAir assumes no responsibility or liability for the manner in which the results are used or interpreted. Samples were received in good condition unless otherwise noted on the report. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government.

NY ELAP lab ID 11983

Disclaimer

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NY ELAP lab ID 11983

Disclaimer

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Polarized- light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

NY ELAP lab ID 11983



1551 Oakbridge Dr. STE B
 Powhatan, VA 23139
 804.897.1177 / 888.895.1177
 Fax 804.897.0070
sanair.com

Asbestos
Chain of Custody
 Form 140, Rev 2, 5/18/18

SanAir ID Number
 20021956

Company: KAS Inc	Project #: 304225385	Collect by: Zachary Brockway
Address: 13 Latour Ave	Project Name: 2 Beach Road	Phone #: 518-563-9445
City, St., Zip: Plattsburgh, NY 12901	Date Collected: 5/3/22	Fax #:
State of Collection: NY Account#: 3605	P.O. Number: City of Plattsburgh	Email: zachb@kas-consulting.com

Bulk		Air		Soil	
ABB	PLM EPA 600/R-93/116	ABA	PCM NIOSH 7400	ABSE	PLM EPA 600/R-93/116 (Qual.)
	Positive Stop <input checked="" type="checkbox"/>	ABA-2	OSHA w/ TWA*	Vermiculite & Soil	
ABEPA	PLM EPA 400 Point Count	ABTEM	TEM AHERA	ABSP	PLM CARB 435 (LOD <1%)
ABB1K	PLM EPA 1000 Point Count	ABATN	TEM NIOSH 7402	ABSP1	PLM CARB 435 (LOD 0.25%)
ABBEN	PLM EPA NOB**	ABT2	TEM Level II	ABSP2	PLM CARB 435 (LOD 0.1%)
ABBCH	TEM Chatfield**	Other:		Dust	
ABBTM	TEM EPA NOB**	New York ELAP		ABWA	TEM Wipe ASTM D-6480
ABQ	PLM Qualitative	ABEPA2	NY ELAP 198.1	ABDMV	TEM Microvac ASTM D-5755
** Available on 24-hr. to 5-day TAT		ABENY	NY ELAP 198.6 PLM NOB	Matrix	
		ABBNY	NY ELAP 198.4 TEM NOB	Other	
Water					
ABHE	EPA 100.2				

Turn Around Times	3 HR (4 HR TEM) <input type="checkbox"/>	6 HR (8HR TEM) <input type="checkbox"/>	12 HR <input type="checkbox"/>	24 HR <input type="checkbox"/>
	2 Days <input type="checkbox"/>	3 Days <input type="checkbox"/>	4 Days <input type="checkbox"/>	<input checked="" type="checkbox"/> 5 Days

Special Instructions

Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate*	Start - Stop Time*
1A	Beige Interior Window/Door Caulking	1	5/3/22		
1B	↓	↓			
2A	Mudded Elbows/Maintenance Rooms	2			
2B	↓	↓			
2C	↓	↓			
3A	Drywall / 1st Floor Office	3			
3B	↓	↓			
3C	Drywall / 2nd Floor Office	↓			
4A	Joint Compound / 1st Floor Office	4			
4B	↓	↓			
4C	Joint Compound / 2nd Floor Office	↓			
5A	Ceiling Tile / 2nd Floor	5			

Relinquished by	Date	Time	Received by	Date	Time
<i>[Signature]</i>	5/3/22	1:05	<i>[Signature]</i>	5/4/22	6:50

If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST will be logged in the next business day. Weekend or holiday work must be scheduled ahead of time and is charged at 150% of the 3hr TAT or a minimum charge of \$150. A courier charge will be applied for same day and one-day turnaround times for offsite work. SanAir covers Standard Overnight FedEx shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.

22021956

Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate*	Start - Stop Time*
5B	↓	↓	↓		
6A	White Cove Base Mastic / 1 st Floor	6			
6B	↓	↓			
7A	Yellow Cove Base Mastic / 2 nd Floor	7			
7B	↓	↓			
8A	Yellow Carpet Mastic / 1 st Floor	8			
8B	↓	↓			
9A	Textured Coating / Exterior Ceiling	9			
9B	on Overhang	↓			
9C	↓	↓			
10A	Built-up / Roof	10			
10B	↓	↓			
11A	Tar / Silver Coating / HVAC Units	11			
11B	on Roof	↓			
12A	Silver Coating / Facade	12			
12B	↓	↓			

Special Instructions

Relinquished by	Date	Time	Received by	Date	Time
	5/3/22	1405	JAO	5/4/22	10:50

If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST will be logged in the next business day. Weekend or holiday work must be scheduled ahead of time and is charged at 150% of the 3hr TAT or a minimum charge of \$150. A courier charge will be applied for same day and one-day turnaround times for offsite work. SanAir covers Standard Overnight FedEx shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.

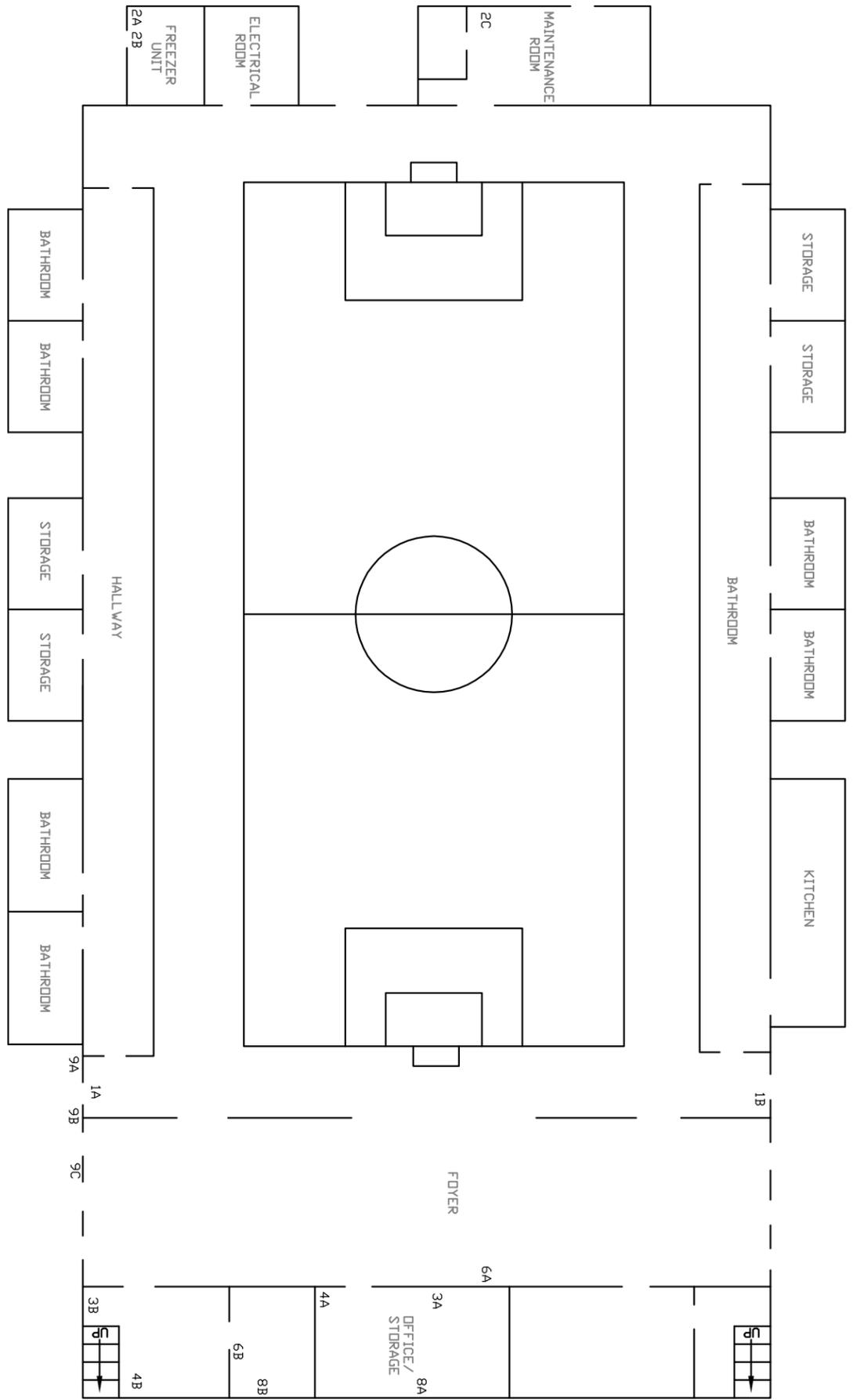


APPENDIX 4

SAMPLE LOCATION/ACM IDENTIFICATION MAP



LEGEND
1A SAMPLE LOCATION/IDENTIFICATION



KAS #304225385

13 Latour Avenue, Suite 204
PO Box 2787
Plattsburgh, NY 12901
www.kas-consulting.com
518 563.9445 P
518 563.5189 f



CRETE CIVIC CENTER
2 BEACH ROAD
PLATTSBURGH, NEW YORK

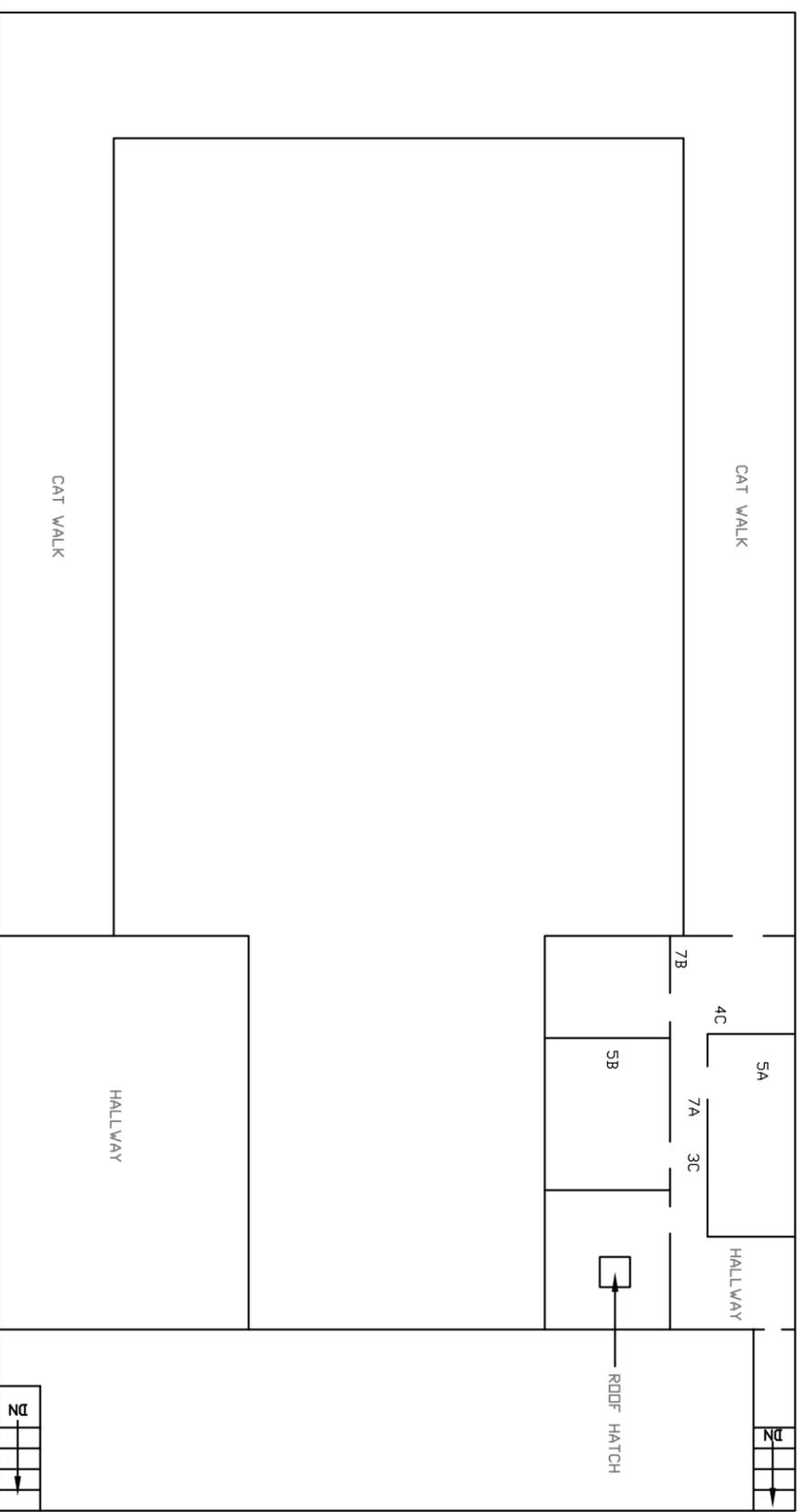
SAMPLE LOCATION/ACM IDENTIFICATION MAP
SAMPLE DATE: 5/4/21

DATE: 5/17/21	DWG. # 1	SCALE: NTS	DRN.: SB	APP.: AR
---------------	----------	------------	----------	----------



LEGEND

3C SAMPLE LOCATION/IDENTIFICATION



KAS #304225385

13 Latour Avenue, Suite 204
PO Box 2787
Plattsburgh, NY 12901
www.kas-consulting.com

518 563.9445 P
518 563.5189 F



CRETE CIVIC CENTER
2 BEACH ROAD
PLATTSBURGH, NEW YORK

SAMPLE LOCATION/ACM IDENTIFICATION MAP

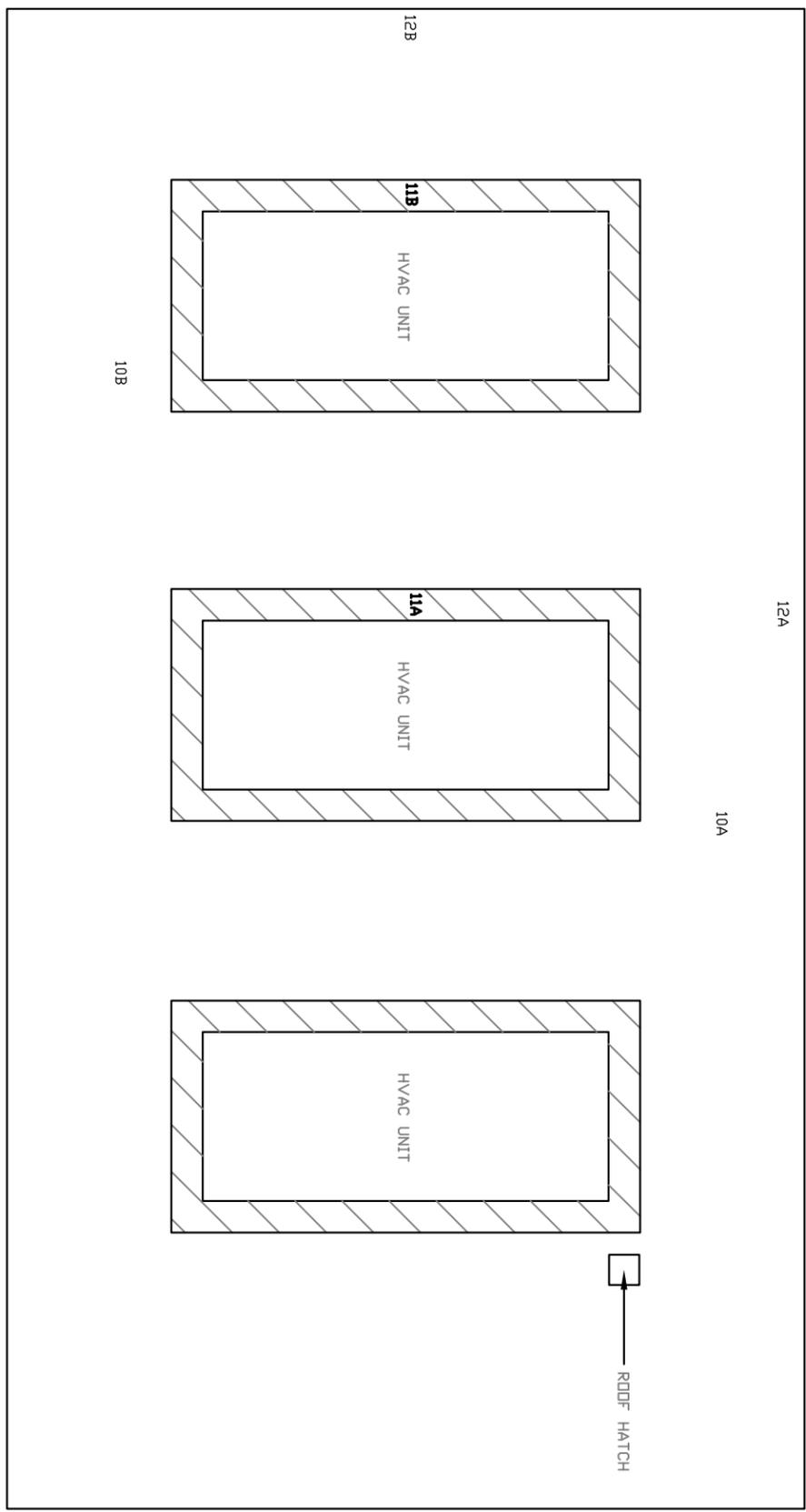
SAMPLE DATE: 5/4/21

DATE: 5/17/21	DWG. # 2	SCALE: NTS	DRN.: SB	APP.: AR
---------------	----------	------------	----------	----------



LEGEND

- 10A SAMPLE LOCATION/IDENTIFICATION
- 11A ACM SAMPLE LOCATION/IDENTIFICATION
-  APPROXIMATE AREA OF ACM



NOTES:
1. ACM - ASBESTOS CONTAINING MATERIAL

KAS #304225385

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PO Box 2787
Plattsburgh, NY 12901
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518 563.9445 P
518 563.5189 F



CRETE CIVIC CENTER
2 BEACH ROAD
PLATTSBURGH, NEW YORK

SAMPLE LOCATION/ACM IDENTIFICATION MAP

SAMPLE DATE: 5/4/21

DATE: 5/17/21	DWG. # 3	SCALE: NTS	DRN.: SB	APP.: AR
---------------	----------	------------	----------	----------

**EMSL Analytical, Inc.**

200 Route 130 North, Cinnaminson, NJ 08077
 Phone/Fax: (800) 220-3675 / (856) 786-5974
<http://www.EMSL.com> cinnaslab@EMSL.com

EMSL Order: 041436871
 CustomerID: AZTE34
 CustomerPO: Crete
 ProjectID:

Attn: **Karen Carling**
Aztech Technologies
5 McCrea Hill Road
Ballston Spa, NY 12020

Phone: (518) 885-5383
 Fax:
 Received: 12/16/14 1:20 PM
 Analysis Date: 12/26/2014
 Collected: 12/8/2014

Project: **Crete Center**

Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by PLM via the NY State ELAP 198.6 Method

SAMPLE ID	DESCRIPTION	APPEARANCE	MATRIX MATERIAL	% NON-ASBESTOS FIBERS	ASBESTOS TYPES
EC-A 041436871-0005	Exterior Window - Caulk	Gray Non-Fibrous Homogeneous	98.8% Other	None	1.2% Chrysotile 1.2% Total
EC-B 041436871-0006	Exterior Window - Caulk				Positive Stop (Not Analyzed)

Analyst(s)

 Quynh Vu (1)



 Stephen Siegel, CIH, Laboratory Manager
 or other approved signatory

*Polarized Light Microscopy (PLM) is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative Transmission Electron Microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing. The test results contained within this report meet the requirements of NELAC unless otherwise noted. EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. The above test report relates only to the items tested. EMSL bears no responsibility for sample collection activities or analytical method limitations. Samples received in good condition unless otherwise noted.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NYS ELAP 10872, PA ID# 68-00367

Initial report from 12/26/2014 14:30:19

**EMSL Analytical, Inc.**

200 Route 130 North, Cinnaminson, NJ 08077

Phone/Fax: (800) 220-3675 / (856) 786-5974

<http://www.EMSL.com>cinnaslab@EMSL.com

EMSL Order: 041436871

CustomerID: AZTE34

CustomerPO: Crete

ProjectID:

Attn: **Karen Carling**
Aztech Technologies
5 McCrea Hill Road
Ballston Spa, NY 12020

Phone: (518) 885-5383
 Fax:
 Received: 12/16/14 1:20 PM
 Analysis Date: 12/26/2014
 Collected: 12/5/2014

Project: **Crete Center****Test Report:Asbestos Analysis of Bulk Material**

Test	Analyzed Date	Color	Non Asbestos		Asbestos
			Fibrous	Non-Fibrous	
Sample ID PW-1A 041436871-0001		Description Homogeneity	Concession Storage - Insulation Homogeneous		
PLM NYS 198.1 Friable	12/26/2014	Tan/Silver/Ye	40.00% Cellulose 20.00% Glass 20.00% Min. Wool	20.00% Non-fibrous (other)	None Detected
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB					Not Analyzed
TEM NYS 198.4 NOB					Not Analyzed
Sample ID PW-1B 041436871-0002		Description Homogeneity	Concession Storage - Insulation Homogeneous		
PLM NYS 198.1 Friable	12/26/2014	Tan/Silver/Ye	45.00% Cellulose 25.00% Glass 20.00% Min. Wool	10.00% Non-fibrous (other)	None Detected
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB					Not Analyzed
TEM NYS 198.4 NOB					Not Analyzed
Sample ID PW-2A 041436871-0003		Description Homogeneity	O-Room - Insulation Homogeneous		
PLM NYS 198.1 Friable	12/26/2014	Tan	75.00% Cellulose	25.00% Non-fibrous (other)	None Detected
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB					Not Analyzed
TEM NYS 198.4 NOB					Not Analyzed
Sample ID PW-2B 041436871-0004		Description Homogeneity	O-Room - Insulation Homogeneous		
PLM NYS 198.1 Friable	12/26/2014	Tan	55.00% Cellulose 30.00% Glass	15.00% Non-fibrous (other)	None Detected
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB					Not Analyzed
TEM NYS 198.4 NOB					Not Analyzed



EMSL Analytical, Inc.

200 Route 130 North, Cinnaminson, NJ 08077
 Phone/Fax: (800) 220-3675 / (856) 786-5974
<http://www.EMSL.com> cinnasblab@EMSL.com

EMSL Order:	041436871
CustomerID:	AZTE34
CustomerPO:	Crete
ProjectID:	

Test Report:Asbestos Analysis of Bulk Material

Test	Color	Non Asbestos		Asbestos
		Fibrous	Non-Fibrous	
Sample ID EC-A 041436871-0005	Description Homogeneity	Exterior Window - Caulk		
PLM NYS 198.1 Friable				Not Analyzed
PLM NYS 198.6 VCM				Not Analyzed
PLM NYS 198.6 NOB	12/26/2014	Gray		1.2% Chrysotile 1.2% Total
TEM NYS 198.4 NOB				Not Analyzed
Sample ID EC-B 041436871-0006	Description Homogeneity	Exterior Window - Caulk		
PLM NYS 198.1 Friable				Not Analyzed
PLM NYS 198.6 VCM				Not Analyzed
PLM NYS 198.6 NOB	12/26/2014			Positive Stop (Not Analyzed)
TEM NYS 198.4 NOB				Not Analyzed

Analyst(s)
 Felix Anusiem
 Quynh Vu

Stephen Siegel, CIH, Laboratory Manager
 or other approved signatory

NOB = Non Friable Organically Bound N/A = Not Applicable VCM = Vermiculite Containing Material

-In New York State, TEM is currently the only method that can be used to determine if NOB materials can be considered or treated as non-asbestos containing. All samples examined for the presence of vermiculite when analyzed via NYS 198.1.
 -NYS Guidelines for Vermiculite containing samples are available at http://www.wadsworth.org/labcert/elapcert/forms/VermiculiteInterimGuidance_Rev070913.pdf
 EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Samples were received in good condition unless otherwise noted.
 This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. This report may contain data that is not covered by the NVLAP accreditation.



13 Latour Avenue, Suite 204
PO Box 2787
Plattsburgh, NY 12901

www.kas-consulting.com

518 563.9445 p
518 563.5189 f

October 6, 2022

Mr. Matthew Miller
Director of Community Development
City of Plattsburgh
41 City Hall Place
Plattsburgh, New York 12901

RE: Pre-Demolition Asbestos Inspection – Crete Civic Center Storage Building, 2
Beach Street, Plattsburgh, New York

Dear Mr. Miller:

KAS, Inc. (KAS) performed a pre-demolition asbestos inspection of the storage building in parking lot of the former Crete Civic Center property located at 2 Beach Street, Plattsburgh, New York. The inspection was performed in accordance with New York State Industrial Code Rule 56 (NYS ICR 56) by Mr. Alex Price, EPA-accredited, State of New York-certified Asbestos Inspector. This pre-demolition asbestos inspection consisted of a visual inspection and no suspect asbestos containing materials were identified. As such, no samples were collected for analysis. The storage shed was constructed of wood built on a concrete slab. The roof consisted of metal with no paper found. Based on findings, KAS recommends the following:

- No suspect asbestos-containing materials were identified, and as such, no special handling of building materials for asbestos is required by NYS ICR 56 and Asbestos NESHAP.
- A copy of this report must be sent to the New York State Department of Labor (NYSDOL) Asbestos Bureau, Albany District.
- A pre-demolition asbestos inspection will identify the majority of suspect materials; however, if materials are encountered that are not included in this report, the materials must be assumed as ACM until tested and proven otherwise.

Per paragraph 56-5.1 (f) 3 of NYS ICR 56, the following information is required for the asbestos inspection. A copy of KAS' license and individual asbestos inspector certification is attached.

Inspected Location: Storage Building, Crete Civic Center Property, 2 Beach Street, Plattsburgh, New York

Inspection Date: October 6, 2022

Contact Name and Address: Mr. Matthew Miller, Director of Community Development, City of Plattsburgh, 41 City Hall Place, Plattsburgh, New York 12901

Firm performing the inspection: KAS, Inc., Asbestos Handling License Number: 29547, expires December 31, 2022, P.O. Box 787, Williston, Vermont 05495

Name of performing certified inspector: Alex Price, NYSDOL Asbestos Certificate # 19-11197, Asbestos Inspector, Expires July 2023

Pre-Demolition Asbestos Inspection
Storage Building - 2 Beach Street, Plattsburgh, New York

KAS appreciates this opportunity to be of service. Please feel free to contact me with any questions or concerns regarding this work via telephone at (518) 563-9445 or e-mail at alexp@kas-consulting.com.

Sincerely,



Alex Price
Asbestos Inspector

Attachments: Corporate License, Individual Asbestos Certification

New York State – Department of Labor

Division of Safety and Health
License and Certificate Unit
State Campus, Building 12
Albany, NY 12240

ASBESTOS HANDLING LICENSE

Kas Inc.
P.O. Box 787
Williston, VT 05495

FILE NUMBER: 05-0787
LICENSE NUMBER: 29547
LICENSE CLASS: RESTRICTED
DATE OF ISSUE: 12/06/2021
EXPIRATION DATE: 12/31/2022

Duly Authorized Representative – Amy King:

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.



Amy Phillips, Director
For the Commissioner of Labor

STATE OF NEW YORK - DEPARTMENT OF LABOR
ASBESTOS CERTIFICATE



ALEX P PRICE
CLASS(EXPIRES)
C ATEC(07/23) D INSP(07/23)
H PM (07/23)

CERT# 19-111197
DMV# 781152510

MUST BE CARRIED ON ASBESTOS PROJECTS



DEPARTMENT OF LABOR

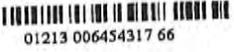
IF FOUND RETURN TO:

NYS/DOL - I&C UNIT
ROOM 161A BUILDING 12
STATE OFFICE CAMPUS
ALBANY NY 12240

EYES BRO

HAIR BLK

HGT 5' 08"



01213 006454317 66