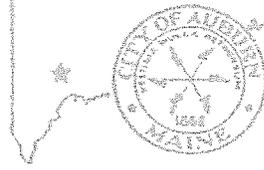


City of Auburn, Maine

"Maine's City of Opportunity"

Financial Services



April 28, 2015

To all interested contractors:

The City of Auburn, a municipal corporation, is accepting written proposals to remove hazardous materials in five buildings, 88 Newbury Street, 14 Second Street, 115 Whitney Street, 33 South Goff Street and 181 Manley Road, Auburn, Maine. The City reserves the right to accept or reject any or all bids in whole or in part and to waive any informality the City may determine necessary. The City also reserves to itself the exclusive right to accept any bids when it is deemed by the City to be in its best interest. The City of Auburn is governed by Title 1 M.R.S.A. § 401-410, otherwise known as the Freedom of Information Act, which considers bid specifications as public documents. In awarding any proposal, the City may consider, but not be limited to, any of the following factors: Bidder qualifications, price, experience, financial standing with the City, warranties, references, bonding, delivery date, and service of Bidder. Contractors shall be current on all amounts due to the City of Auburn prior to the City entering into any contract agreement.

Bids will not receive consideration unless submitted in accordance with the following instructions bidders. Please mark sealed envelopes plainly: **"Removal of Hazardous Materials, Bid # 2015-033."** Bids will be opened at 2:30 pm on **Thursday, May 14, 2015.** Bids must be delivered to **Derek Boulanger, Finance Department, 60 Court Street, First Floor, Auburn, Maine 04210** on or before the date and time appointed. No bids will be accepted after the time and date listed above.

Documents can be obtained electronically on the City of Auburn's website <http://www.auburnmaine.gov/Pages/Government/Bid-Notices> Inquiries regarding this bid package should be directed to Derek Boulanger, Facilities Manager for the City of Auburn via email at dboulanger@auburnmaine.gov or telephone (207) 333-6601, ext. 1335. *Notification is needed by May 7th, 2015 at 2:30PM via hard copy mailed or emailed to dboulanger@auburnmaine.gov to notify the City of your Firm's intention to participate in the bid process.*

A pre-bid meeting will be held on May 5, 2015 at 9 am. The meeting will be held on the building site of the 14 Second Street property. All other buildings will then be open for a walk through by the contractors.

Sincerely,

Derek Boulanger
Facilities Manager

60 Court Street • Suite 344 • Auburn, ME 04210
(207) 333-6601 Extension 1330 • (207) 333-6626 Fax
www.auburnmaine.org

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APPENDIX A: HAZARDOUS MATERIALS SURVEY

1. 88 Newbury Street, Auburn, Maine
2. 14 Second Street, Auburn, Maine
3. 115 Whitney Street, Auburn, Maine
4. 33 South Goff Street, Auburn, Maine
5. 181 Manley Street, Auburn, Maine

PROJECT DESCRIPTION

1. To remove all hazardous materials identified in a Hazardous Materials Assessment by Bates Environmental Health & Safety for 88 Newbury Street, 14 Second Street, 115 Whitney Street, 33 South Goff Street and 181 Manley Street in Auburn Maine.

CONDITIONS AND INSTRUCTIONS TO BIDDERS

1. Bidders shall use the enclosed bid form.
2. The bid is a lump sum price.
3. Bids must be completed in full, in ink and must be signed by firm official. Bid proposal MUST be notarized prior to bid being sealed and will be disqualified if not notarized. Bids may be withdrawn prior to the time set for the official opening.
4. Bids will be opened publicly at 2:30 in the Community Room, second floor of Auburn Hall, 60 Court Street, Auburn, ME on May 14, 2015. Bidders or representatives may be present at bid opening.
5. Awards will be made to the lowest responsible bidder, considering the quality of the materials, date of delivery, cost which meets specification and is in the best interest to the City of Auburn. The work for all buildings will be awarded to one contractor.
6. No contract may be assigned without the written consent of the Finance Director or her designate. The contract shall not be considered valid until a purchase order has been issued to the successful bidder.
7. Please state **"Removal of Hazardous Materials, Bid # 2015-033"**, on submitted, sealed envelope.
8. The City of Auburn reserves the right to waive any formality and technicality in bids whichever is deemed best for the interest of the City of Auburn.
9. Contract Performance: The work will be complete by June 30, 2015.

COMPLIANCE WITH FEDERAL REGULATIONS

Funding for this project has been authorized by the U.S. Department of Housing and Urban Development and is subject to all the regulations and requirements hereafter listed.

1. Equal Employment Opportunity

The City of Auburn is an Equal Opportunity Employer and shall not discriminate against an applicant for employment, and employee or a citizen because of race, color, sex, marital status, physical and/or mental handicap, religion, age, ancestry or natural origin, unless based upon a bona-fide occupation qualification. Vendors and contractor or their agents doing business with the City shall not violate the above clause or the Civil Rights Acts of 1964. Violations by vendors shall be reviewed on a case-by-case basis and may mean an automatic breach of contract or service to the City of Auburn.

2. Save Harmless

The Bidder agrees to protect and save harmless the owner from all costs, expenses or damages that may arise out of alleged infringement of patents of materials used.

3. Subcontracting

The Bidder shall not subcontract any part of the work or materials or assign any monies due it without first obtaining the written consent of the municipality. Neither party shall assign or transfer its interest in the contract without the written consent of the other party.

4. Warranty

The Bidder warrants that all work will be of good quality and free from faults and defects, and in conformance with the specifications. All work not so conforming to these standards may be considered defective. The Bidder agrees to be responsible for the acts and omissions of all of its employees and all subcontractors, their agents and employees, and all other persons performing any of the work under a contract with the Bidder.

6. Contract Work Hours and Safety Standards Act

The Contractor shall comply with the Contract Work Hours and Safety Standards Act. Each contractor shall be required to compute wages of every mechanic or laborer on the basis of a standard workweek of 40 hours. No laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous to his health and safety as determined under construction, safety and health standards promulgated by the Secretary of Labor.

7. Davis-Bacon Act

The Contractor shall be required to pay wages to laborers and mechanics at a rate not less than the minimum specified in the Wage Decision on pages 13-16.

8. Contractor's Guide to Prevailing Wage Requirements for Federally-Assisted Construction
See attached Federal Labor Standards Provisions, form HUD-4010, on pages 17-21.

A contractor's guide is available to help you better understand and comply with Davis-Bacon labor standards. The guide is available on HUD's home page at:

http://www.hudclips.org/sub_nonhud/cgi/pdfforms/dbacont.pdf

or

<http://www.hud.gov/offices/olr>

Select under "What's New", *Making Davis-Bacon Work, A contractor's Guide to Prevailing Wage Requirements for Federally-Assisted Construction Projects*.

SCOPE OF WORK

As identified in Hazardous Materials Assessment by Bates Environmental Health & Safety (Appendix A)

BID FORM
Due Thursday, May 14, 2015 by 2:30 pm
Removal of Hazardous Materials

To: City of Auburn, 60 Court Street, Auburn, ME 04210

The undersigned individual/firm/business guarantees this price for Thirty days (30) from the bid due date. The undersigned submits this proposal without collusion with any other person, individual, or firm or agency. The undersigned ensures the authority to act on behalf of the corporation, partnership or individual they represent; and has read and agreed to all of the terms, requests, or conditions written herein by the City of Auburn, Maine. By signing this bid form, the firm listed below hereby affirms that its bid meets the minimum specifications and standards as listed above.

Signature _____ Name (print) _____

Title _____ Company _____

Address _____

Telephone No. _____ Fax No. _____

Duns # _____ Email Address: _____

1. 88 Newbury Street
Bid (words): _____ Dollars (numbers)\$ _____
2. 14 Second Street
Bid (words): _____ Dollars (numbers)\$ _____
3. 115 Whitney Street
Bid (words): _____ Dollars (numbers)\$ _____
4. 33 South Goff Street
Bid (words): _____ Dollars (numbers)\$ _____
5. 181 Manley Street
Bid (words): _____ Dollars (numbers)\$ _____

STATE OF MAINE
_____, SS.

Date: _____

Personally appeared _____ and acknowledged the foregoing instrument to be his/her free act and deed in his/her capacity and the free act and deed of said company.

Notary Public

Print Name

Commission Expires _____

SAMPLE AGREEMENT

THIS AGREEMENT is made this ### day of *Month Year*, by and between the CITY OF AUBURN, a municipal corporation existing under the laws of the State of Maine and located in the County of Androscoggin, State of Maine (hereinafter "CITY"), *Company Name, Address, EIN*, (hereinafter "CONTRACTOR"),

WITNESSETH:

In consideration of the mutual covenants and conditions contained herein, the CITY and the CONTRACTOR agree as follows:

SPECIFICATIONS:

1. The CONTRACTOR shall furnish all of the material and perform all of the work shown on the drawings and described in the specifications entitled: **Removal of Hazardous Materials, Bid # 2015-033** which are attached hereto and made a part hereof, and the CONTRACTOR covenants that it shall do everything required by this Agreement, the Special Provisions of the Agreement, the Invitation to Bid and the Specifications in return for payment as provided herein.

COMPLETION DATE:

2. The work to be performed under this Agreement shall be commenced by *June 1, 2015* and fully completed on or before *June 30, 2015*.

CONTRACT PRICE:

3. The CITY shall pay the CONTRACTOR for the performance of the Agreement the sum of \$XXX

PERFORMANCE BOND: (Not Applicable)

4. If required by the CITY, the CONTRACTOR shall furnish to the CITY at the time of the execution of this Agreement a performance bond and a labor and material payment bond each in the amount of *\$Dollar amount or N/A (whichever applies)* executed by a surety company satisfactory to the CITY, guaranteeing the performance and payment by the CONTRACTOR. Yes, Required (Initials: ____) No, Waived (Initials ____)

INSPECTIONS:

5. Periodic inspections will be made by the CITY or her designee to insure compliance with the provisions of standards. The CONTRACTOR shall arrange for any required inspections and shall secure approval for each phase of the work. No payment shall be made until the work is acceptable.

The CITY, before making any payments hereunder, may require the CONTRACTOR to furnish releases or receipts from any or all persons performing work and supplying

materials or services to the CONTRACTOR, or any subcontractor, for work under this Contract, if this is deemed necessary to protect the CITY'S interest.

A final inspection shall be performed upon completion of work. Final inspection shall certify that the specifications have been followed and that the property is in compliance to necessary codes of the CITY.

RECORDS:

6. The CITY shall be afforded access to inspect the work and Representatives of the City of Auburn may inspect the CONTRACTOR'S books, records, correspondence, construction drawings, receipts, vouchers, payrolls, and agreements with subcontractors relating to this Contract and the CONTRACTOR shall preserve all such records for a period of two (2) years after the final payment hereunder.

FEDERAL REGULATIONS:

7. The CONTRACTOR agrees to abide by Federal Regulations including:

Equal Employment Opportunity - The provisions of Executive Order 11246 concerning equal employment opportunity.

Civil Rights - Title VIII of the Civil Rights Act of 1968 barring discrimination upon the basis of race, color, creed, sex, or national origin.

Federal Labor Standards - Established minimum wage rates (Davis-Bacon Act) for the area for commercial rehabilitation for construction contract in excess of \$2,000.

Copeland Act (Anti-Kickback) - Employees be paid unconditionally and not less often than once a week and without subsequent deduction or rebate on any account except "permissible" salary deductions the full amounts due at the time of payments computed at wage rates not less than those contained in the wage determination issued by the Secretary of Labor.

Contract Work Hours and Safety Standards Act - As established in Section 103 and 107 - in excess of eight hours in a calendar day or in excess of forty hours in such work week - compensation at a rate of one and one-half times the basic rate.

Compliance with Laws and Regulations - The Contractor shall comply with all Federal and State laws and regulations including current OSHA requirements throughout the Contract period.

GUARANTEE:

8. The CONTRACTOR shall guarantee his work against any defects in workmanship and materials for a period of one year from the date of the CITY'S written acceptance of the project.

UNACCEPTABLE WORK:

9. At any time the CITY determines that work is not being performed in accordance with the specifications, work write-up, drawings, or acceptable construction practices, they may issue a stop order and require the CONTRACTOR to conform such work to the specifications, work write-up, drawings in an acceptable manner which may include replacement of such work at the CONTRACTOR'S own expense. Failure of the CONTRACTOR to take such corrective action within ten (10) consecutive working days will establish the CITY'S right to terminate the Contract in the same manner as also provided in Section 14.

CHANGE ORDERS:

10. Changes in the work, including substitutions of materials or changes in the magnitude of the work, which may be proposed by the CITY or CONTRACTOR as found necessary or desirable as the work progresses, shall be described in writing by the CONTRACTOR with the price change given, and shall be approved by the CITY before any work incidental thereto is started.

PERMITS AND LICENSES:

11. Permits and licenses necessary for the prosecution of the work shall be secured and paid by the CONTRACTOR.

CITY'S RIGHT TO TERMINATE CONTRACT:

12. If the CONTRACTOR should be adjudged a bankrupt, or if it should make a general assignment for the benefit of creditors, or if a receiver should be appointed on account of its insolvency, or if it should persistently or repeatedly refuse or should fail, except in cases for which extension of time is provided, to supply enough properly skilled workmen or proper materials, or if it should fail to make prompt payment to subcontractors or for material or labor, or persistently disregard laws, and ordinances, or otherwise be guilty of a substantial violation of any provision of the Agreement, then the CITY when sufficient cause exists to justify such action, may, without prejudice to any other right or remedy and after giving the CONTRACTOR, and his surety, seven (7) days written notice, terminate the employment of the CONTRACTOR and take possession of the premises and of all materials, tools and appliances thereon and finish the work by whatever method it may deem expedient. In such case the CONTRACTOR shall not be entitled to receive any further payment until the work is finished. If the unpaid balance of the Agreement price shall exceed the expense of the finishing the work, including compensation for additional architectural, managerial and administrative services, such excess shall be paid to the CONTRACTOR. If such expense shall exceed such unpaid balance, the CONTRACTOR shall pay the difference to the CITY.

RESOLUTION OF DISPUTES:

13. If a dispute arises concerning the provisions of this contract or the performance by the parties, then the parties agree to settle this dispute by jointly paying for one of the

following (check only one):

- a. Binding arbitration as regulated by the Maine Uniform Arbitration Act, with the parties agreeing to accept as final the arbitrator's decision (____);
- b. Non-binding arbitration, with the parties free to not accept the arbitrator's decision and to seek satisfaction through other means, including a lawsuit (____);
- c. (3) Mediation, with the parties agreeing to enter into good faith negotiations through a neutral mediator in order to attempt to resolve their differences (____).

CONTRACTOR'S LIABILITY INSURANCE:

14. The CONTRACTOR shall not commence work under this Agreement until he has obtained all insurance required under this paragraph and such insurance has been approved by the CITY, nor shall the CONTRACTOR allow any subcontractor to commence work on his subcontract until all similar insurance required of subcontractor has been so obtained and approved. **It is a requirement that the CITY be named as an Additional Insured on the General Liability and Automobile Liability policies.**

- a. **Commercial General Liability** to include products and completed operations, and blanket contractual. The limits of liability shall be as follows:

Bodily Injury and Property Damage	\$1,000,000
Personal Injury and Advertising Injury	\$1,000,000
Per Project Aggregate	\$1,000,000
General Aggregate	\$2,000,000
Products and Completed Operations Aggregate	\$2,000,000
Medical Payments	\$10,000

- b. **Business Automobile Liability**

The CONTRACTOR shall maintain and cause all sub-contractors and lower tier contractors to maintain business automobile liability insurance covering all owned, non-owned, leased, rented or hired automobiles (symbol 1). The limits of liability shall be as follows:

Bodily Injury and Property Damage	\$1,000,000
-----------------------------------	-------------

Automobile physical damage coverage shall be at the option of the CONTRACTOR, all sub-contractors and lower tier contractors. The CITY shall not be liable for physical loss or damage to any owned, non-owned, leased, rented or hired automobile.

Workers' Compensation Insurance

The CONTRACTOR shall maintain and cause all sub-contractors and lower tier contractor's to maintain Workers' Compensation and Employers Liability in accordance with the laws and regulations of the State of Maine. The limits of liability provided shall be as follows:

Coverage A:	Statutory
Coverage B:	\$100,000/\$500,000/\$100,000

It is a requirement that this policy be maintained for a period of three (3) years following completion of the project.

Certificates of Insurance of the types and in the amounts required shall be delivered to the CITY prior to the commencement of any work by the CONTRACTOR, subcontractor or lower tier contractor or any person or entity working at the direction or under control of the CONTRACTOR. The CONTRACTOR shall assume the obligation and responsibility to confirm insurance coverage for all sub-contractors or lower tier contractors who will participate in the project.

The Certificate of Insurance and the policies of insurance shall include a sixty (60) day notice to the CITY of cancellation, non-renewal or material change in coverage or form.

The CONTRACTOR and his surety shall indemnify and save harmless the CITY, his officers and employees from all suits, actions or claims of any character brought because of any injuries or damage received or sustained by any person, persons or property on account of the operations of the said CONTRACTOR; or on account of or in consequence of any neglect in safeguarding the work; or through use of unacceptable materials in construction of the work; or because of any act or omission, neglect, or misconduct of said CONTRACTOR; or because of any claims or amounts recovered from any infringements or patent trademark, or copyright; or from any claims or amounts arising or recovered under the "Workmen's Compensation Act" or of any other law, ordinance, order or decree; and so much of the money due to the said CONTRACTOR under and by virtue of his/her contract as shall be considered necessary by the CITY for such purpose, may be retained; or in case no money is due, his surety may be held until such suit or suits, action or actions, claim or claims, for injuries or damages as aforesaid shall have been settled and suitable evidence to that effect furnished to the CITY.

WAIVER OF SUBROGATION

15. Payment of any claim or suit including any expenses incurred in connection therewith by the CITY, or any insurance company on behalf of the CITY shall not constitute a waiver of subrogation against the CONTRACTOR, sub-contractors or any lower tier contractor in the event that such claim or suit was caused by or contributed to as a result of the negligent acts of the CONTRACTOR, any sub-contractors or lower tier contractors.

CONSTRUCTION AGREEMENT

16. The CONTRACTOR shall and does hereby agree to indemnify, save harmless and defend the CITY from the payment of any sum or sums of money to any person whomsoever on account of claims or suits growing out of injuries to persons, including death, or damages to property, caused by the CONTRACTOR, his employees, agents or sub-contractors or in any way attributable to the performance and execution of the work herein contracted for, including (but without limiting the generality of the foregoing), all claims for service, labor performed, materials furnished, provisions and suppliers, injuries to persons or damage to property, liens, garnishments, attachments, claims, suits, costs, attorney's fees, costs of investigation and defense. It is the intention of this paragraph to hold the CONTRACTOR responsible for the payment of any and all claims, suits, or liens, of any

nature character in any way attributable to or asserted against the CITY, or the CITY and the CONTRACTOR, which the City may be required to pay. In the event the liability of the CONTRACTOR shall arise by reason of the sole negligence of the CITY and/or the sole negligence of the CITY's agents, servants or employees, then and only then, the CONTRACTOR shall not be liable under the provisions of this paragraph.

DAMAGES:

17. The CONTRACTOR shall defend, indemnify and save harmless the CITY and all persons acting for or in behalf of it against all claims for injuries (including death), loss or damage, arising out of the performance out this contract.

LIENS:

18. Neither the final payment nor any part of the retained percentage shall become due until the CONTRACTOR, if required, shall deliver to the CITY a complete release of all liens arising out of the Agreement, or receipts in full in lieu thereof and, if required in either case, an affidavit that so far as it has knowledge or information the releases and receipts include all the labor and material for which a lien could be filed; but the CONTRACTOR may, if any SUB-CONTRACTOR refuses to furnish a release or receipt in full, furnish a bond satisfactory to the CITY to indemnify it against any lien. If any lien remains unsatisfied after all payment are made, the CONTRACTOR shall refund to the CITY all moneys that the latter may be compelled to pay in discharging such a lien, including all costs and a reasonable attorney's fee.

ASSIGNMENT:

19. Neither party to the Agreement shall assign the Agreement or sublet it as a whole without the written consent of the other, nor shall the CONTRACTOR assign any moneys due or to become due to it hereunder, without the previous written consent of the CITY.

SUBCONTRACTS:

20. The CONTRACTOR shall not sublet any part of this Agreement without the written permission of the CITY. The CONTRACTOR agrees that it is as fully responsible to the CITY for the acts and omissions of its SUB-CONTRACTORS and of persons either directly or indirectly employed by them, as it is for the acts and omissions of persons directly employed by it.

USE OF PREMISES:

21. The CONTRACTOR shall confine its apparatus, the storage of materials and operations of its workers to limits indicated by law, ordinance and permits and shall not otherwise unreasonably encumber the premises with its materials. If any part of the project is completed and ready for use, the CITY may, by written and mutual consent, without prejudice to any of its rights or the rights of the CONTRACTOR, enter in and make use of such completed parts of the project. Such use or occupancy shall in no case be construed as an acceptance of any work or materials.

CLEANING UP:

22. The Contractor shall at all times keep the Project premises free from the accumulation of waste materials or rubbish; and, at the completion of the Work, Contractor shall remove all rubbish from and about the Project and all tools, scaffolding and surplus materials and shall leave the Project "Broom Clean". In case of failure to comply by the Contractor, the Owner may perform the clean-up and deduct the cost from any monies due the Contractor.

PAYMENTS:

23. Unless otherwise agreed to, the CITY shall make payments on account of the Agreement within 30 days, as invoices are submitted for work completed to the satisfaction of the CITY.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

City of Auburn

BY: _____ BY: _____
Witness Interim City Manager

BY: _____ BY: _____
Witness Contractor

General Decision Number: ME150002 01/02/2015 ME2

Superseded General Decision Number: ME20140002

State: Maine

Construction Type: Residential

Counties: Androscoggin, Cumberland and Penobscot Counties in Maine.

ANDROSCOGGIN, CUMBERLAND, PENOBSCOT

RESIDENTIAL CONSTRUCTION PROJECTS (consisting of single family homes and apartments up to and including 4 stories).

Note: Executive Order (EO) 13658 establishes an hourly minimum wage of \$10.10 for 2015 that applies to all contracts subject to the Davis-Bacon Act for which the solicitation is issued on or after January 1, 2015. If this contract is covered by the EO, the contractor must pay all workers in any classification listed on this wage determination at least \$10.10 (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract. The EO minimum wage rate will be adjusted annually. Additional information on contractor requirements and worker protections under the EO is available at www.dol.gov/whd/govcontracts.

Modification Number	Publication Date
0	01/02/2015

* SUME1994-001 09/06/1994

ANDROSCOGGIN, CUMBERLAND, PENOBSCOT

	Rates	Fringes
Asbestos Remover.....	\$ 10.25	.36
Brick mason tender.....	\$ 8.00	
BRICKLAYER.....	\$ 11.63	.47
Carpenters: (Acoustical Only)....	\$ 10.75	.54
Carpenters: (Excluding Drywall Hanging).....	\$ 9.54	.59
ELECTRICIAN.....	\$ 13.78	2.26
Laborers:		
LANDSCAPE WORKERS.....	\$ 7.25	
UNSKILLED.....	\$ 7.32	
PLUMBER.....	\$ 7.83	
SPRINKLER FITTER.....	\$ 10.00	

TILE SETTER.....	\$ 9.04	
Truck drivers: (2 AXLE).....	\$ 7.92	3.40
Truck drivers: (3 AXLE).....	\$ 8.00	1.39

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of "identifiers" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than "SU" or "UAVG" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

Survey Rate Identifiers

Classifications listed under the "SU" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates

the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.

Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- * an existing published wage determination
- * a survey underlying a wage determination
- * a Wage and Hour Division letter setting forth a position on a wage determination matter
- * a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour Regional Office for the area in which the survey was conducted because those Regional Offices have responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

=====

END OF GENERAL DECISION

□

Applicability

The Project or Program to which the construction work covered by this contract pertains is being assisted by the United States of America and the following Federal Labor Standards Provisions are included in this Contract pursuant to the provisions applicable to such Federal assistance.

A. 1. (i) Minimum Wages. All laborers and mechanics employed or working upon the site of the work, will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section I(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs, which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period.

Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: Provided, That the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-1321) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible, place where it can be easily seen by the workers.

(ii) (a) Any class of laborers or mechanics which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefor only when the following criteria have been met:

(1) The work to be performed by the classification requested is not performed by a classification in the wage determination; and

(2) The classification is utilized in the area by the construction industry; and

(3) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(b) If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, Employment Standards Administration, U.S. Department of Labor, Washington, D.C. 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB control number 1215-0140.)

(c) In the event the contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB Control Number 1215-0140.)

(d) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (1)(ii)(b) or (c) of this paragraph, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

(iii) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

(iv) If the contractor does not make payments to a trustee or other third person, the contractor may consider as part

of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program, Provided, That the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account assets for the meeting of obligations under the plan or program. (Approved by the Office of Management and Budget under OMB Control Number 1215-0140.)

2. Withholding. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld from the contractor under this contract or any other Federal contract with the same prime contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees and helpers, employed by the contractor or any subcontractor the full amount of wages required by the contract in the event of failure to pay any laborer or mechanic, including any apprentice, trainee or helper, employed or working on the site of the work, all or part of the wages required by the contract, HUD or its designee may, after written notice to the contractor, sponsor, applicant, or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased. HUD or its designee may, after written notice to the contractor, disburse such amounts withheld for and on account of the contractor or subcontractor to the respective employees to whom they are due. The Comptroller General shall make such disbursements in the case of direct Davis-Bacon Act contracts.

3. (i) Payrolls and basic records. Payrolls and basic records relating thereto shall be maintained by the contractor during the course of the work preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in Section 1(b)(2)(B) of the Davis-bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5 (a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in Section 1(b)(2)(B) of the Davis-Bacon Act, the contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been

communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs. (Approved by the Office of Management and Budget under OMB Control Numbers 1215-0140 and 1215-0017.)

(ii) (a) The contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to HUD or its designee if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit the payrolls to the applicant sponsor, or owner, as the case may be, for transmission to HUD or its designee. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i) except that full social security numbers and home addresses shall not be included on weekly transmittals. Instead the payrolls shall only need to include an individually identifying number for each employee (e.g., the last four digits of the employee's social security number). The required weekly payroll information may be submitted in any form desired. Optional Form WH-347 is available for this purpose from the Wage and Hour Division Web site at <http://www.dol.gov/esa/whd/forms/wh347instr.htm> or its successor site. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. Contractors and subcontractors shall maintain the full social security number and current address of each covered worker, and shall provide them upon request to HUD or its designee if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit the payrolls to the applicant sponsor, or owner, as the case may be, for transmission to HUD or its designee, the contractor, or the Wage and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. It is not a violation of this subparagraph for a prime contractor to require a subcontractor to provide addresses and social security numbers to the prime contractor for its own records, without weekly submission to HUD or its designee. (Approved by the Office of Management and Budget under OMB Control Number 1215-0149.)

(b) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(1) That the payroll for the payroll period contains the information required to be provided under 29 CFR 5.5 (a)(3)(ii), the appropriate information is being maintained under 29 CFR 5.5(a)(3)(i), and that such information is correct and complete;

(2) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3;

(3) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(c) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by subparagraph A.3.(ii)(b).

(d) The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 231 of Title 31 of the United States Code.

(iii) The contractor or subcontractor shall make the records required under subparagraph A.3.(i) available for inspection, copying, or transcription by authorized representatives of HUD or its designee or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the contractor, sponsor, applicant or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

4. Apprentices and Trainees.

(i) **Apprentices.** Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who

is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(ii) **Trainees.** Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by

the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(iii) **Equal employment opportunity.** The utilization of apprentices, trainees and journeymen under 29 CFR Part 5 shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.

5. Compliance with Copeland Act requirements. The contractor shall comply with the requirements of 29 CFR Part 3 which are incorporated by reference in this contract

6. Subcontracts. The contractor or subcontractor will insert in any subcontracts the clauses contained in subparagraphs 1 through 11 in this paragraph A and such other clauses as HUD or its designee may by appropriate instructions require, and a copy of the applicable prevailing wage decision, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in this paragraph.

7. Contract termination; debarment. A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

8. Compliance with Davis-Bacon and Related Act Requirements. All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this contract

9. Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and HUD or its designee, the U.S. Department of Labor, or the employees or their representatives.

10. (i) Certification of Eligibility. By entering into this contract the contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be

awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24.

(ii) No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24.

(iii) The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001. Additionally, U.S. Criminal Code, Section 1 01 0, Title 18, U.S.C., "Federal Housing Administration transactions", provides in part: "Whoever, for the purpose of . . . influencing in any way the action of such Administration..... makes, utters or publishes any statement knowing the same to be false..... shall be fined not more than \$5,000 or imprisoned not more than two years, or both."

11. Complaints, Proceedings, or Testimony by Employees. No laborer or mechanic to whom the wage, salary, or other labor standards provisions of this Contract are applicable shall be discharged or in any other manner discriminated against by the Contractor or any subcontractor because such employee has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable under this Contract to his employer.

B. Contract Work Hours and Safety Standards Act. The provisions of this paragraph B are applicable where the amount of the prime contract exceeds \$100,000. As used in this paragraph, the terms "laborers" and "mechanics" include watchmen and guards.

(1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which the individual is employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.

(2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in subparagraph (1) of this paragraph, the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in subparagraph (1) of this paragraph, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of the overtime wages required by the clause set forth in subparagraph (1) of this paragraph.

(3) Withholding for unpaid wages and liquidated damages. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contract, or any other Federally-assisted contract subject to the Contract Work Hours and Safety Standards Act which is held by the same prime contractor such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in subparagraph (2) of this paragraph.

(4) Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in subparagraph (1) through (4) of this paragraph and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in subparagraphs (1) through (4) of this paragraph.

C. Health and Safety. The provisions of this paragraph C are applicable where the amount of the prime contract exceeds \$100,000.

(1) No laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his health and safety as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation.

(2) The Contractor shall comply with all regulations issued by the Secretary of Labor pursuant to Title 29 Part 1926 and failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act, (Public Law 91-54, 83 Stat 96). 40 USC 3701 et seq.

(3) The contractor shall include the provisions of this paragraph in every subcontract so that such provisions will be binding on each subcontractor. The contractor shall take such action with respect to any subcontractor as the Secretary of Housing and Urban Development or the Secretary of Labor shall direct as a means of enforcing such provisions.

APPENDIX A

88 NEWBURY STREET

HAZARDOUS MATERIALS ASSESSMENT

FIVE BUILDING DEMOLITION PROJECT
CITY OF AUBURN BID NO. 2015-019

Single-Family House at 88 Newbury Street

DRAFT

PREPARED FOR:
Reine Mynahan
City of Auburn
Economic Development
60 Court Street
Auburn, Maine 04210

DATE:
April 9, 2015

April 9, 2015

Reine Mynahan
City of Auburn
Economic Development
60 Court Street
Auburn, Maine 04210

Re: Hazardous Materials Survey Draft Report
Single Family House at 88 Newbury Street
City of Auburn Maine, Project No. 2015-019

Dear Ms. Mynahan:

This letter and attachments represent Bates Environmental Health & Safety's (BEHS) report for the above referenced project:

Introduction

Bates Environmental Health & Safety (BEHS) was retained by the City of Auburn Department of Economic Development (Owner) to perform a building survey for select hazardous building materials in preparation for the complete demolition of the following five (5) buildings in Auburn, Maine:

- Single family residential building at 88 Newbury Street

The survey scope consisted of the following tasks:

- Visual inspection in accessible areas of the building for the following hazardous materials: Asbestos containing building materials; Building components considered universal wastes - Mercury containing lamps, switches and thermostats; and Special waste materials - fuel oil residuals in heating equipment and lines.
- Asbestos survey in accessible areas of the building for suspect asbestos containing materials in accordance with Maine DEP Chapter 425 requirements;
- Written report detailing the assessment findings, analytical results, conclusions, recommendations and cost estimates based on this report's preliminary findings.

Methods

Gary Bates performed a limited predesign-level hazardous materials survey in building areas considered accessible. Visual inspection and survey activities were performed in general accordance with ASTM E2356-10 Standard Practice for Comprehensive Building Asbestos Surveys and the Maine DEP waste management rules.

Access to the building and site was granted by Tony Beaulieu and Reine Mynahan, City of Auburn. A walkthrough was performed prior to any sampling activities. The inspection was limited to

the aforementioned hazardous materials anticipated to be impacted during demolition activities. Sub-surface materials and/or components are outside this survey's scope.

Abatement and removal cost estimates have been developed for planning purposes. Estimates are limited to removal costs only and do not include any additional demo activities. The estimates are based on the following assumptions: Removal, transport and disposal by a MEDEP-licensed contractor.

Asbestos Materials

Visual inspection of the building identified the following suspect asbestos-containing building materials:

- Plaster ceiling and wall material;
- Boiler cement;
- Ceiling tiles;
- Tar Paper;
- Fiberboard and *GWB* walls;
- Vinyl sheet flooring and adhesive;
- Vinyl floor tile and adhesive;
- Fiber glass insulation; and
- Asphalt roof shingles.

Seventeen (17) samples were collected and analyzed for asbestos fibers. The ACMs identified in this building are summarized below:

Abatement work practices associated with demolition projects allow for more lenient environmental controls in comparison to renovation projects. The primary restriction is that the building cannot be reoccupied and must be demolished within 6 months. These more lenient methods typically realize cost savings for the Owner.

Asbestos abatement cost estimates have been developed for planning purposes. Estimates are limited to abatement costs only. The estimates are based on the following assumptions: Removal, transport and disposal of ACMs by a MEDEP-licensed asbestos abatement contractor.

ASBESTOS MATERIAL	BLDG AREA	DESCRIPTION	QUANTITY	ABATEMENT METHOD
Boiler Cement	Basement	Cementitious compound on brick chimney and thimble	<1 SF	AA-1

Notes: AA-1 Mechanical methods using MEDEP alternative work practices

Universal Wastes

Universal wastes are wastes that meet the definition of hazardous waste in the Maine Hazardous Waste Rules, but which during accumulation and transport pose a relatively low risk compared to other hazardous wastes. Universal wastes are widely generated by households and small businesses and include Lead-containing batteries; Mercury-containing cathode ray tubes; Mercury or lead-

containing fluorescent and HID lamps; Mercury-containing thermostats; non-leaking PCB and DHCP-containing light ballasts; Refrigerant-containing appliances; and Ionization smoke detectors containing radioactive isotope Americium-241.

The following building components have been identified as universal waste will require removal prior to demolition

DESCRIPTION	QUANTITY
Mercury-containing thermostats	1
Mercury-containing lamps & non-leaking PCB/DHCP Light Ballasts	3
Smoke Alarms & Batteries (radioactive isotope Am-241)	5

Fuel Oil Residue

Building components associated with No.2 fuel oil will require decommissioning, vessel cleaning, removal and disposal. Fuel oil in the tank should be reclaimed using the services of the fuel vendor (fuel vendor will need to inspect fuel oil). If reclamation of the oil and reuse of the other heating system components is not possible, the services of a professional environmental remediation/cleanup firm should be utilized for removing the fuel oil, cleaning the vessel and transport/disposal of the oily waste. The tanks and other metals are often recycled at the discretion of the Contractor. Documentation should consist of quantities removed and recycling/disposal manifests.

The following heating system components containing oil or oily residue were identified in the building:

DESCRIPTION	QUANTITY
275-gal Above Ground Storage Tank and Fill Pipe (No. 2 Fuel Oil)	1 ea
Oil distribution line (discontinued, in concrete slab)	15 lf
Oil distribution line (new, attached to ceiling)	15 lf
Boiler oil burner	1 ea

Recommendations

In accordance with current State and Federal regulations, the identified hazardous materials will require removal prior to demolition impact using the services of a MEDEP-licensed Asbestos Abatement Contractor and Environmental Contractor.

Abatement and removal work practices associated with demolition projects allow for more lenient environmental controls in comparison to renovation projects. The primary restriction is that the building cannot be reoccupied. These more lenient methods should realize cost savings.

The following recommendations are based on the MEDEP, USEPA and US OSHA regulations:

- R-1 Remove listed ACMs using Maine DEP alternative work practices for demolition projects using the services of a Maine DEP-licensed asbestos abatement company;
- R-2 Complete removal, recovery and/or recycling of universal wastes, occupant items and chemicals stored in the building using the services of a qualified environmental contractor.
- R-3 Complete removal of oil and oily residue by decommissioning, cleaning and disposal of fuel oil residue in the boiler/furnace, storage tank, lines and other components using the services of a qualified environmental contractor.

Closure

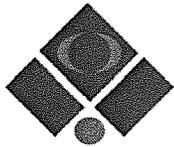
This report was prepared by Bates Environmental Health & Safety (BEHS) solely for the City of Auburn (Client). No reproduction of this report is allowed, unless in full, without the written authorization from the Client or BEHS. Alteration of this document is not allowed. Authenticity confirmation can be viewed in the properties section of this software application. To view a PDF file, visit www.adobe.com for a free download of Adobe Reader®. This survey, findings and report represent BEHS professional judgments based on generally accepted methodologies and assessments. Findings were based on visual inspections of suspect building materials in building areas usually associated with those materials. Inspection was limited to interior building materials and did not include inspection of any other building or structure on the property unless listed in the survey scope. This survey does not include materials that are deemed inaccessible by generally-accepted sampling methodologies. There cannot be a guarantee that all asbestos-containing materials have been located or identified. Some of the reasons for this are the following: (1) sampling was performed on a random basis and the material was assumed to be homogeneous, (2) multiple samples were collected to minimize error; per EPA and other guidelines, there is a chance human error will create inconsistencies; and (3) in most cases, only exposed materials have been sampled; concealed, difficult to reach, or where the sampling would alter the integrity of a system (eg. roof), suspect ACMs, LBPs and other contaminants may have to be sampled in coordination with controlled demolition. In any event, if conditions differ from those described in this report at some later date, we request the opportunity to review such differences to amend this report if needed. This report has been distributed as a PDF file via electronic mail to the listed recipient(s):

Reine Mynahan	rmynahan@auburnmaine.gov
Tony Beaulieu	tbeaulieu@auburnmaine.gov

Signature,

Gary M. Bates, President

Asbestos Consultant	No. SF-058
Asbestos Inspector	No. AI-0039 / KAIR-343
Asbestos Management Planner	Nos. MP-0031 / KAMPR-147
Asbestos Design Consultant	No. DC-0112 / KADCR-152



OPTIMUM

Analytical and Consulting, LLC

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

Gary Bates
Bates Environmental Health & Safety
211 Soper Road
Orlando ME 04472

Project #:
Laboratory Batch #: 1511432
Date Samples Received: 02/27/2015
Date Samples Analyzed: 03/03/2015
Date of Final Report: 03/04/2015

SAMPLE IDENTIFICATION:

Seventeen (17) Bulk samples from 88 Newbury St., Auburn, ME; submitted by: Gary Bates

These bulk samples were delivered to Optimum Analytical Consulting, LLC for asbestos content determination.

ANALYTICAL METHOD:

Analytical procedures were performed in accordance with the U.S. Environmental Protection Agency (EPA) Recommended Method for the Determination of Asbestos in Bulk Samples by Polarized Light Microscopy and Dispersion Staining (PLM/DS)(EPA-600/M4-82-020, EPA-600/ R-93-116) and the New York Department of Health Environmental Laboratory Approval Program (NYDOH-ELAP 198.1) with the exception of resinously bound materials (please refer to the comments at the end of this report). This report relates only to those samples actually analyzed, and may not be indicative of other similar appearing materials existing at this, or other sites.

Quantification of asbestos content was determined by Calibrated Visual Estimation.

The EPA requires that friable samples with analytical results of 10% or less asbestos, by visual estimation, be treated as asbestos-containing material unless these quantities are verified using the point counting method. The point counting method is a systematic technique for estimating concentration, also using PLM. The point counting method, however, does not increase the analyst's ability to detect fibers. If you would like any of your friable samples with an asbestos content of less than 10% to be point counted, please contact our office. Point counting is not required for those samples in which no asbestos is detected during analysis by PLM.

In any given material, fibers with a small diameter (<0.25mm) may not be detected by the PLM method. Floor tile and other resinously bound material may yield a false negative if the asbestos fibers are too small to be resolved using PLM. Additional analytical methods may be required. Optimum recommends using Transmission Electron Microscopy (TEM) for a more definitive analysis.

New York state regulations require that all friable samples in which asbestos is detected be point counted (using the NYDOH-ELAP stratified point counting method). New York state regulations also require TEM confirmation of NOB (Non Organically Bound) samples found to have No Asbestos Detected by PLM. These regulations apply only to samples taken within the State of New York.

Optimum Analytical and Consulting, LLC will retain all samples for a minimum of three months. Further analysis or return of samples must be requested within this three month period to guarantee their availability.

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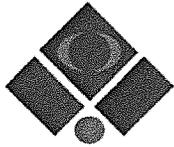
This report is considered preliminary until signed by the Laboratory Director and Supervisor.

If you have any questions regarding this report, please do not hesitate to contact us.

Jamie L. Noel
Laboratory Director

Kristina Scaviola
Laboratory Supervisor

NVLAP Lab ID#: 101433-0



OPTIMUM

Analytical and Consulting, LLC

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

CLIENT: Bates Environmental Health & Safety
ADDRESS: 211 Soper Road
CITY / STATE / ZIP: Orlando ME 04472
CONTACT: Gary Bates
DESCRIPTION: PLM Analysis
LOCATION: 88 Newbury St., Auburn, ME

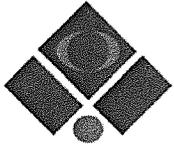
BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-600/M4-82-020, EPA-600/ R-93-116) NVLAP Lab Code: 101433-0

ORDER #: 1511432
PROJECT #:
DATE COLLECTED: 02/24/2015
COLLECTED BY: Gary Bates
DATE RECEIVED: 02/27/2015
ANALYSIS DATE: 03/03/2015
REPORT DATE: 03/04/2015
ANALYST: Kristina Scaviola

REPORT OF ANALYSIS

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Asbestos Type (%)	Non-Asbestos Components (%)
1511432-001 N-1A	Flooring - Type I Beige	LAYER 1 100%	None Detected	Cellulose Fiber 40% Non-Fibrous Material 60%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511432-002 N-1B	Flooring - Type I Beige	LAYER 1 100%	None Detected	Cellulose Fiber 40% Non-Fibrous Material 60%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511432-003 N-1C	Flooring - Type I Beige	LAYER 1 100%	None Detected	Cellulose Fiber 40% Non-Fibrous Material 60%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511432-004 N-2A	Tar Paper - Type I Black	LAYER 1 100%	None Detected	Cellulose Fiber 85% Non-Fibrous Material 15%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511432-005 N-2B	Tar Paper - Type I Black	LAYER 1 100%	None Detected	Cellulose Fiber 85% Non-Fibrous Material 15%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511432-006 N-2C	Tar Paper - Type I Black	LAYER 1 100%	None Detected	Cellulose Fiber 85% Non-Fibrous Material 15%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511432-007 N-3A	Flooring Type II LAYER 1 Red LAYER 2 Paper, Black	LAYER 1 100% LAYER 2 100%	None Detected None Detected	Cellulose Fiber 2% Binder/Filler 98% Cellulose Fiber 75% Synthetic Fiber 5% Binder/Filler 20%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%



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CLIENT: Bates Environmental Health & Safety
ADDRESS: 211 Soper Road
CITY / STATE / ZIP: Orlando ME 04472
CONTACT: Gary Bates
DESCRIPTION: PLM Analysis
LOCATION: 88 Newbury St., Auburn, ME

BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-600/M4-82-020, EPA-600/ R-93-116) NVLAP Lab Code: 101433-0

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ANALYST: Kristina Scaviola

REPORT OF ANALYSIS

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Asbestos Type	(%)	Non-Asbestos Components	(%)
1511432-008 N-4A	Flooring Type III LAYER 1 Tile, Green	LAYER 1 100%	None Detected		Cellulose Fiber Binder/Filler	5% 95%
	LAYER 2 Paper, Black	LAYER 2 100%	None Detected		Cellulose Fiber Synthetic Fiber Binder/Filler	85% 3% 12%
	LAYER 3 Mastic, Brown Note: Insufficient Material for Gravimetric Reduction	LAYER 3 100%	None Detected		Cellulose Fiber Binder/Filler	5% 95%
Total % Asbestos:			No Asbestos Detected		Total % Non-Asbestos: 100.0%	
1511432-009 N-5A	Boiler Cement Gray/White	LAYER 1 100%	Chrysotile	8%	Cellulose Fiber Fibrous Glass Non-Fibrous Material	5% 5% 82%
Total % Asbestos:			8.0%		Total % Non-Asbestos: 92.0%	
1511432-010 N-6A	Tar Paper - Type II LAYER 1 Black	LAYER 1 100%	Chrysotile	<1%	Cellulose Fiber Binder/Filler	80% >19%
	LAYER 2 Mastic, Brown	LAYER 2 100%	None Detected		Cellulose Fiber Binder/Filler	5% 95%
Total % Asbestos:			<1%		Total % Non-Asbestos: 100.0%	
1511432-011 N-7A	Ceiling Tile - Cellulose QA Beige	LAYER 1 100%	None Detected		Cellulose Fiber Non-Fibrous Material	85% 15%
Total % Asbestos:			No Asbestos Detected		Total % Non-Asbestos: 100.0%	
1511432-012 N-8A	GWB Joint Compound Gypsum Board, Gray Note: No Joint Compound Present	LAYER 1 100%	None Detected		Cellulose Fiber Fibrous Glass Non-Fibrous Material	10% 1% 89%
Total % Asbestos:			No Asbestos Detected		Total % Non-Asbestos: 100.0%	



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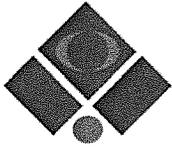
REPORT OF ANALYSIS

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Asbestos Type (%)	Non-Asbestos Components (%)
1511432-013 N-9A	Plaster			
	LAYER 1 Base Coat, Gray	LAYER 1 100%	None Detected	Cellulose Fiber 10% Non-Fibrous Material 90%
	LAYER 2 Skim Coat, White	LAYER 2 100%	None Detected	Cellulose Fiber 3% Non-Fibrous Material 97%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511432-014 N-9B	Plaster			
	LAYER 1 Base Coat, Gray	LAYER 1 100%	None Detected	Cellulose Fiber 10% Non-Fibrous Material 90%
	LAYER 2 Skim Coat, White	LAYER 2 100%	None Detected	Cellulose Fiber 3% Non-Fibrous Material 97%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511432-015 N-9C	Plaster			
	LAYER 1 Base Coat, Gray	LAYER 1 100%	None Detected	Cellulose Fiber 10% Non-Fibrous Material 90%
	LAYER 2 Skim Coat, White	LAYER 2 100%	None Detected	Cellulose Fiber 3% Non-Fibrous Material 97%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511432-016 N-9D	Plaster			
	LAYER 1 Base Coat, Gray	LAYER 1 100%	None Detected	Cellulose Fiber 10% Non-Fibrous Material 90%
	LAYER 2 Skim Coat, White	LAYER 2 100%	None Detected	Cellulose Fiber 3% Non-Fibrous Material 97%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511432-017 N-9E	Plaster			
	LAYER 1 Base Coat, Gray	LAYER 1 100%	None Detected	Cellulose Fiber 10% Non-Fibrous Material 90%
	LAYER 2 Skim Coat, White	LAYER 2 100%	None Detected	Cellulose Fiber 3% Non-Fibrous Material 97%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%

Approved Signatory:

Approved Signatory:





OPTIMUM

Analytical and Consulting, LLC

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

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PLM (EPA-600/M4-82-020, EPA-600/R-93-116) NVLAP Lab Code: 101433-0

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ANALYST: Kristina Scaviola

85 Stiles Road, Suite 201
 Salem, NH 03079

OPTIMUM ANALYTICAL AND CONSULTING, LLC

603-458-5247

Chain of Custody

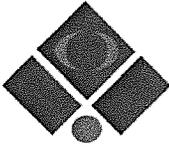
1511432

Analysis and TAT:	4-6 Hour	24 Hour	48 Hour	Standard (3-5 day)	Standard (6-10 Day)	Comments (please indicate other test specific information here):
PLM			α			Please email results.
PCM						
Mold	Not Available					
Lead	Not Available					
TEM (air or bulk)	Not Available					
Sampler: GMB		Location Samples Collected: Maine			Positive Stop Analysis <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Project Manager: Gary Bates		Email: behs@earthlink.net			Phone Number: (207) 242-0754	
Project Information:		Auburn Demo Survey 88 Newbury St			Company Name and Address: Bates Environmental Health & Safety 211 Soper Road, Orlando, Maine 04472	
Sample Number	Description and location		Time and Temperature at collection:			
N-1ABC	Flooring - Type I					
N-2ABC	TAR PAPER - Type I					
N-3A	Flooring - Type II					
N-4A	Flooring - Type III					
N-5A	Boiler Cement					
N-6A	TAR PAPER - Type II					
N-7A	Ceiling Tile - cellulose QA					
N-8A	GWB Joint Compound					
N-9ABCDE	PLASTER					

The EPA Requires that layered samples be separated; Please indicate if a sample is to be analyzed as a composite. NY State requires positive friable samples to be point counted; Negative NOB samples require additional TEM analysis to be confirmed Negative.

Relinquished by: Gary Bates Date: 2/24/15 Time: _____

Received By: Date: _____ Time: _____



OPTIMUM

Analytical and Consulting, LLC

BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-600/M4-82-020, EPA-600/ R-93-116) NVLAP Lab Code: 101433-0

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

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Non-Friable Organically Bound Gravimetric Reduction Worksheet													
Batch Number: 88 Newbury St		Prep Date: 3/2/2015		Prep Analyst: JC									
Sample ID:	Crucible ID A	Crucible Weight	Crucible + Ashed Sample Weight B	Ashed Sample Weight D=(C-A)	% Reduction of Sample: (D/B)*100	Filler Weight G	Ashed Sub-Sample Weight H	Filtered Sample Weight I	Acid Insoluble Inorganic Weight: J=I-G	% Reduction k=(J*100)/B	CVL % Asbestos in Residue	% Asbestos = (K* CVL % Asb)/100	
N-1A	59	24.679	0.153	24.696	0.017	11.11%	0.044	0.017	0.058	0.014	82.35%	0.00%	0.00%
N-1B	30	24.749	0.244	24.763	0.014	5.74%	0.04	0.014	0.058	0.018	128.57%	0.00%	0.00%
N-1C	50	23.094	0.202	23.112	0.018	8.91%	0.04	0.018	0.056	0.016	88.89%	0.00%	0.00%
N-2A	R	26.856	0.149	26.87	0.014	9.40%	0.045	0.014	0.059	0.014	100.00%	0.00%	0.00%
N-2B	Z	27.722	0.116	27.747	0.025	21.55%	0.042	0.025	0.06	0.018	72.00%	0.00%	0.00%
N-2C	45	24.117	0.180	24.211	0.094	52.22%	0.04	0.094	0.056	0.016	17.02%	0.00%	0.00%
N-3A	40	23.835	0.326	23.912	0.077	23.62%	0.045	0.077	0.069	0.024	31.17%	0.00%	0.00%
N-4A	B	28.961	0.311	29.047	0.086	27.65%	0.038	0.086	0.06	0.022	25.58%	0.00%	0.00%
N-6A (Mastic)	J	26.804	0.356	26.932	0.128	35.96%	0.042	0.128	0.16	0.118	92.19%	0.00%	0.00%
					0	#DIV/0!				0	#DIV/0!	0.00%	#DIV/0!
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APPENDIX A
14 SECOND STREET

HAZARDOUS MATERIALS ASSESSMENT

FIVE BUILDING DEMOLITION PROJECT
CITY OF AUBURN BID NO. 2015-019

3-Unit Apartment Building at 14 Second Street

DRAFT

PREPARED FOR:
Reine Mynahan
City of Auburn
Economic Development
60 Court Street
Auburn, Maine 04210

DATE:
April 9, 2015

April 9, 2015

Reine Mynahan
City of Auburn
Economic Development
60 Court Street
Auburn, Maine 04210

Re: Hazardous Materials Survey Draft Report
14 Second Street Apartment Building
City of Auburn Maine, Project No. 2015-019

Dear Ms. Mynahan:

This letter and attachments represent Bates Environmental Health & Safety's (BEHS) report for the above referenced project:

Introduction

Bates Environmental Health & Safety (BEHS) was retained by the City of Auburn Department of Economic Development (Owner) to perform a building survey for select hazardous building materials in preparation for the complete demolition of the following five (5) buildings in Auburn, Maine:

- 3-unit apartment building at 14 Second Street

The survey scope at each property consisted of the following tasks:

- Visual inspection in accessible areas of the building for the following hazardous materials: Asbestos containing building materials; Building components considered universal wastes - Mercury containing lamps, switches and thermostats; and Special waste materials - fuel oil residuals in heating equipment and lines.
- Asbestos survey in accessible areas of the building for suspect asbestos containing materials in accordance with Maine DEP Chapter 425 requirements;
- Written report detailing the assessment findings, analytical results, conclusions, recommendations and cost estimates based on this report's preliminary findings.

Methods

Gary Bates performed a limited predesign-level hazardous materials survey in building areas considered accessible. Visual inspection and survey activities were performed in general accordance with ASTM E2356-10 Standard Practice for Comprehensive Building Asbestos Surveys and the Maine DEP waste management rules.

Access to the building and site was granted by Tony Beaulieu and Reine Mynahan, City of Auburn. A walkthrough was performed prior to any sampling activities. The inspection was limited to

the aforementioned hazardous materials anticipated to be impacted during demolition activities. Sub-surface materials and/or components are outside this survey's scope.

Abatement and removal cost estimates have been developed for planning purposes. Estimates are limited to removal costs only and do not include any additional demo activities. The estimates are based on the following assumptions: Removal, transport and disposal by a MEDEP-licensed contractor.

Asbestos Materials

Asbestos-containing materials (ACM) are defined as any material containing asbestos in quantities greater than or equal to 1% as determined by visual evaluation, weight or point count analysis. Suspect building materials were either determined an asbestos-containing material by polarized light microscopy (PLM) or assumed an ACM in accordance with the Maine Department of Environmental Protection (MEDEP) and United States Environmental Protection Agency (USEPA) Rules and Regulations. Refer to Attachment A for the asbestos analytical results.

Visual inspection of the building identified the following suspect asbestos-containing building materials:

- Plaster ceiling and wall material;
- Boiler cement;
- Ceiling tiles;
- Tar Paper;
- GWB walls;
- Vinyl sheet flooring and adhesive;
- Vinyl floor tile and adhesive;
- Fiber glass insulation;
- Blown-in cellulose insulation;
- Tar paper debris; and
- Asphalt roof shingles.

Seventeen (16) samples were collected and analyzed for asbestos fibers. The ACMs identified in this building are summarized below:

ASBESTOS MATERIAL	BLDG AREA	DESCRIPTION	QUANTITY	ABATEMENT METHOD
Tar Paper	Basement	Asphalt-based cellulose felt with mastic material	10-20 SF	AA-1

Notes: AA-1 Mechanical methods using MEDEP alternative work practices

Abatement work practices associated with demolition projects allow for more lenient environmental controls in comparison to renovation projects. The primary restriction is that the building cannot be reoccupied and must be demolished within 6 months. These more lenient methods typically realize cost savings for the Owner.

Asbestos abatement cost estimates have been developed for planning purposes. Estimates are limited to abatement costs only. The estimates are based on the following assumptions: Removal, transport and disposal of ACMs by a MEDEP-licensed asbestos abatement contractor.

Universal Wastes

Universal wastes are wastes that meet the definition of hazardous waste in the Maine Hazardous Waste Rules, but which during accumulation and transport pose a relatively low risk compared to other hazardous wastes. Universal wastes are widely generated by households and small businesses and include Lead-containing batteries; Mercury-containing cathode ray tubes; Mercury or lead-containing fluorescent and HID lamps; Mercury-containing thermostats; non-leaking PCB and DHCP-containing light ballasts; Refrigerant-containing appliances; and Ionization smoke detectors containing radioactive isotope Americium-241.

The following building components have been identified as universal waste will require prior to demolition

DESCRIPTION	QUANTITY
Mercury-containing thermostats	2 ea
Mercury-containing lamps & non-leaking PCB/DHCP Light Ballasts	35 ea
Smoke Alarms & Batteries (radioactive isotope Am-241)	15 ea
Refrigerant-containing appliances	4 ea

Fuel Oil

Building components associated with No.2 fuel oil will require decommissioning, vessel cleaning, removal and disposal. Fuel oil in the tank should be reclaimed using the services of the fuel vendor (fuel vendor will need to inspect fuel oil). If reclamation of the oil and reuse of the other heating system components is not possible, the services of a professional environmental remediation/cleanup firm should be utilized for removing the fuel oil, cleaning the vessel and transport/disposal of the oily waste. The tanks and other metals are often recycled at the discretion of the Contractor. Documentation should consist of quantities removed and recycling/disposal manifests.

The following heating system components containing oil or oily residue were identified in the building:

DESCRIPTION	QUANTITY
275-gal Above Ground Storage Tank and Fill Pipe (No. 2 Fuel Oil)	1 ea
Oil distribution line	35 LF
Oil Tank Fill	1 ea
Boiler oil burner	1 ea

Additional Findings & Concerns

Additional findings that may have the potential to impact the demolition of this building are described below.

Occupant items such as books, paper products and clothing are considered municipal solid waste (MSW) and typically cannot be disposed of as Construction and Demolition Waste (C&D). The criteria for determination as occupant items consists of anything remaining in the building that is not a building material, component or system. If occupant items are present at the time of the demolition project, these items will need to be collected, segregated from the C&D waste, and disposed of as MSW, E-waste or another appropriate disposal method.

Containers with various liquid and solid household products have been identified in this building. Products clearly labeled can be reused by the Owner or disposed of using their label information. If the chemicals cannot be salvaged/used by the Owner or cannot be identified, further evaluation for hazardous waste characteristics must be performed prior to handling, transport or disposal.

The following materials and items were observed during the site visit and may require removal separate from the construction and demolition waste (C&DW):

DESCRIPTION	LOCATIONS	QUANTITY
Household trash, vehicle oil/waste oil, tires, car parts, furniture, mattresses, paint, household chemicals	Throughout Building	50-75 cu yds

As part of the remediation process, the occupant items should be collected, inventoried and removed using the services of a qualified contractor. Chemicals deemed unusable will be evaluated and processed for transport and disposal as municipal solid, special, universal or hazardous wastes. An environmental remediation/cleanup contractor will be required for removal and disposal activities of hazardous materials. Documentation should consist of chemical types, quantities and recycling/disposal manifests.

Recommendations

In accordance with current State and Federal regulations, the identified hazardous materials materials will require removal prior to demolition impact using the services of a MEDEP-licensed Asbestos Abatement Contractor and Environmental Contractor.

Abatement and removal work practices associated with demolition projects allow for more lenient environmental controls in comparison to renovation projects. The primary restriction is that the building cannot be reoccupied. These more lenient methods should realize cost savings.

The following recommendations are based on the MEDEP, USEPA and US OSHA regulations:

- R-1 Remove listed ACMs using Maine DEP alternative work practices for demolition projects using the services of a Maine DEP-licensed asbestos abatement company;
- R-2 Complete removal, recovery and/or recycling of universal wastes, occupant items and chemicals stored in the building using the services of a qualified environmental contractor.

R-3 Complete removal of oil and oily residue by decommissioning, cleaning and disposal of fuel oil residue in the boiler/furnace, storage tank, lines and other components using the services of a qualified environmental contractor.

Closure

This report was prepared by Bates Environmental Health & Safety (BEHS) solely for the City of Auburn (Client). No reproduction of this report is allowed, unless in full, without the written authorization from the Client or BEHS. Alteration of this document is not allowed. Authenticity confirmation can be viewed in the properties section of this software application. To view a PDF file, visit www.adobe.com for a free download of Adobe Reader®.

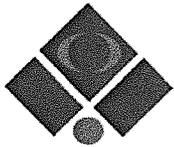
This survey, findings and report represent BEHS professional judgments based on generally accepted methodologies and assessments. Findings were based on visual inspections of suspect building materials in building areas usually associated with those materials. Inspection was limited to interior building materials and did not include inspection of any other building or structure on the property unless listed in the survey scope. This survey does not include materials that are deemed inaccessible by generally-accepted sampling methodologies. There cannot be a guarantee that all asbestos-containing materials have been located or identified. Some of the reasons for this are the following: (1) sampling was performed on a random basis and the material was assumed to be homogeneous, (2) multiple samples were collected to minimize error; per EPA and other guidelines, there is a chance human error will create inconsistencies; and (3) in most cases, only exposed materials have been sampled; concealed, difficult to reach, or where the sampling would alter the integrity of a system (eg. roof), suspect ACBMs, LBPs and other contaminants may have to be sampled in coordination with controlled demolition. In any event, if conditions differ from those described in this report at some later date, we request the opportunity to review such differences to amend this report if needed.

This report has been distributed as a PDF file via electronic mail to the listed recipient(s):

Reine Mynahan	rmynahan@auburnmaine.gov
Tony Beaulieu	tbeaulieu@auburnmaine.gov

Signature,
Gary Bates
Gary M. Bates, President

Asbestos Consultant	No. SF-058
Asbestos Inspector	No. AI-0039 / KAIR-343
Asbestos Management Planner	Nos. MP-0031 / KAMPR-147
Asbestos Design Consultant	No. DC-0112 / KADCR-152



OPTIMUM

Analytical and Consulting, LLC

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

Gary Bates
Bates Environmental Health & Safety
211 Soper Road
Orlando ME 04472

Project #:
Laboratory Batch #: 1511439
Date Samples Received: 03/03/2015
Date Samples Analyzed: 03/04/2015
Date of Final Report: 03/04/2015

SAMPLE IDENTIFICATION:

Sixteen (16) Bulk samples from Auburn Demo Survey, 14 Second St; submitted by: Gary Bates

These bulk samples were delivered to Optimum Analytical Consulting, LLC for asbestos content determination.

ANALYTICAL METHOD:

Analytical procedures were performed in accordance with the U.S. Environmental Protection Agency (EPA) Recommended Method for the Determination of Asbestos in Bulk Samples by Polarized Light Microscopy and Dispersion Staining (PLM/DS)(EPA-600/M4-82-020, EPA-600/ R-93-116) and the New York Department of Health Environmental Laboratory Approval Program (NYDOH-ELAP 198.1) with the exception of resinously bound materials (please refer to the comments at the end of this report). This report relates only to those samples actually analyzed, and may not be indicative of other similar appearing materials existing at this, or other sites.

Quantification of asbestos content was determined by Calibrated Visual Estimation.

The EPA requires that friable samples with analytical results of 10% or less asbestos, by visual estimation, be treated as asbestos-containing material unless these quantities are verified using the point counting method. The point counting method is a systematic technique for estimating concentration, also using PLM. The point counting method, however, does not increase the analyst's ability to detect fibers. If you would like any of your friable samples with an asbestos content of less than 10% to be point counted, please contact our office. Point counting is not required for those samples in which no asbestos is detected during analysis by PLM.

In any given material, fibers with a small diameter (<0.25mm) may not be detected by the PLM method. Floor tile and other resinously bound material may yield a false negative if the asbestos fibers are too small to be resolved using PLM. Additional analytical methods may be required. Optimum recommends using Transmission Electron Microscopy (TEM) for a more definitive analysis.

New York state regulations require that all friable samples in which asbestos is detected be point counted (using the NYDOH-ELAP stratified point counting method). New York state regulations also require TEM confirmation of NOB (Non Organically Bound) samples found to have No Asbestos Detected by PLM. These regulations apply only to samples taken within the State of New York.

Optimum Analytical and Consulting, LLC will retain all samples for a minimum of three months. Further analysis or return of samples must be requested within this three month period to guarantee their availability.

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This report is considered preliminary until signed by the Laboratory Director and Supervisor.

If you have any questions regarding this report, please do not hesitate to contact us.

Jamie L. Noel
Laboratory Director

Kristina Scaviola
Laboratory Supervisor

NVLAP Lab ID#: 101433-0

APPENDIX A

115 WHITNEY STREET

HAZARDOUS MATERIALS ASSESSMENT

FIVE BUILDING DEMOLITION PROJECT
CITY OF AUBURN BID NO. 2015-019

2-Family House at 115 Whitney Street

DRAFT

PREPARED FOR:
Reine Mynahan
City of Auburn
Economic Development
60 Court Street
Auburn, Maine 04210

DATE:
April 9, 2015

April 9, 2015

Reine Mynahan
City of Auburn
Economic Development
60 Court Street
Auburn, Maine 04210

Re: Hazardous Materials Survey Draft Report
Two-Family House at 115 Whitney Street
City of Auburn Maine, Project No. 2015-019

Dear Ms. Mynahan:

This letter and attachments represent Bates Environmental Health & Safety's (BEHS) report for the above referenced project:

Introduction

Bates Environmental Health & Safety (BEHS) was retained by the City of Auburn Department of Economic Development (Owner) to perform a building survey for select hazardous building materials in preparation for the complete demolition of the following five (5) buildings in Auburn, Maine:

- 2-family residential building at 115 Whitney Street

The survey scope consisted of the following tasks:

- Visual inspection in accessible areas of the building for the following hazardous materials: Asbestos containing building materials; Building components considered universal wastes - Mercury containing lamps, switches and thermostats; and Special waste materials - fuel oil residuals in heating equipment and lines.
- Asbestos survey in accessible areas of the building for suspect asbestos containing materials in accordance with Maine DEP Chapter 425 requirements;
- Written report detailing the assessment findings, analytical results, conclusions, recommendations and cost estimates based on this report's preliminary findings.

Methods

Gary Bates performed a limited predesign-level hazardous materials survey in building areas considered accessible. Visual inspection and survey activities were performed in general accordance with ASTM E2356-10 Standard Practice for Comprehensive Building Asbestos Surveys and the Maine DEP waste management rules.

Access to the building and site was granted by Tony Beaulieu and Reine Mynahan, City of Auburn. A walkthrough was performed prior to any sampling activities. The inspection was limited to

the aforementioned hazardous materials anticipated to be impacted during demolition activities. Sub-surface materials and/or components are outside this survey's scope.

Abatement and removal cost estimates have been developed for planning purposes. Estimates are limited to removal costs only and do not include any additional demo activities. The estimates are based on the following assumptions: Removal, transport and disposal by a MEDEP-licensed contractor.

Asbestos Materials

Visual inspection of the building identified the following suspect asbestos-containing building materials:

- Plaster ceiling and wall material;
- Boiler cement;
- Ceiling tiles;
- Tar Paper;
- Fiberboard and *GWB* walls;
- Vinyl sheet flooring and adhesive;
- Vinyl composite tile 12x12 and adhesive;
- Fiber glass insulation;
- Blown-in cellulose insulation;
- Transite® siding
- Asphalt roof shingles.

Twenty-seven (27) samples were collected and analyzed for asbestos fibers (42 analyses due to multiple-layered samples).

The ACMs identified in this building are summarized in Table 1.

Abatement work practices associated with demolition projects allow for more lenient environmental controls in comparison to renovation projects. The primary restriction is that the building cannot be reoccupied and must be demolished within 6 months. These more lenient methods typically realize cost savings for the Owner.

Asbestos abatement cost estimates have been developed for planning purposes. Estimates are limited to abatement costs only. The estimates are based on the following assumptions: Removal, transport and disposal of ACMs by a MEDEP-licensed asbestos abatement contractor.

Table 1: Asbestos Materials

ASBESTOS MATERIAL	BLDG AREA	DESCRIPTION	QUANTITY	ABATEMENT METHOD
Boiler Cement	Basement	Cementitious compound on brick chimney and thimbles	10 SF	AA-1
Boiler Cement	2nd Floor Kitchen Closet	Cementitious compound on brick chimney and thimble	2 SF	AA-1
TSI Chimney Patch	Basement	Loose thermal insulation stuffed into indentation on brick surface of chimney	2-3 SF	AA-1
Sheet Flooring	1st Floor Bedroom	Yellow/Beige sheet flooring with dark swirls beneath beige carpet	440 SF	AA-1
Sheet Flooring	1st Floor Bedroom Closet	Yellow/Beige sheet flooring with dark swirls	15 SF	AA-1
Sheet Flooring	1st Floor Kitchen	Dark Tan/Rust sheet flooring underneath newer sheet flooring & underlayment	425	AA-1
Sheet Flooring	2nd Floor Bedroom-Storage Rm	Multi-colored sheet flooring	125 sf	AA-1
Transite® Shingles	Exterior envelope	Transite® shingles beneath vinyl siding	3240 SF	AA-2

Notes: AA-1 Mechanical methods using MEDEP alternative work practices

AA-2 Mechanical methods using MEDEP alternative work practices for exterior Transite siding

Universal Wastes

Universal wastes are wastes that meet the definition of hazardous waste in the Maine Hazardous Waste Rules, but which during accumulation and transport pose a relatively low risk compared to other hazardous wastes. Universal wastes are widely generated by households and small businesses and include Lead-containing batteries; Mercury-containing cathode ray tubes; Mercury or lead-containing fluorescent and HID lamps; Mercury-containing thermostats; non-leaking PCB and DHCP-containing light ballasts; Refrigerant-containing appliances; and Ionization smoke detectors containing radioactive isotope Americium-241.

The following building components have been identified as universal waste will require prior to demolition

DESCRIPTION	QUANTITY
Mercury-containing thermostats	1
Mercury-containing lamps & non-leaking PCB/DHCP Light Ballasts	7
Smoke Alarms & Batteries (radioactive isotope Am-241)	5

Fuel Oil Residue

Building components associated with No.2 fuel oil will require decommissioning, vessel cleaning, removal and disposal. Fuel oil in the tank should be reclaimed using the services of the fuel vendor (fuel vendor will need to inspect fuel oil). If reclamation of the oil and reuse of the other heating system components is not possible, the services of a professional environmental remediation/cleanup firm should be utilized for removing the fuel oil, cleaning the vessel and transport/disposal of the oily waste. The tanks and other metals are often recycled at the discretion of the Contractor. Documentation should consist of quantities removed and recycling/disposal manifests.

The following heating system components containing oil or oily residue were identified in the building:

DESCRIPTION	QUANTITY
275-gal Above Ground Storage Tank and Fill Pipe (No. 2 Fuel Oil)	1 ea
Oil distribution line (discontinued, in concrete slab)	15 lf
Oil distribution line (new, attached to ceiling)	15 lf
Furnace oil burner	1 ea

Recommendations

In accordance with current State and Federal regulations, the identified hazardous materials materials will require removal prior to demolition impact using the services of a MEDEP-licensed Asbestos Abatement Contractor and Environmental Contractor.

Abatement and removal work practices associated with demolition projects allow for more lenient environmental controls in comparison to renovation projects. The primary restriction is that the building cannot be reoccupied. These more lenient methods should realize cost savings.

The following recommendations are based on the MEDEP, USEPA and US OSHA regulations:

- R-1 Remove listed ACMs using Maine DEP alternative work practices for demolition projects using the services of a Maine DEP-licensed asbestos abatement company;
- R-2 Complete removal, recovery and/or recycling of universal wastes, occupant items and chemicals stored in the building using the services of a qualified environmental contractor.
- R-3 Complete removal of oil and oily residue by decommissioning, cleaning and disposal of fuel oil residue in the boiler/furnace, storage tank, lines and other components using the services of a qualified environmental contractor.

Closure

This report was prepared by Bates Environmental Health & Safety (BEHS) solely for the City of Auburn (Client). No reproduction of this report is allowed, unless in full, without the written authorization from the Client or BEHS. Alteration of this document is not allowed. Authenticity confirmation can be viewed in the properties section of this software application. To view a PDF file, visit www.adobe.com for a free download of Adobe Reader®.

This survey, findings and report represent BEHS professional judgments based on generally accepted methodologies and assessments. Findings were based on visual inspections of suspect building materials in building areas usually associated with those materials. Inspection was limited to interior building materials and did not include inspection of any other building or structure on the property unless listed in the survey scope. This survey does not include materials that are deemed inaccessible by generally-accepted sampling methodologies. There cannot be a guarantee that all asbestos-containing materials have been located or identified. Some of the reasons for this are the following: (1) sampling was performed on a random basis and the material was assumed to be homogeneous, (2) multiple samples were collected to minimize error; per EPA and other guidelines, there is a chance human error will create inconsistencies; and (3) in most cases, only exposed materials have been sampled; concealed, difficult to reach, or where the sampling would alter the integrity of a system (eg. roof), suspect ACBMs, LBPs and other contaminants may have to be sampled in coordination with controlled demolition. In any event, if conditions differ from those described in this report at some later date, we request the opportunity to review such differences to amend this report if needed.

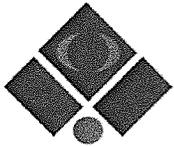
This report has been distributed as a PDF file via electronic mail to the listed recipient(s):

Reine Mynahan	rmynahan@auburnmaine.gov
Tony Beaulieu	tbeaulieu@auburnmaine.gov

Signature,

Gary M. Bates, President

Asbestos Consultant	No. SF-058
Asbestos Inspector	No. AI-0039 / KAIR-343
Asbestos Management Planner	Nos. MP-0031 / KAMPR-147
Asbestos Design Consultant	No. DC-0112 / KADCR-152



OPTIMUM

Analytical and Consulting, LLC

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

Gary Bates
Bates Environmental Health & Safety
211 Soper Road
Orlando ME 04472

Project #:
Laboratory Batch #: 1511440
Date Samples Received: 03/03/2015
Date Samples Analyzed: 03/04/2015
Date of Final Report: 03/04/2015

SAMPLE IDENTIFICATION:

Twenty Seven (27) Bulk samples from Auburn Demo Survey, 115 Whitney Street; submitted by: Gary Bates

These bulk samples were delivered to Optimum Analytical Consulting, LLC for asbestos content determination.

ANALYTICAL METHOD:

Analytical procedures were performed in accordance with the U.S. Environmental Protection Agency (EPA) Recommended Method for the Determination of Asbestos in Bulk Samples by Polarized Light Microscopy and Dispersion Staining (PLM/DS)(EPA-600/M4-82-020, EPA-600/ R-93-116) and the New York Department of Health Environmental Laboratory Approval Program (NYDOH-ELAP 198.1) with the exception of resinously bound materials (please refer to the comments at the end of this report). This report relates only to those samples actually analyzed, and may not be indicative of other similar appearing materials existing at this, or other sites.

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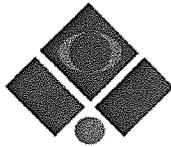
This report is considered preliminary until signed by the Laboratory Director and Supervisor.

If you have any questions regarding this report, please do not hesitate to contact us.

Jamie L. Noel
Laboratory Director

Kristina Scaviola
Laboratory Supervisor

NVLAP Lab ID#: 101433-0



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Analytical and Consulting, LLC

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

CLIENT: Bates Environmental Health & Safety
ADDRESS: 211 Soper Road
CITY / STATE / ZIP: Orlando ME 04472
CONTACT: Gary Bates
DESCRIPTION: PLM Analysis
LOCATION: Auburn Demo Survey, 115 Whitney Street

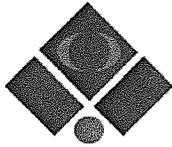
BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-600/M4-82-020, EPA-600/ R-93-116) NVLAP Lab Code: 101433-0

ORDER #: 1511440
PROJECT #:
DATE COLLECTED: 03/03/2015
COLLECTED BY: Gary Bates
DATE RECEIVED: 03/03/2015
ANALYSIS DATE: 03/04/2015
REPORT DATE: 03/04/2015
ANALYST: Kristina Scaviola

REPORT OF ANALYSIS

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Asbestos Type	(%)	Non-Asbestos Components	(%)
1511440-001 W-1A	Furnace Cement Gray	LAYER 1	Chrysotile	10%	Cellulose Fiber	10%
		100%			Non-Fibrous Material	80%
1511440-002 W-2A	Chimney TSI - Patch White	LAYER 1	Chrysotile	35%	Cellulose Fiber	10%
		100%			Non-Fibrous Material	55%
1511440-003 W-3A	Plaster-Type-- 1 LAYER 1 Gray Layer, Gray	LAYER 1	None Detected		Cellulose Fiber	10%
		100%			Non-Fibrous Material	90%
	LAYER 2 White Layer, White	LAYER 2	None Detected		Cellulose Fiber	5%
		100%			Non-Fibrous Material	95%
1511440-004 W-4A	Plaster-Type - 2 LAYER 1 Base Coat, White	LAYER 1	None Detected		Cellulose Fiber	10%
		100%			Non-Fibrous Material	90%
	LAYER 2 White Layer, White	LAYER 2	None Detected		Cellulose Fiber	5%
		100%			Non-Fibrous Material	95%
1511440-005 W-5A	Flooring-Type-1 LAYER 1 Linoleum, Beige/Black	LAYER 1	Chrysotile	2.67%	Cellulose Fiber	50%
		100%			Non-Fibrous Material	47.33%
	LAYER 2 Felt Paper, Black	LAYER 2	None Detected		Cellulose Fiber	75%
		100%			Synthetic Fiber	10%
	LAYER 3 Mastic, Brown	LAYER 3	None Detected		Binder/Filler	15%
					100%	Cellulose Fiber
Note: Insufficient amount for Gravimetric Reduction.					Binder/Filler	97%



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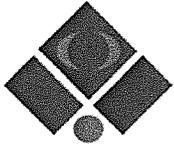
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REPORT OF ANALYSIS

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1511440-006 W-5B	Flooring-Type - 1 LAYER 1 Linoleum, Beige/Black Note: Positive Stop	LAYER 1 100%				
	LAYER 2 Felt Paper, Black	LAYER 2 100%	None Detected		Cellulose Fiber Synthetic Fiber Binder/Filler	75% 10% 15%
	LAYER 3 Mastic, Brown Note: Insufficient amount for Gravimetric Reduction.	LAYER 3 100%	None Detected		Cellulose Fiber Binder/Filler	3% 97%
1511440-007 W-5C	Flooring-Type - 1 LAYER 1 Linoleum, Beige/Black Note: Positive Stop	LAYER 1 100%				
	LAYER 2 Felt Paper, Black	LAYER 2 100%	None Detected		Cellulose Fiber Synthetic Fiber Binder/Filler	75% 10% 15%
	LAYER 3 Mastic, Brown Note: Insufficient amount for Gravimetric Reduction.	LAYER 3 100%	None Detected		Cellulose Fiber Binder/Filler	3% 97%
1511440-008 W-6A	Flooring-Type - 2 Linoleum, Beige	LAYER 1 100%	Chrysotile	32.24%	Cellulose Fiber Non-Fibrous Material	30% 37.76%
1511440-009 W-6B	Flooring-Type - 2 Positive Stop	LAYER 1 100%				
1511440-010 W-6C	Flooring-Type - 2 Positive Stop	LAYER 1 100%				
1511440-011 W-6.1A	Flooring-Type - 3 Linoleum, Beige	LAYER 1 100%	None Detected		Cellulose Fiber Fibrous Glass Non-Fibrous Material	35% 10% 55%



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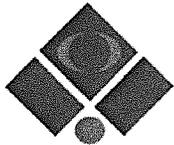
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1511440-012 W-6.1B	Flooring-Type - 3 Linoleum, Beige	LAYER 1 100%	None Detected		Cellulose Fiber Fibrous Glass Non-Fibrous Material	35% 10% 55%
1511440-013 W-6.1C	Flooring-Type - 3 Linoleum, Beige	LAYER 1 100%	None Detected		Cellulose Fiber Fibrous Glass Non-Fibrous Material	35% 10% 55%
1511440-014 W-7A	Flooring-Type - 4 Linoleum, Black/Beige	LAYER 1 100%	None Detected		Cellulose Fiber Non-Fibrous Material	75% 25%
1511440-015 W-8A	Flooring-Type - 5 LAYER 1 Top Layer, Beige Note: Flooring tightly Layered/ Difficult to separate.	LAYER 1 100%	None Detected		Cellulose Fiber Non-Fibrous Material	50% 50%
	LAYER 2 Middle Layer, White	LAYER 2 100%	Chrysotile	35%	Cellulose Fiber Non-Fibrous Material	5% 60%
	LAYER 3 Bottom Layer, Black	LAYER 3 100%	None Detected		Cellulose Fiber Non-Fibrous Material	80% 20%
	LAYER 4 Reduction Composite, Beige/Gray/Black Note: Sample Could Not Be Separated for Reduction; Reduction Composited	LAYER 4 100%	Chrysotile	7.21%	Cellulose Fiber Non-Fibrous Material	1% 91.79%
1511440-016 W-9A	Flooring-Type - 6 LAYER 1 Linoleum, Black/Red	LAYER 1 100%	None Detected		Cellulose Fiber Non-Fibrous Material	50% 50%
	LAYER 2 Felt Paper, Black	LAYER 2 100%	None Detected		Cellulose Fiber Synthetic Fiber Binder/Filler	75% 5% 20%
	LAYER 3 Mastic, Brown Note: Insufficient Amount for Gravimetric Reduction	LAYER 3 100%	None Detected		Cellulose Fiber Binder/Filler	3% 97%



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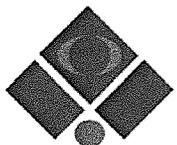
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CLIENT: Bates Environmental Health & Safety
ADDRESS: 211 Soper Road
CITY / STATE / ZIP: Orlando ME 04472
CONTACT: Gary Bates
DESCRIPTION: PLM Analysis
LOCATION: Auburn Demo Survey, 115 Whitney Street

ORDER #: 1511440
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REPORT OF ANALYSIS

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Asbestos Type	(%)	Non-Asbestos Components	(%)
1511440-017 W-10A	Flooring-Type - 7 Linoleum, Beige	LAYER 1 100%	None Detected		Cellulose Fiber Non-Fibrous Material	40% 60%
1511440-018 W-11A	Flooring-Type - 8 LAYER 1 Linoleum, Red LAYER 2 Felt Paper, Green/Brown	LAYER 1 100% LAYER 2 100%	None Detected None Detected		Cellulose Fiber Non-Fibrous Material Cellulose Fiber Synthetic Fiber Binder/Filler	40% 60% 85% 10% 5%
1511440-019 W-12A	Flooring-Type - 9 Linoleum, Black/Beige	LAYER 1 100%	Chrysotile	0.98%	Cellulose Fiber Non-Fibrous Material	80% 19.02%
1511440-020 W-13A	Flooring-Type - 10 Linoleum, Black/Blue	LAYER 1 100%	None Detected		Cellulose Fiber Non-Fibrous Material	80% 20%
1511440-021 W-14A	Flooring-Type - 11 Linoleum, Black/Red	LAYER 1 100%	None Detected		Cellulose Fiber Non-Fibrous Material	80% 20%
1511440-022 W-15A	Wall board + Ceiling Board Beige	LAYER 1 100%	None Detected		Cellulose Fiber Non-Fibrous Material	85% 15%
1511440-023 W-16A	Flooring Type - 12 LAYER 1 Tile, White LAYER 2 Mastic, Tan Note: Mastic Not Reduced/ Insufficient Mass for Reduction	LAYER 1 100% LAYER 2 100%	None Detected None Detected		Cellulose Fiber Non-Fibrous Material Cellulose Fiber Non-Fibrous Material	1% 99% 3% 97%
1511440-024 W-4B	Plaster-Type - 2 LAYER 1 Base Coat, White LAYER 2 White Layer, White	LAYER 1 100% LAYER 2 100%	None Detected None Detected		Cellulose Fiber Non-Fibrous Material Cellulose Fiber Non-Fibrous Material	10% 90% 5% 95%



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DESCRIPTION: PLM Analysis
LOCATION: Auburn Demo Survey, 115 Whitney Street

BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-600/M4-82-020, EPA-600/ R-93-116) NVLAP Lab Code: 101433-0

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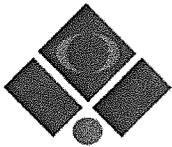
REPORT OF ANALYSIS

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Asbestos Type (%)	Non-Asbestos Components (%)
1511440-025 W-4C	Plaster-Type - 2			
	LAYER 1 Base Coat, White	LAYER 1 100%	None Detected	Cellulose Fiber 10% Non-Fibrous Material 90%
	LAYER 2 White Layer, White	LAYER 2 100%	None Detected	Cellulose Fiber 5% Non-Fibrous Material 95%
1511440-026 W-4D	Plaster-Type - 2			
	LAYER 1 Base Coat, White	LAYER 1 100%	None Detected	Cellulose Fiber 10% Non-Fibrous Material 90%
	LAYER 2 White Layer, White	LAYER 2 100%	None Detected	Cellulose Fiber 5% Non-Fibrous Material 95%
1511440-027 W-4E	Plaster-Type - 2			
	LAYER 1 Base Coat, White	LAYER 1 100%	None Detected	Cellulose Fiber 10% Non-Fibrous Material 90%
	LAYER 2 White Layer, White	LAYER 2 100%	None Detected	Cellulose Fiber 5% Non-Fibrous Material 95%

Approved Signatory:

Approved Signatory:





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CONTACT: Gary Bates
DESCRIPTION: PLM Analysis
LOCATION: Auburn Demo Survey, 115 Whitney Street

BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-600/M4-82-020, EPA-600/R-93-116) NVLAP Lab Code: 101433-0

ORDER #: 1511440
PROJECT #:
DATE COLLECTED: 03/03/2015
COLLECTED BY: Gary Bates
DATE RECEIVED: 03/03/2015
ANALYSIS DATE: 03/04/2015
REPORT DATE: 03/04/2015
ANALYST: Kristina Scaviola

1511110

85 Stiles Road, Suite 201
Salem, NH 03079

OPTIMUM ANALYTICAL AND CONSULTING, LLC

603-458-5247

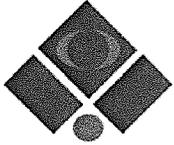
Chain of Custody

Analysis and TAT:	4-6 Hour	24 Hour	48 Hour	Standard (3-5 day)	Standard (6-10 Day)	Comments (please indicate other test specific information here)
PLM			X			Please email results.
PCM						
Mold	Not Available					
Lead	Not Available					
TEM (air or bulk)	Not Available					
Sampler: GMB		Location Samples Collected: Maine			Positive Stop Analysis: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Project Manager: Gary Bates		Email: behs@earthlink.net			Phone Number: (207) 242-0754	
Project Information: Auburn Demo Survey 115 Whitney Street				Company Name and Address: Bates Environmental Health & Safety 211 Soper Road, Orlando, Maine 04472		
Sample Number	Description and location				Time and Temperature at collection:	
W-1A	Furnace cement					
W-2A	Chimney TSE PATCH					
W-3A	PLASTER - Type I					
W-4A	PLASTER - Type II					
W-5ABC	FLOORING - Type I					
W-6ABC	FLOORING - Type II					
W-6.1ABC	FLOORING - Type III					
W-7A	FLOORING - Type IV					
W-8A	FLOORING - Type V				* core sample	
W-9A	FLOORING - Type VI					
W-10A	FLOORING - Type VII					
W-11A	FLOORING - Type VIII					
W-12A	FLOORING - Type IX					
W-13A	FLOORING - Type X					
W-14A	FLOORING - Type XI					
W-15A	Wallboard + ceiling board (SA)					

The EPA Requires that layered samples be separated; Please indicate if a sample is to be analyzed as a composite. NY State requires positive friable samples to be point counted; Negative NOB samples require additional TEM analysis to be confirmed Negative.

* please analyze "black" asphalt layer only

Relinquished by: Gary Bates Date: _____ Time: _____ Received By: [Signature] Date: 3-3-15 Time: _____



OPTIMUM

Analytical and Consulting, LLC

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

CLIENT: Bates Environmental Health & Safety
ADDRESS: 211 Soper Road
CITY / STATE / ZIP: Orlando ME 04472
CONTACT: Gary Bates
DESCRIPTION: PLM Analysis
LOCATION: Auburn Demo Survey, 115 Whitney Street

BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

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Non-Friable Organically Bound Gravimetric Reduction Worksheet

Batch Number: 115 Whitney St. Prep Date: 3/22/2015 Prep Analyst: JC

Sample ID	Crucible ID	Crucible Weight	Sample Weight	Crucible + Sample Weight	Crucible + Sample Weight (D = C-A)	Ashed Sub-Sample Weight (G)	Filter Weight (H)	% Reduction of Sample (D/B)*100	% Reduction of Sample (D/B)*100	Acid Insoluble Inorganic Weight (J)	Fibred Sample Weight (I)	% Reduction of Sample (K/J)*100	CVE % of Fibers in Residue	% Asbestos of CVE %	Asbestos Type	Prep 1	Prep 2	Prep 3	Prep 4
W-5A	76	28.046	0.436	28.203	0.157	0.045	0.118	36.01%	0.073	0.054	0.054	46.90%	59.34%	2.67%	Chrys	4	6	5	8
W-5B	70	27.860	0.242	27.36	0.091	0.039	0.093	37.60%	0.093	0.054	0.093	59.34%	PS	PS					
W-5C	102	28.551	0.475	26.707	0.156	0.043	0.156	32.84%	0.131	0.088	0.131	56.41%	PS	PS					
W-6A	209	28.490	0.111	28.539	0.049	0.041	0.049	44.14%	0.063	0.041	0.063	82.76%	PS	PS	39	42	33	44	
W-6B	H	28.696	0.115	28.727	0.029	0.039	0.029	25.22%	0.091	0.091	0.091	76.92%	PS	PS					
W-6C	200	25.359	0.160	25.424	0.065	0.041	0.065	40.62%	0.074	0.074	0.074	100.00%	0.00%	0.00%					
W-6.1A	205	24.409	0.231	24.483	0.074	0.042	0.074	32.03%	0.074	0.074	0.074	100.00%	0.00%	0.00%					
W-6.1B	Q	26.340	0.124	26.376	0.036	0.030	0.036	29.03%	0.058	0.058	0.058	100.00%	0.00%	0.00%					
W-6.1C	78	30.822	0.183	30.888	0.066	0.048	0.066	31.69%	0.059	0.059	0.059	41.30%	0.00%	0.00%		10	15	11	17
W-7A	210	25.847	0.203	25.893	0.046	0.048	0.046	22.66%	0.082	0.082	0.082	54.41%	0.00%	0.00%					
W-8A	211	29.006	0.255	29.376	0.068	0.045	0.068	26.67%	0.073	0.073	0.073	18.56%	0.00%	0.00%					
W-9A	60	26.001	0.506	26.168	0.167	0.042	0.167	33.00%	0.061	0.061	0.061	19.57%	0.00%	0.00%					
W-10A	75	26.895	0.204	26.988	0.092	0.043	0.092	45.10%	0.089	0.089	0.089	23.60%	0.00%	0.00%					
W-11A	O	30.025	0.509	30.114	0.089	0.041	0.089	17.48%	0.024	0.024	0.024	55.81%	1.75%	0.88%	Chrys	3	2	1	1
W-12A	62	27.895	0.188	27.728	0.043	0.043	0.043	22.87%	0.066	0.066	0.066	78.95%	0.00%	0.00%					
W-13A	18	26.135	0.297	26.211	0.076	0.041	0.076	25.59%	0.103	0.103	0.103	92.96%	0.00%	0.00%					
W-14A	70A	24.002	0.271	24.073	0.071	0.037	0.071	26.20%	0.083	0.083	0.083	17.75%	0.00%	0.00%					
W-16A	201	25.087	0.291	25.318	0.231	0.042	0.231	79.38%	0.041	0.041	0.041	17.75%	0.00%	0.00%					

APPENDIX A

33 SOUTH GOFF STREET

HAZARDOUS MATERIALS ASSESSMENT

FIVE BUILDING DEMOLITION PROJECT
CITY OF AUBURN BID NO. 2015-019

3-Family Apartment Building at 33 South Goff Street

DRAFT

PREPARED FOR:
Reine Mynahan
City of Auburn
Economic Development
60 Court Street
Auburn, Maine 04210

DATE:
April 21, 2015

April 21, 2015

Reine Mynahan
City of Auburn
Economic Development
60 Court Street
Auburn, Maine 04210

Re: Hazardous Materials Survey Draft Report
Apartment Building at 33 South Goff Street
City of Auburn Maine, Project No. 2015-019

Dear Ms. Mynahan:

This letter and attachments represent Bates Environmental Health & Safety's (BEHS) report for the above referenced project:

Introduction

Bates Environmental Health & Safety (BEHS) was retained by the City of Auburn Department of Economic Development (Owner) to perform a building survey for select hazardous building materials in preparation for the complete demolition of the following five (5) buildings in Auburn, Maine:

- 3-family apartment building at 33 South Goff Street

The survey scope at each property consisted of the following tasks:

- Visual inspection in accessible areas of the building for the following hazardous materials: Asbestos containing building materials; Building components considered universal wastes - Mercury containing lamps, switches and thermostats; and Special waste materials - fuel oil residuals in heating equipment and lines.
- Asbestos survey in accessible areas of the building for suspect asbestos containing materials in accordance with Maine DEP Chapter 425 requirements;
- Written report detailing the assessment findings, analytical results, conclusions, recommendations and cost estimates based on this report's preliminary findings.

Methods

Gary Bates performed a limited predesign-level hazardous materials survey in building areas considered accessible. Visual inspection and survey activities were performed in general accordance with ASTM E2356-10 Standard Practice for Comprehensive Building Asbestos Surveys and the Maine DEP waste management rules.

Access to the building and site was granted by Tony Beaulieu and Reine Mynahan, City of Auburn. A walkthrough was performed prior to any sampling activities. The inspection was limited to the aforementioned hazardous materials anticipated to be impacted during demolition activities. Sub-surface materials and/or components are outside this survey's scope.

Abatement and removal cost estimates have been developed for planning purposes. Estimates are limited to removal costs only and do not include any additional demo activities. The estimates are based on the following assumptions: Removal, transport and disposal by a MEDEP-licensed contractor.

Asbestos Materials

Asbestos-containing materials (ACM) are defined as any material containing asbestos in quantities greater than or equal to 1% as determined by visual evaluation, weight or point count analysis. Suspect building materials were either determined an asbestos-containing material by polarized light microscopy (PLM) or assumed an ACM in accordance with the Maine Department of Environmental Protection (MEDEP) and United States Environmental Protection Agency (USEPA) Rules and Regulations. Refer to Attachment A for the asbestos analytical results.

Visual inspection of the building identified the following suspect asbestos-containing building materials:

- Plaster ceiling and wall material;
- Boiler cement (new);
- Ceiling tiles;
- Tar Paper;
- GWB walls;
- Fiber board walls;
- Vinyl sheet flooring and adhesive;
- Fiber glass insulation;
- Blown-in cellulose insulation; and
- Asphalt roof shingles and siding.

Thirty-four (34) samples were collected and analyzed for asbestos fibers. The ACMs identified in this building are summarized below:

ASBESTOS MATERIAL	BLDG AREA	DESCRIPTION	QUANTITY	ABATEMENT METHOD
Sheet Flooring	First Floor Bathroom	Tan/yellow pattern vinyl sheet flooring with white backing	15 SF	AA-1
Transite® Shingles	Exterior Envelope	Cementitious shingles	4,400 SF	AA-2

Notes: AA-1 Mechanical methods using MEDEP alternative work practices

Abatement work practices associated with demolition projects allow for more lenient environmental controls in comparison to renovation projects. The primary restriction is that the building cannot be reoccupied and must be demolished within 6 months. These more lenient methods typically realize cost savings for the Owner.

Asbestos abatement cost estimates have been developed for planning purposes. Estimates are limited to abatement costs only. The estimates are based on the following assumptions: Removal, transport and disposal of ACMs by a MEDEP-licensed asbestos abatement contractor.

Universal Wastes

Universal wastes are wastes that meet the definition of hazardous waste in the Maine Hazardous Waste Rules, but which during accumulation and transport pose a relatively low risk compared to other hazardous wastes. Universal wastes are widely generated by households and small businesses and include Lead-containing batteries; Mercury-containing cathode ray tubes; Mercury or lead-containing fluorescent and HID lamps; Mercury-containing thermostats; non-leaking PCB and DHCP-containing light ballasts; Refrigerant-containing appliances; and Ionization smoke detectors containing radioactive isotope Americium-241.

The following building components have been identified as universal waste will require prior to demolition

DESCRIPTION	QUANTITY
Mercury-containing thermostats	3 ea
Mercury-containing lamps & non-leaking PCB/DHCP Light Ballasts	23 ea
Smoke Alarms & Batteries (radioactive isotope Am-241)	5 ea
Refrigerant-containing appliances	4 ea

Fuel Oil

Building components associated with No.2 fuel oil will require decommissioning, vessel cleaning, removal and disposal. Fuel oil in the tank should be reclaimed using the services of the fuel vendor (fuel vendor will need to inspect fuel oil). If reclamation of the oil and reuse of the other heating system components is not possible, the services of a professional environmental remediation/cleanup firm should be utilized for removing the fuel oil, cleaning the vessel and transport/disposal of the oily waste. The tanks and other metals are often recycled at the discretion of the Contractor. Documentation should consist of quantities removed and recycling/disposal manifests.

The following heating system components containing oil or oily residue were identified in the building:

DESCRIPTION	QUANTITY
275-gal Above Ground Storage Tank and Fill Pipe (No. 2 Fuel Oil)	1 ea
Oil distribution line	45 LF
Oil Tank Fill	1 ea
Boiler oil burner	1 ea

Additional Findings & Concerns

Additional findings that may have the potential to impact the demolition of this building are described below.

Occupant items such as books, paper products and clothing are considered municipal solid waste (MSW) and typically cannot be disposed of as Construction and Demolition Waste (C&D). The criteria for determination as occupant items consists of anything remaining in the building that is not a building material, component or system. If occupant items are present at the time of the demolition project, these items will need to be collected, segregated from the C&D waste, and disposed of as MSW, E-waste or another appropriate disposal method.

Containers with various liquid and solid household products have been identified in this building. Products clearly labeled can be reused by the Owner or disposed of using their label information. If the chemicals cannot be salvaged/used by the Owner or cannot be identified, further evaluation for hazardous waste characteristics must be performed prior to handling, transport or disposal.

The following materials and items were observed during the site visit and may require removal separate from the construction and demolition waste (C&DW):

DESCRIPTION	LOCATIONS	QUANTITY
Household trash, vehicle oil/waste oil, tires, car parts, furniture, mattresses, paint, household chemicals	Throughout Building	80 cu yds

As part of the remediation process, the occupant items should be collected, inventoried and removed using the services of a qualified contractor. Chemicals deemed unusable will be evaluated and processed for transport and disposal as municipal solid, special, universal or hazardous wastes. An environmental remediation/cleanup contractor will be required for removal and disposal activities of hazardous materials. Documentation should consist of chemical types, quantities and recycling/disposal manifests.

Recommendations

In accordance with current State and Federal regulations, the identified hazardous materials will require removal prior to demolition using the services of a MEDEP-licensed Asbestos Abatement Contractor and Environmental Contractor.

Abatement and removal work practices associated with demolition projects allow for more lenient environmental controls in comparison to renovation projects. The primary restriction is that the building cannot be reoccupied. These more lenient methods should realize cost savings.

Due to limited access into this building, a MEDEP-certified asbestos inspector will be required to be onsite to inspect for suspect ACMs during heavy-equipment demo activities in the rear apartment section. In the event suspect ACMs are identified, the suspect ACM will require removal using a MEDEP-licensed asbestos abatement contractor, or sampled to determine asbestos content.

The following recommendations are based on the MEDEP, USEPA and US OSHA regulations:

- R-1 Remove listed ACMs using Maine DEP alternative work practices for demolition projects using the services of a Maine DEP-licensed asbestos abatement company;
- R-2 Complete removal, recovery and/or recycling of universal wastes, occupant items and chemicals stored in the building using the services of a qualified environmental contractor;
- R-3 Complete removal of oil and oily residue by decommissioning, cleaning and disposal of fuel oil residue in the boiler/furnace, storage tank, lines and other components using the services of a qualified environmental contractor; and
- R-4 Due to unsafe conditions in the rear apartment, inspect for ACMs during the heavy equipment demolition activities using the services of a MEDEP-certified asbestos inspector.

Closure

This report was prepared by Bates Environmental Health & Safety (BEHS) solely for the City of Auburn (Client). No reproduction of this report is allowed, unless in full, without the written authorization from the Client or BEHS. Alteration of this document is not allowed. Authenticity confirmation can be viewed in the properties section of this software application. To view a PDF file, visit www.adobe.com for a free download of Adobe Reader®.

This survey, findings and report represent BEHS professional judgments based on generally accepted methodologies and assessments. Findings were based on visual inspections of suspect building materials in building areas usually associated with those materials. Inspection was limited to interior building materials and did not include inspection of any other building or structure on the property unless listed in the survey scope. This survey does not include materials that are deemed inaccessible by generally-accepted sampling methodologies. There cannot be a guarantee that all asbestos-containing materials have been located or identified. Some of the reasons for this are the following: (1) sampling was performed on a random basis and the material was assumed to be homogeneous, (2) multiple samples were collected to minimize error; per EPA and other guidelines, there is a chance

human error will create inconsistencies; and (3) in most cases, only exposed materials have been sampled; concealed, difficult to reach, or where the sampling would alter the integrity of a system (eg. roof), suspect ACBMs, LBPs and other contaminants may have to be sampled in coordination with controlled demolition. In any event, if conditions differ from those described in this report at some later date, we request the opportunity to review such differences to amend this report if needed.

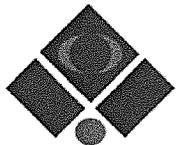
This report has been distributed as a PDF file via electronic mail to the listed recipient(s):

Reine Mynahan	rmynahan@auburnmaine.gov
Tony Beaulieu	tbeaulieu@auburnmaine.gov

Signature,

Gary M. Bates, President

Asbestos Consultant	No. SF-058
Asbestos Inspector	No. AI-0039 / KAIR-343
Asbestos Management Planner	Nos. MP-0031 / KAMPR-147
Asbestos Design Consultant	No. DC-0112 / KADCR-152



OPTIMUM

Analytical and Consulting, LLC

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

Gary Bates
Bates Environmental Health & Safety
211 Soper Road
Orlando ME 04472

Project #:
Laboratory Batch #: 1511798
Date Samples Received: 04/17/2015
Date Samples Analyzed: 04/20/2015
Date of Final Report: 04/20/2015

SAMPLE IDENTIFICATION:

Sixteen (16) Bulk samples from Auburn Demo Survey 33 S. Goff St. Maine; submitted by: GMB

These bulk samples were delivered to Optimum Analytical Consulting, LLC for asbestos content determination.

ANALYTICAL METHOD:

Analytical procedures were performed in accordance with the U.S. Environmental Protection Agency (EPA) Recommended Method for the Determination of Asbestos in Bulk Samples by Polarized Light Microscopy and Dispersion Staining (PLM/DS)(EPA-600/M4-82-020, EPA-600/ R-93-116) and the New York Department of Health Environmental Laboratory Approval Program (NYDOH-ELAP 198.1) with the exception of resinously bound materials (please refer to the comments at the end of this report). This report relates only to those samples actually analyzed, and may not be indicative of other similar appearing materials existing at this, or other sites.

Quantification of asbestos content was determined by Calibrated Visual Estimation.

The EPA requires that friable samples with analytical results of 10% or less asbestos, by visual estimation, be treated as asbestos-containing material unless these quantities are verified using the point counting method. The point counting method is a systematic technique for estimating concentration, also using PLM. The point counting method, however, does not increase the analyst's ability to detect fibers. If you would like any of your friable samples with an asbestos content of less than 10% to be point counted, please contact our office. Point counting is not required for those samples in which no asbestos is detected during analysis by PLM.

In any given material, fibers with a small diameter (<0.25mm) may not be detected by the PLM method. Floor tile and other resinously bound material may yield a false negative if the asbestos fibers are too small to be resolved using PLM. Additional analytical methods may be required. Optimum recommends using Transmission Electron Microscopy (TEM) for a more definitive analysis.

New York state regulations require that all friable samples in which asbestos is detected be point counted (using the NYDOH-ELAP stratified point counting method). New York state regulations also require TEM confirmation of NOB (Non Organically Bound) samples found to have No Asbestos Detected by PLM. These regulations apply only to samples taken within the State of New York.

Optimum Analytical and Consulting, LLC will retain all samples for a minimum of three months. Further analysis or return of samples must be requested within this three month period to guarantee their availability.

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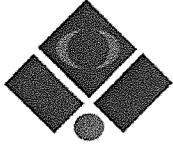
This report is considered preliminary until signed by the Laboratory Director and Supervisor.

If you have any questions regarding this report, please do not hesitate to contact us.

Jamie L. Noel
Laboratory Director

Kristina Scaviola
Laboratory Supervisor

NVLAP Lab ID#: 101433-0



OPTIMUM

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CLIENT: Bates Environmental Health & Safety
ADDRESS: 211 Soper Road
CITY / STATE / ZIP: Orlando ME 04472
CONTACT: Gary Bates
DESCRIPTION: PLM Analysis
LOCATION: Auburn Demo Survey 33 S. Goff St. Maine

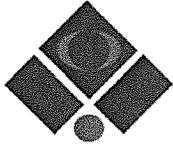
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ANALYSIS DATE: 04/20/2015
REPORT DATE: 04/20/2015
ANALYST: Kristina Scaviola

REPORT OF ANALYSIS

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Asbestos Type (%)	Non-Asbestos Components (%)
1511798-001 SG-4A	Plaster			
	LAYER 1 Base Coat, Gray	LAYER 1 100%	None Detected	Cellulose Fiber 10% Non-Fibrous Material 90%
	LAYER 2 Skim Coat, White	LAYER 2 100%	None Detected	Cellulose Fiber 2% Non-Fibrous Material 98%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511798-002 SG-4B	Plaster			
	Gray	LAYER 1 100%	None Detected	Cellulose Fiber 3% Hair 10% Non-Fibrous Material 87%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511798-003 SG-4C	Plaster			
	Gray	LAYER 1 100%	None Detected	Cellulose Fiber 3% Hair 10% Non-Fibrous Material 87%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511798-004 SG-4D	Plaster			
	Gray	LAYER 1 100%	None Detected	Cellulose Fiber 3% Hair 10% Non-Fibrous Material 87%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511798-005 SG-4E	Plaster			
	Gray	LAYER 1 100%	None Detected	Cellulose Fiber 3% Hair 10% Non-Fibrous Material 87%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511798-006 SG-4F	Plaster			
	Gray	LAYER 1 100%	None Detected	Cellulose Fiber 3% Hair 10% Non-Fibrous Material 87%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511798-007 SG-4G	Plaster			
	Gray	LAYER 1 100%	None Detected	Cellulose Fiber 3% Hair 10% Non-Fibrous Material 87%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%



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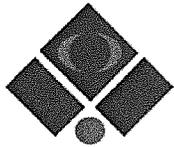
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REPORT OF ANALYSIS

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Asbestos Type (%)	Non-Asbestos Components (%)
1511798-008 SG-5A	Building Paper-Type 1 Beige	LAYER 1 100%	None Detected	Cellulose Fiber 95% Non-Fibrous Material 5%
		Total % Asbestos:	No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511798-009 SG-5B	Building Paper-Type 1 Beige	LAYER 1 100%	None Detected	Cellulose Fiber 95% Non-Fibrous Material 5%
		Total % Asbestos:	No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511798-010 SG-7A	Fiber Board Beige	LAYER 1 100%	None Detected	Cellulose Fiber 95% Non-Fibrous Material 5%
		Total % Asbestos:	No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511798-011 SG-8A	Sheet Flooring-Type 2 White	LAYER 1 100%	Chrysotile 25.06%	Cellulose Fiber 20% Non-Fibrous Material 54.94%
		Total % Asbestos:	25.1%	Total % Non-Asbestos: 74.9%
1511798-012 SG-8B	Sheet Flooring-Type 3 LAYER 1 Flooring, Beige LAYER 2 Backing, Green LAYER 3 Mastic, Brown	LAYER 1 100% LAYER 2 100% LAYER 3 100%	None Detected None Detected None Detected	Cellulose Fiber 1% Non-Fibrous Material 99% Cellulose Fiber 85% Non-Fibrous Material 15% Cellulose Fiber 5% Non-Fibrous Material 95%
		Total % Asbestos:	No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511798-013 SG-8C	Sheet Flooring-Type 4 Beige	LAYER 1 100%	None Detected	Cellulose Fiber 85% Non-Fibrous Material 15%
		Total % Asbestos:	No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511798-014 SG-9A	Loose-Insulation-Type 1 Beige	LAYER 1 100%	None Detected	Cellulose Fiber 90% Non-Fibrous Material 10%
		Total % Asbestos:	No Asbestos Detected	Total % Non-Asbestos: 100.0%



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LOCATION: Auburn Demo Survey 33 S. Goff St. Maine

BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

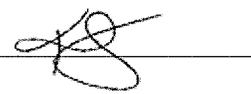
PLM (EPA-600/M4-82-020, EPA-600/ R-93-116) NVLAP Lab Code: 101433-0

ORDER #: 1511798
PROJECT #:
DATE COLLECTED: 04/17/2015
COLLECTED BY: GMB
DATE RECEIVED: 04/17/2015
ANALYSIS DATE: 04/20/2015
REPORT DATE: 04/20/2015
ANALYST: Kristina Scaviola

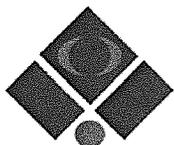
REPORT OF ANALYSIS

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Asbestos Type (%)	Non-Asbestos Components (%)
1511798-015 SG-10A	Wallboard (Cellulose)-Type 1 Tan	LAYER 1 100%	None Detected	Cellulose Fiber 95%
				Non-Fibrous Material 5%
				Total % Asbestos: No Asbestos Detected Total % Non-Asbestos: 100.0%
1511798-016 SG-11A	Electrical Component-WS Co White	LAYER 1 100%	None Detected	Cellulose Fiber 1%
				Non-Fibrous Material 99%
				Total % Asbestos: No Asbestos Detected Total % Non-Asbestos: 100.0%

Approved Signatory: 

Approved Signatory: 





OPTIMUM

Analytical and Consulting, LLC

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

CLIENT: Bates Environmental Health & Safety
ADDRESS: 211 Soper Road
CITY / STATE / ZIP: Orlando ME 04472
CONTACT: Gary Bates
DESCRIPTION: PLM Analysis
LOCATION: Auburn Demo Survey 33 S. Goff St. Maine

BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-600/M4-82-020, EPA-600/ R-93-116) NVLAP Lab Code: 101433-0

ORDER #: 1511798
PROJECT #:
DATE COLLECTED: 04/17/2015
COLLECTED BY: GMB
DATE RECEIVED: 04/17/2015
ANALYSIS DATE: 04/20/2015
REPORT DATE: 04/20/2015
ANALYST: Kristina Scaviola

85 Stiles Road, Suite 201
Salem, NH 03079

OPTIMUM ANALYTICAL AND CONSULTING, LLC

603-458-5247

Chain of Custody

Analysis and TAT:	4-6 Hour	24 Hour	48 Hour	Standard (3-5 day)	Standard (6-10 Day)	Comments (please indicate other test specific information here)
PLM		<input checked="" type="checkbox"/>				Please email results.
PCM						
Mold	Not Available					
Lead	Not Available					
TEM (air or bulk)	Not Available					
Sampler:	GMB	Location Samples Collected: Maine			Positive Stop Analysis: <input checked="" type="checkbox"/> No	
Project Manager:	Gary Bates	Email: behs@earthlink.net			Phone Number: (207) 242-0754	
Project Information:				Company Name and Address:		
AUBURN Demo Survey 33 S. GOFF ST.				Bates Environmental Health & Safety 211 Soper Road, Orlando, Maine 04472		
Sample Number	Description and location					Time and Temperature at collection
SG-4A→G	PLASTER					
SG-5A-B	Building Paper - Type I					
SG-7A	Fiber Board					
SG-8A	Sheet flooring - Type II					
SG-8B	" " - Type III					
SG-8C	" " - Type IV					
SG-9A	Loose - insulation - Type I					
SG-10A	Wallboard (cellulose) - Type I					
SG-11A	Electrical component - WSCO					

The EPA Requires that frozen samples be separated. Please indicate if a sample is to be analyzed as a composite. NY State requires positive friable samples to be point counted; Negative NOB samples require additional TEM analysis to be confirmed Negative.

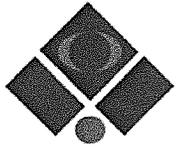
Requisitioned by: Gary Bates

Date: 4/17/15

Received by:

Date: 4/17/15 Time: 1500

1/2



OPTIMUM

Analytical and Consulting, LLC

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

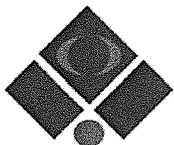
CLIENT: Bates Environmental Health & Safety
ADDRESS: 211 Soper Road
CITY / STATE / ZIP: Orlando ME 04472
CONTACT: Gary Bates
DESCRIPTION: PLM Analysis
LOCATION: Auburn Demo Survey 33 S. Goff St. Maine

BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-600/M4-82-020, EPA-600/ R-93-116) NVLAP Lab Code: 101433-0

ORDER #: 1511798
PROJECT #:
DATE COLLECTED: 04/17/2015
COLLECTED BY: GMB
DATE RECEIVED: 04/17/2015
ANALYSIS DATE: 04/20/2015
REPORT DATE: 04/20/2015
ANALYST: Kristina Scaviola

Batch Number: 1511798		Print Date: 4/20/2015		Prep Analyst: JC		Non-Friable Organically Bound Gravimetric Reduction Worksheet												
Sample ID	Crucible ID	Crucible Weight	Sample Weight	Crucible + Sample Weight	Ashe'd Sample Weight	% Reduction of Sample	Filter Weight	Ashe'd Sample Weight	Filtered Sample Weight	Ashe'd Inorganic Weight	% Reduction of Inorganic	CVE % Residue in Ash/Ino	% Ash/Ino at CVE %	Ash/Ino Type	Page 1	Page 2	Page 3	Page 4
SG-8A	O	30.025	0.353	30.165	0.140	39.66%	0.037	0.14	0.158	0.121	86.43%	29.00%	25.08%	CHYS	28	31	27	30
SG-8B	M	23.248	0.327	23.302	0.054	42.73%	0.041	0.054	0.14	0.1	69.44%	0.00%	0.00%					
SG-8C		28.244	0.337	28.388	0.144	96.43%	0.038	0.297	0.334	0.296	99.66%	0.00%	0.00%					
SG-11A		100	27.658	27.955	0.297	96.43%	0.038	0.297	0.334	0.296	99.66%	0.00%	0.00%					



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Analytical and Consulting, LLC

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

Gary Bates
Bates Environmental Health & Safety
211 Soper Road
Orlando ME 04472

Project #:
Laboratory Batch #: 1511804
Date Samples Received: 04/17/2015
Date Samples Analyzed: 04/21/2015
Date of Final Report: 04/21/2015

SAMPLE IDENTIFICATION:

Eighteen (18) Bulk samples from Auburn Demo Survey, 33 S. GOFF St.; submitted by: GMB

These bulk samples were delivered to Optimum Analytical Consulting, LLC for asbestos content determination.

ANALYTICAL METHOD:

Analytical procedures were performed in accordance with the U.S. Environmental Protection Agency (EPA) Recommended Method for the Determination of Asbestos in Bulk Samples by Polarized Light Microscopy and Dispersion Staining (PLM/DS)(EPA-600/M4-82-020, EPA-600/ R-93-116) and the New York Department of Health Environmental Laboratory Approval Program (NYDOH-ELAP 198.1) with the exception of resinously bound materials (please refer to the comments at the end of this report). This report relates only to those samples actually analyzed, and may not be indicative of other similar appearing materials existing at this, or other sites.

Quantification of asbestos content was determined by Calibrated Visual Estimation.

The EPA requires that friable samples with analytical results of 10% or less asbestos, by visual estimation, be treated as asbestos-containing material unless these quantities are verified using the point counting method. The point counting method is a systematic technique for estimating concentration, also using PLM. The point counting method, however, does not increase the analyst's ability to detect fibers. If you would like any of your friable samples with an asbestos content of less than 10% to be point counted, please contact our office. Point counting is not required for those samples in which no asbestos is detected during analysis by PLM.

In any given material, fibers with a small diameter (<0.25mm) may not be detected by the PLM method. Floor tile and other resinously bound material may yield a false negative if the asbestos fibers are too small to be resolved using PLM. Additional analytical methods may be required. Optimum recommends using Transmission Electron Microscopy (TEM) for a more definitive analysis.

New York state regulations require that all friable samples in which asbestos is detected be point counted (using the NYDOH-ELAP stratified point counting method). New York state regulations also require TEM confirmation of NOB (Non Organically Bound) samples found to have No Asbestos Detected by PLM. These regulations apply only to samples taken within the State of New York.

Optimum Analytical and Consulting, LLC will retain all samples for a minimum of three months. Further analysis or return of samples must be requested within this three month period to guarantee their availability.

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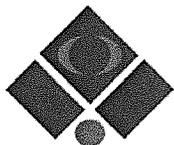
This report is considered preliminary until signed by the Laboratory Director and Supervisor.

If you have any questions regarding this report, please do not hesitate to contact us.

Jamie L. Noel
Laboratory Director

Kristina Scaviola
Laboratory Supervisor

NVLAP Lab ID#: 101433-0



OPTIMUM

Analytical and Consulting, LLC

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-600/M4-82-020, EPA-600/ R-93-116) NVLAP Lab Code: 101433-0

CLIENT: Bates Environmental Health & Safety
ADDRESS: 211 Soper Road
CITY / STATE / ZIP: Orlando ME 04472
CONTACT: Gary Bates
DESCRIPTION: PLM Analysis
LOCATION: Auburn Demo Survey, 33 S. GOFF St.

ORDER #: 1511804
PROJECT #:
DATE COLLECTED: 04/11/2015
COLLECTED BY: GMB
DATE RECEIVED: 04/17/2015
ANALYSIS DATE: 04/21/2015
REPORT DATE: 04/21/2015
ANALYST: Jamie Noel

REPORT OF ANALYSIS

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Asbestos Type (%)	Non-Asbestos Components (%)
1511804-001 SG-1A	Asphalt Exterior Siding-Type 1 Red/Black	LAYER 1 100%	None Detected	Cellulose Fiber 75% Binder/Filler 25%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511804-002 SG-2A	Asphalt Exterior Siding-Type 2 Black/Green	LAYER 1 100%	None Detected	Cellulose Fiber 65% Binder/Filler 35%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511804-003 SG-3A	Tar Paper-Type 1 Black	LAYER 1 100%	None Detected	Cellulose Fiber 85% Binder/Filler 15%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511804-004 SG-6A	Sheet Flooring-Type 1 Green/Brown	LAYER 1 100%	None Detected	Cellulose Fiber 55% Binder/Filler 45%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511804-005 SG-6B	Sheet Flooring-Type 1 Black/Red	LAYER 1 100%	Chrysotile .64%	Cellulose Fiber 65% Binder/Filler 34.36%
Total % Asbestos:			<1%	Total % Non-Asbestos: 99.4%
1511804-006 SG-6C	Sheet Flooring-Type 1 Brown/Black	LAYER 1 100%	None Detected	Cellulose Fiber 65% Binder/Filler 35%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511804-007 SG-6D	Sheet Flooring-Type 1 Black	LAYER 1 100%	None Detected	Cellulose Fiber 45% Binder/Filler 55%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511804-008 SG-6E	Sheet Flooring-Type 1 Beige/Black	LAYER 1 100%	None Detected	Cellulose Fiber 65% Binder/Filler 35%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%



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85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

CLIENT: Bates Environmental Health & Safety
ADDRESS: 211 Soper Road
CITY / STATE / ZIP: Orlando ME 04472
CONTACT: Gary Bates
DESCRIPTION: PLM Analysis
LOCATION: Auburn Demo Survey, 33 S. GOFF St.

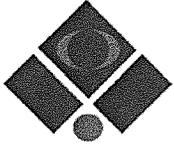
BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-600/M4-82-020, EPA-600/ R-93-116) NVLAP Lab Code: 101433-0

ORDER #: 1511804
PROJECT #:
DATE COLLECTED: 04/11/2015
COLLECTED BY: GMB
DATE RECEIVED: 04/17/2015
ANALYSIS DATE: 04/21/2015
REPORT DATE: 04/21/2015
ANALYST: Jamie Noel

REPORT OF ANALYSIS

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Asbestos Type (%)	Non-Asbestos Components (%)
1511804-009 SG-6F	Sheet Flooring-Type 1 White/Black	LAYER 1 100%	None Detected	Cellulose Fiber 65% Binder/Filler 35%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511804-010 SG-6G	Sheet Flooring-Type 1 White/Black	LAYER 1 100%	None Detected	Cellulose Fiber 65% Binder/Filler 35%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511804-011 SG-6H	Sheet Flooring-Type 1 Brown/Black	LAYER 1 100%	None Detected	Cellulose Fiber 65% Binder/Filler 35%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511804-012 SG-6I	Sheet Flooring-Type 1 Brown/Black	LAYER 1 100%	Chrysotile .51%	Cellulose Fiber 65% Binder/Filler 34.49%
Total % Asbestos:			<1%	Total % Non-Asbestos: 99.5%
1511804-013 SG-6J	Sheet Flooring-Type 1 Green/Black	LAYER 1 100%	None Detected	Cellulose Fiber 65% Binder/Filler 35%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511804-014 SG-6K	Sheet Flooring-Type 1 Beige/ Black	LAYER 1 100%	None Detected	Cellulose Fiber 65% Binder/Filler 35%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511804-015 SG-6L	Sheet Flooring-Type 1 Brown/Black	LAYER 1 100%	None Detected	Cellulose Fiber 65% Binder/Filler 35%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511804-016 SG-6M	Sheet Flooring-Type 1 Beige/Black	LAYER 1 100%	None Detected	Cellulose Fiber 65% Binder/Filler 35%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%



OPTIMUM

Analytical and Consulting, LLC

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

CLIENT: Bates Environmental Health & Safety
ADDRESS: 211 Soper Road
CITY / STATE / ZIP: Orlando ME 04472
CONTACT: Gary Bates
DESCRIPTION: PLM Analysis
LOCATION: Auburn Demo Survey, 33 S. GOFF St.

BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-600/M4-82-020, EPA-600/ R-93-116) NVLAP Lab Code: 101433-0

ORDER #: 1511804
PROJECT #:
DATE COLLECTED: 04/11/2015
COLLECTED BY: GMB
DATE RECEIVED: 04/17/2015
ANALYSIS DATE: 04/21/2015
REPORT DATE: 04/21/2015
ANALYST: Jamie Noel

REPORT OF ANALYSIS

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Asbestos Type (%)	Non-Asbestos Components (%)
1511804-017 SG-6N	Sheet Flooring-Type 1 Beige/Black	LAYER 1 100%	None Detected	Cellulose Fiber 65% Binder/Filler 35%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511804-018 SG-6P	Sheet Flooring-Type 1 Red/Black	LAYER 1 100%	None Detected	Cellulose Fiber 65% Binder/Filler 35%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%

Approved Signatory:

Approved Signatory:



APPENDIX A

181 MANLEY STREET

HAZARDOUS MATERIALS ASSESSMENT

FIVE BUILDING DEMOLITION PROJECT
CITY OF AUBURN BID NO. 2015-019

Single Family House at 181 Manley Road

DRAFT

PREPARED FOR:
Reine Mynahan
City of Auburn
Economic Development
60 Court Street
Auburn, Maine 04210

DATE:
April 9, 2015

BATES ENVIRONMENTAL HEALTH & SAFETY

211 SOPER ROAD
ORLAND, MAINE 04472
FAX 866-324-6930
CELL 207-242-0754
EMAIL
behs@earthlink.net

April 9, 2015

Reine Mynahan
City of Auburn
Economic Development
60 Court Street
Auburn, Maine 04210

Re: Hazardous Materials Survey Draft Report
Single Family House at 181 Manley Road
City of Auburn Maine, Project No. 2015-019

Dear Ms. Mynahan:

This letter and attachments represent Bates Environmental Health & Safety's (BEHS) report for the above referenced project:

Introduction

Bates Environmental Health & Safety (BEHS) was retained by the City of Auburn Department of Economic Development (Owner) to perform a building survey for select hazardous building materials in preparation for the complete demolition of the following five (5) buildings in Auburn, Maine:

- 1-unit residential building at 181 Manley Road

The survey scope consisted of the following tasks:

- Visual inspection in accessible areas of the building for the following hazardous materials: Asbestos containing building materials; Building components considered universal wastes - Mercury containing lamps, switches and thermostats; and Special waste materials - fuel oil residuals in heating equipment and lines.
- Asbestos survey in accessible areas of the building for suspect asbestos containing materials in accordance with Maine DEP Chapter 425 requirements;
- Written report detailing the assessment findings, analytical results, conclusions, recommendations and cost estimates based on this report's preliminary findings.

Methods

Gary Bates performed a limited predesign-level hazardous materials survey in building areas considered accessible. Visual inspection and survey activities were performed in general accordance with ASTM E2356-10 Standard Practice for Comprehensive Building Asbestos Surveys and the Maine DEP waste management rules.

Access to the building and site was granted by Tony Beaulieu and Reine Mynahan, City of Auburn. A walkthrough was performed prior to any sampling activities. The inspection was limited to the aforementioned hazardous materials anticipated to be impacted during demolition activities. Sub-surface materials and/or components are outside this survey's scope.

Abatement and removal cost estimates have been developed for planning purposes. Estimates are limited to removal costs only and do not include any additional demo activities. The estimates are based on the following assumptions: Removal, transport and disposal by a MEDEP-licensed contractor.

Asbestos Materials

Asbestos-containing materials (ACM) are defined as any material containing asbestos in quantities greater than or equal to 1% as determined by visual evaluation, weight or point count analysis. Suspect building materials were either determined an asbestos-containing material by polarized light microscopy (PLM) or assumed an ACM in accordance with the Maine Department of Environmental Protection (MEDEP) and United States Environmental Protection Agency (USEPA) Rules and Regulations. Refer to Attachment A for the asbestos analytical results.

Visual inspection of the building identified the following suspect asbestos-containing building materials:

- Ceiling tiles;
- Tar Paper;
- GWB walls;
- Vinyl sheet flooring and adhesive;
- Vinyl composite tile 12x12
- Fiber glass insulation;
- Transite shingle Siding; and
- Asphalt roof shingles.

Eight (8) samples were collected and analyzed for asbestos fibers. The ACMs identified in this building are summarized below:

ASBESTOS MATERIAL	BLDG AREA	DESCRIPTION	QUANTITY	ABATEMENT METHOD
Transite® Siding	Basement	Cementitious shingles on shed-side of main building (1 side only)	310 SF	AA-1
Sheet Flooring	Kitchen	Tan/beige sheet flooring with tan diamond pattern	225 SF	AA-2
Sheet Flooring	Bathroom	Tan/beige sheet flooring underneath 12x12 VCT	40 SF	AA-2

Notes: AA-1 Mechanical methods using MEDEP alternative work practices for exterior Transite siding
AA-2 Nonfriable mechanical method using MEDEP alternative practices for demolition projects

Abatement work practices associated with demolition projects allow for more lenient environmental controls in comparison to renovation projects. The primary restriction is that the building cannot be reoccupied and must be demolished within 6 months. These more lenient methods typically realize cost savings for the Owner.

Asbestos abatement cost estimates have been developed for planning purposes. Estimates are limited to abatement costs only. The estimates are based on the following assumptions: Removal, transport and disposal of ACMs by a MEDEP-licensed asbestos abatement contractor.

Universal Wastes

Universal wastes are wastes that meet the definition of hazardous waste in the Maine Hazardous Waste Rules, but which during accumulation and transport pose a relatively low risk compared to other hazardous wastes. Universal wastes are widely generated by households and small businesses and include Lead-containing batteries; Mercury-containing cathode ray tubes; Mercury or lead-containing fluorescent and HID lamps; Mercury-containing thermostats; non-leaking PCB and DHCP-containing light ballasts; Refrigerant-containing appliances; and Ionization smoke detectors containing radioactive isotope Americium-241.

The following building components have been identified as universal waste will require prior to demolition

DESCRIPTION	QUANTITY
Mercury-containing thermostats	1
Mercury-containing lamps & non-leaking PCB/DHCP Light Ballasts	6
Smoke Alarms & Batteries (radioactive isotope Am-241)	2

Fuel Oil Residue

Building components associated with No.2 fuel oil will require decommissioning, vessel cleaning, removal and disposal. Fuel oil in the tank should be reclaimed using the services of the fuel vendor (fuel vendor will need to inspect fuel oil). If reclamation of the oil and reuse of the other heating system components is not possible, the services of a professional environmental remediation/cleanup firm should be utilized for removing the fuel oil, cleaning the vessel and transport/disposal of the oily waste. The tanks and other metals are often recycled at the discretion of the Contractor. Documentation should consist of quantities removed and recycling/disposal manifests.

The following heating system components containing oil or oily residue were identified in the building:

Additional Findings & Concerns

Additional findings that may have the potential to impact the demolition of this building are described below.

DESCRIPTION	QUANTITY
275-gal Above Ground Storage Tank and Fill Pipe (No. 2 Fuel Oil)	1 ea
Oil distribution line (discontinued, in concrete slab)	20 lf
Fill Pipe	1 ea
Oil burner (FHA)	1 ea

Occupant items such as books, paper products and clothing are considered municipal solid waste (MSW) and typically cannot be disposed of as Construction and Demolition Waste (C&D). The criteria for determination as occupant items consists of anything remaining in the building that is not a building material, component or system. If occupant items are present at the time of the demolition project, these items will need to be collected, segregated from the C&D waste, and disposed of as MSW, E-waste or another appropriate disposal method.

Containers with various liquid and solid household products have been identified in this building. Products clearly labeled can be reused by the Owner or disposed of using their label information. If the chemicals cannot be salvaged/used by the Owner or cannot be identified, further evaluation for hazardous waste characteristics must be performed prior to handling, transport or disposal.

The following materials and items were observed during the site visit and may require removal separate from the construction and demolition waste (C&DW):

DESCRIPTION	LOCATIONS	QUANTITY
Paint/chemicals/oil in 5 & 1-gal containers, household trash, carpet	Basement, Ground Floor & Shed	50-75 cu yds

As part of the remediation process, the occupant items should be collected, inventoried and removed using the services of a qualified contractor. Chemicals deemed unusable will be evaluated and processed for transport and disposal as municipal solid, special, universal or hazardous wastes. An environmental remediation/cleanup contractor will be required for removal and disposal activities of hazardous materials. Documentation should consist of chemical types, quantities and recycling/disposal manifests.

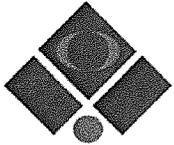
Recommendations

In accordance with current State and Federal regulations, the identified hazardous materials materials will require removal prior to demolition impact using the services of a MEDEP-licensed Asbestos Abatement Contractor and Environmental Contractor.

Abatement and removal work practices associated with demolition projects allow for more lenient environmental controls in comparison to renovation projects. The primary restriction is that the building cannot be reoccupied. These more lenient methods should realize cost savings.

The following recommendations are based on the MEDEP, USEPA and US OSHA regulations:

- R-1 Remove listed ACMs using Maine DEP alternative work practices for demolition projects using the services of a Maine DEP-licensed asbestos abatement company;
- R-2 Complete removal, recovery and/or recycling of universal wastes, occupant items and chemicals stored in the building using the services of a qualified environmental contractor.
- R-3 Complete removal of oil and oily residue by decommissioning, cleaning and disposal of fuel oil residue in the boiler/furnace, storage tank, lines and other components using the services of a qualified environmental contractor.



OPTIMUM

Analytical and Consulting, LLC

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

Gary Bates
Bates Environmental Health & Safety
211 Soper Road
Orlando ME 04472

Project #:
Laboratory Batch #: 1511681
Date Samples Received: 04/06/2015
Date Samples Analyzed: 04/07/2015
Date of Final Report: 04/08/2015

SAMPLE IDENTIFICATION:

Eight (8) Bulk samples from Auburn Demo Survey 181 Manley Road; submitted by: Gary Bates

These bulk samples were delivered to Optimum Analytical Consulting, LLC for asbestos content determination.

ANALYTICAL METHOD:

Analytical procedures were performed in accordance with the U.S. Environmental Protection Agency (EPA) Recommended Method for the Determination of Asbestos in Bulk Samples by Polarized Light Microscopy and Dispersion Staining (PLM/DS)(EPA-600/M4-82-020, EPA-600/ R-93-116) and the New York Department of Health Environmental Laboratory Approval Program (NYDOH-ELAP 198.1) with the exception of resinously bound materials (please refer to the comments at the end of this report). This report relates only to those samples actually analyzed, and may not be indicative of other similar appearing materials existing at this, or other sites.

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Optimum Analytical and Consulting, LLC will retain all samples for a minimum of three months. Further analysis or return of samples must be requested within this three month period to guarantee their availability.

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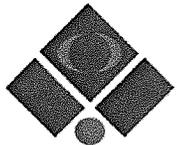
This report is considered preliminary until signed by the Laboratory Director and Supervisor.

If you have any questions regarding this report, please do not hesitate to contact us.

Jamie L. Noel
Laboratory Director

Kristina Scaviola
Laboratory Supervisor

NVLAP Lab ID#: 101433-0



OPTIMUM

Analytical and Consulting, LLC

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

CLIENT: Bates Environmental Health & Safety
ADDRESS: 211 Soper Road
CITY / STATE / ZIP: Orlando ME 04472
CONTACT: Gary Bates
DESCRIPTION: PLM Analysis
LOCATION: Auburn Demo Survey 181 Manley Road

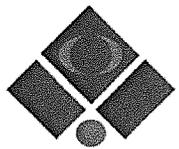
BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-600/M4-82-020, EPA-600/ R-93-116) NVLAP Lab Code: 101433-0

ORDER #: 1511681
PROJECT #:
DATE COLLECTED: 03/24/2015
COLLECTED BY: Gary Bates
DATE RECEIVED: 04/06/2015
ANALYSIS DATE: 04/07/2015
REPORT DATE: 04/08/2015
ANALYST: Kristina Scaviola

REPORT OF ANALYSIS

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Asbestos Type (%)	Non-Asbestos Components (%)
1511681-001 M-1A	Sheet Flooring Type I Black/Green	LAYER 1 100%	None Detected	Cellulose Fiber 85% Non-Fibrous Material 15%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511681-002 M-1B	Sheet Flooring Type I Black/Green	LAYER 1 100%	None Detected	Cellulose Fiber 85% Non-Fibrous Material 15%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511681-003 M-1C	Sheet Flooring Type I Black/Green	LAYER 1 100%	None Detected	Cellulose Fiber 85% Non-Fibrous Material 15%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
1511681-004 M-2A	Sheet Flooring Type II LAYER 1 Gray/Beige LAYER 2 Mastic, Tan Note: Insufficient Mastic for Gravimetric Reduction Mastic Possibly Contaminated by Sheetflooring	LAYER 1 100% LAYER 2 100%	Chrysotile 35.66% Chrysotile 2%	Cellulose Fiber 5% Non-Fibrous Material 59.34% Cellulose Fiber 1% Non-Fibrous Material 97%
Total % Asbestos:			37.7%	Total % Non-Asbestos: 62.3%
1511681-005 M-2B	Sheet Flooring Type II LAYER 1 Positive Stop LAYER 2 Mastic, Positive Stop	LAYER 1 100% LAYER 2 100%		
1511681-006 M-2C	Sheet Flooring Type II LAYER 1 Positive Stop LAYER 2 Mastic, Positive Stop	LAYER 1 100% LAYER 2 100%		



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PLM (EPA-600/M4-82-020, EPA-600/ R-93-116) NVLAP Lab Code: 101433-0

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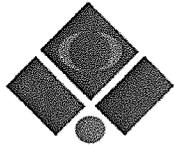
REPORT OF ANALYSIS

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Asbestos Type	(%)	Non-Asbestos Components	(%)
1511681-007 M-3A	Transite Siding QA Gray	LAYER 1 100%	Chrysotile	18%	Cellulose Fiber Non-Fibrous Material	5% 77%
Total % Asbestos:				18.0%	Total % Non-Asbestos: 82.0%	
1511681-008 M-4A	Roof Shingle Black	LAYER 1 100%	None Detected		Cellulose Fiber Non-Fibrous Material	85% 15%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%		

Approved Signatory:

Approved Signatory:





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Sample ID:	Prep Date: 4/17/15		Prep Analyst: NS		Non-Friable Organically Bound Gravimetric Reduction Worksheet												
	Crucible Weight	Sample Weight	Crucible + Sample Weight	Assted Sample Weight	% Reduction of Sample	Filter Weight	Assted Sub-Sample Weight	Filtered Sample Weight	Acid Insoluble Inorganic Weight: μg	% Reduction μg (100) μg	CVE % Residue	% Asbestos in Ash/100	Asbestos Type	Prep 1	Prep 2	Prep 3	Prep 4
M-1A	67.26473	0.116	26.511	0.038	32.76%	0.041	0.038	0.05	0.009	23.69%	0.00%	0.00%					
M-1B	70.30613	0.127	30.856	0.043	33.89%	0.043	0.043	0.053	0.008	18.60%	0.00%	0.00%					37
M-1C	0	0.122	30.06	0.037	30.33%	0.043	0.037	0.053	0.01	27.03%	0.00%	0.00%					42
M-2A	18.26128	0.149	26.196	0.068	45.84%	0.041	0.068	0.102	0.061	89.71%	39.75%	35.66%	Chrys				39
M-3A	28.958	0.228	20.042	0.084	36.84%	0.043	0.084	0.099	0.056	66.67%	0.00%	0.00%					41

Closure

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This survey, findings and report represent BEHS professional judgments based on generally accepted methodologies and assessments. Findings were based on visual inspections of suspect building materials in building areas usually associated with those materials. Inspection was limited to interior building materials and did not include inspection of any other building or structure on the property unless listed in the survey scope. This survey does not include materials that are deemed inaccessible by generally-accepted sampling methodologies. There cannot be a guarantee that all asbestos-containing materials have been located or identified. Some of the reasons for this are the following: (1) sampling was performed on a random basis and the material was assumed to be homogeneous, (2) multiple samples were collected to minimize error; per EPA and other guidelines, there is a chance human error will create inconsistencies; and (3) in most cases, only exposed materials have been sampled; concealed, difficult to reach, or where the sampling would alter the integrity of a system (eg. roof), suspect ACBMs, LBPs and other contaminants may have to be sampled in coordination with controlled demolition. In any event, if conditions differ from those described in this report at some later date, we request the opportunity to review such differences to amend this report if needed.

This report has been distributed as a PDF file via electronic mail to the listed recipient(s):

Reine Mynahan rmynahan@auburnmaine.gov
Tony Beaulieu tbeaulieu@auburnmaine.gov

Signature,

Gary M. Bates, President

Asbestos Consultant	No. SF-058
Asbestos Inspector	No. AI-0039 / KAIR-343
Asbestos Management Planner	Nos. MP-0031 / KAMPR-147
Asbestos Design Consultant	No. DC-0112 / KADCR-152