

Town of Killingly, Connecticut



REQUEST FOR QUALIFICATIONS

Sale of 140 Main Street

Killingly, CT 06239

**Proposals Due:
February 26, 2020 - 3:00 PM**

**Economic Development Office
Second Floor, Town Hall
172 Main Street
Killingly, CT 06239**

Request for Qualifications

Town of Killingly Sale of 140 Main Street

The Town of Killingly, Connecticut is seeking to sell a vacant building located at 140 Main Street (Route 12), in the downtown area. Successful track record with the planning and implementation of redevelopment projects is preferred. Detailed information can be found on the Town website in the section labeled "Bids and RFPs". Interested developers, individuals and/or businesses should submit information on qualifications with a potential redevelopment plan and a financial offer by February 26, 2020 at 3:00 PM to the following:

Town of Killingly

Economic Development Office
172 Main Street
Killingly, CT 06239
860.779.5350
ebisset@killinglyct.gov
www.killinglyct.gov

EOE/AA/M/F/D/V

Request for Qualifications
Town of Killingly, Connecticut
Sale of 140 Main Street, Killingly, CT 06239

Proposal information may be obtained from the Economic Development Office, second floor, Killingly Town Hall, 172 Main Street, Killingly, CT 06239 or downloaded free of charge on the Town's web site: www.killinglyct.gov, or requested by email: jlaroche@killinglyct.gov

GENERAL INFORMATION & BACKGROUND

The Town of Killingly requests proposals from interested persons/firms/businesses to purchase and redevelop 140 Main Street, known as the John Tighe Building. The proposed mixed-use development shall be designed to create compatible development of vacant storefronts and generate property taxes. The developer will finance the construction of the proposed development. The proposal should include the framework of the proposed project. The Town is open to all potential purchase options for this site as it is located in the center of downtown and is critical to the economic health of Main Street. This property is a key property in the National Historic Downtown Main Street District. The Town of Killingly is a member community of the CT Main Street Center and located in the National Heritage Corridor known as the Last Green Valley.

The property will be open for walk-throughs anytime during normal business hours of the Town Hall. A key must be obtained from the Economic Development Office and returned the same day.

PROPERTY DESCRIPTION

The subject site has been owned by the Town of Killingly since October 12, 2016. The property is .26 acres and located in the Central Business District. The building is two stories with a basement: first floor is 7900 SF, second floor is 5000 SF, and basement is 7900 SF. Electric, water, sewer and gas serve the site. One storefront was occupied by a paint store for over 20 years, the rest has remained vacant. The parcel is zoned Central Business District in the Borough of Danielson. The goal is to focus on commercial/retail/office uses on the street level while allowing for residential/office uses on the second floor. The property at the rear of the building abuts Town owned public parking areas. Zoning Regulations: Section 440 Central Business District is attached. Complete Zoning Regulations can also be found on the Town's website: www.killinglyct.gov in the Planning and Development Department's section.

The property is easily accessed from Interstate 395, exits 37 and 38, to Route 12, Main Street, approximately a mile from the interstate. Property map and property card are attached.

The Town of Killingly authorized a lead and asbestos survey of the building. The Limited Hazardous Building Materials Inspection report, completed by Fuss & O'Neill EnviroScience, LLC is available as an attachment. Recently a Hazardous Materials Opinion of Abatement Costs was developed by Fuss & O'Neill, dated November 21, 2019. It is also attached for your review.

Photos of the building and interior layouts of first and second floors are attached.

GOALS

The Town's goal is to transform 140 Main Street into a vibrant place, contributing to the business community, creating jobs and economic activity, while in zoning compliance. The Town will receive proposals to purchase the property from actual end users and developers who are capable and willing to rehabilitate the building and deliver an end use. It is understood that the redevelopment may be completed in phases. The goal is to have the building rehabilitated and the first floor occupied within two years, or possibly sooner.

PARTNERSHIP PROCESS

The Town has made a significant investment in this property as we believe that public/private partnerships yield a return to our community in a myriad of ways. The Town purchased the property for \$85,000 and then has invested \$250,000 of façade funds into a new roof, upgrades to the Main Street front of the building along with repainting the trim and new entry doors. The new owner will be responsible for lead and asbestos remediation, building and trade permits and utility re-connection fees. The Town Manager and Director of Finance will review the financial capacity and projections for the project. Interviews with proposers may be held at the discretion of the Town Manager. The terms of the sale will require the approval of the Killingly Town Council.

All applicable permits and construction plans, including a construction schedule, must be filed in a timely manner. Said permits shall include, but may not be limited to, zoning, building, health department and any and all state required permits. All construction must be done by a licensed Connecticut contractor, and said contractors must submit copies of appropriate licenses, and insurance binders in said timely manner.

The redevelopment process will involve communication and coordination with the Town Manager and the staff of various departments i.e. Economic Development, Planning and Development, Building Official, Fire Marshall, etc. The Town wants to see responsible evidence of progress to redevelop the building with a successful outcome. The Town reserves the right to inspect the premises during the redevelopment process.

PROPOSAL

Respondents shall submit the following information with their proposal:

1. Letter of interest, a cover letter with an overview of the developer's intent for the property.
2. Identification of the developer:
 - Name(s), address, telephone number(s), email(s) and web site(s) of the lead contact/developer.
 - List and contact information of all parties/partners proposed to be included in this project.

- List of potential sub-contractors to be involved.
- List with description of the developer's current portfolio of similar projects/properties.
- Evidence of the developer's financial ability to finance the acquisition and development of this property. (A detailed review will not be public, but with the Town Manager and Director of Finance.)

3. Proposal shall include:

- Proposed sales price
- Plan for redevelopment
- Proposed uses for the space
- Proposed public/private partnership options
- Projected project schedule with proposed timelines
- Projected investment in the project

4. Submit one (1) hard copy and one (1) electronic copy of the proposal to the Economic Development Office by 3:00 PM, Wednesday, February 26, 2020.

Town of Killingly
Economic Development Office
172 Main St.
Killingly, CT 06239
860.779.5350
ebisset@killinglyct.gov

EVALUATION AND SELECTION

An individual/firm will be selected based on a combination of qualifications, experience, and a proposed plan for redevelopment, financial strength and resources offered, along with proposed sale price offered. The Town will invite respondents for a confidential interview/presentation with the Town Manager and the Director of Finance. Respondents must be current on taxes, loans, rents, fines, or other funds owed to the Town of Killingly in order to be selected. You will be notified of the date of the interview. The Town's legislative process will be followed to sell town property.

The Town of Killingly reserves the right to reject any or all proposals, in whole or in part, or to waive any informality in the proposals received if it deems it to be in the best interest of the Town to do so. The Town will reject submissions received after the date and time noted.

The Town reserves the right to directly negotiate with any entity who submits a proposal in response to this RFQ. The Town reserves the right to request interviews of developers, discuss all project details, and to select and negotiate a preferred development proposal that is in the best interest of the Town prior to final award. The Town may determine that proposals are technically and/or substantially non-responsive at any point in the evaluation process and may remove such proposal from further consideration.

The prospective respondent warrants, by submission of a proposal, that he/she is not an employee, agent, or servant of the Town, and that he/she is fully qualified and capable in all material regards to satisfying the requirements and fulfilling the proposal as submitted. Nothing herein shall be construed as creating any contractual relationship or obligation between the Town and the prospective respondent. The prospective respondent warrants that he/she has not, directly or indirectly, entered into any agreement or participated in any collusion or otherwise taken any action in restraint of fully competitive process. The prospective respondent warrants that he/she has not paid, and agrees not to pay, any bonus, commission, fee or gratuity to any employee or official of the Town for the purposes of obtaining any contract or award issued by the Town. This RFQ is not a contract offer, and no contract will exist unless and until a written contract is signed by the Town and the successful proposer.

Questions about this RFQ may be directed to the Economic Development Office at 860.779.5350, by fax 860.779.5394 or email ebisset@killinglyct.gov no later than 5 days prior to the date proposals are due. All information given by the Town shall be informal and shall not be binding upon the Town nor shall it furnish a basis for legal action by any proposer or prospective proposer against the Town.

If any addendum is issued it will appear on the Town's website in the section labeled "Bids and RFPs" and will be issued not less than two (2) calendar days before the scheduled due date unless it is to postpone the deadline.

ATTACHMENTS

- Photos of building and interior layout
- Property map
- Property record card
- Borough zoning regulations, Section 440, Central Business District
- Limited Hazardous Building Materials Inspection report, March 2, 2016 (Analytical data not included, may be requested)
- Hazardous Materials Opinion of Abatement Costs report, November 21, 2019 (Analytical data not included, may be requested)

The Town of Killingly is an affirmative action, equal opportunity employer.





FUSS & O'NEILL
EnviroScience, LLC

www.fando.com

146 Hartford Road, Manchester, CT 06110

(860) 646-2465 Fax (860) 649-6993

Project Name: Texas of Killybegh

Project Number: 201002-AIE

Address: 140 Main St Killybegh CT

Project Manager: _____

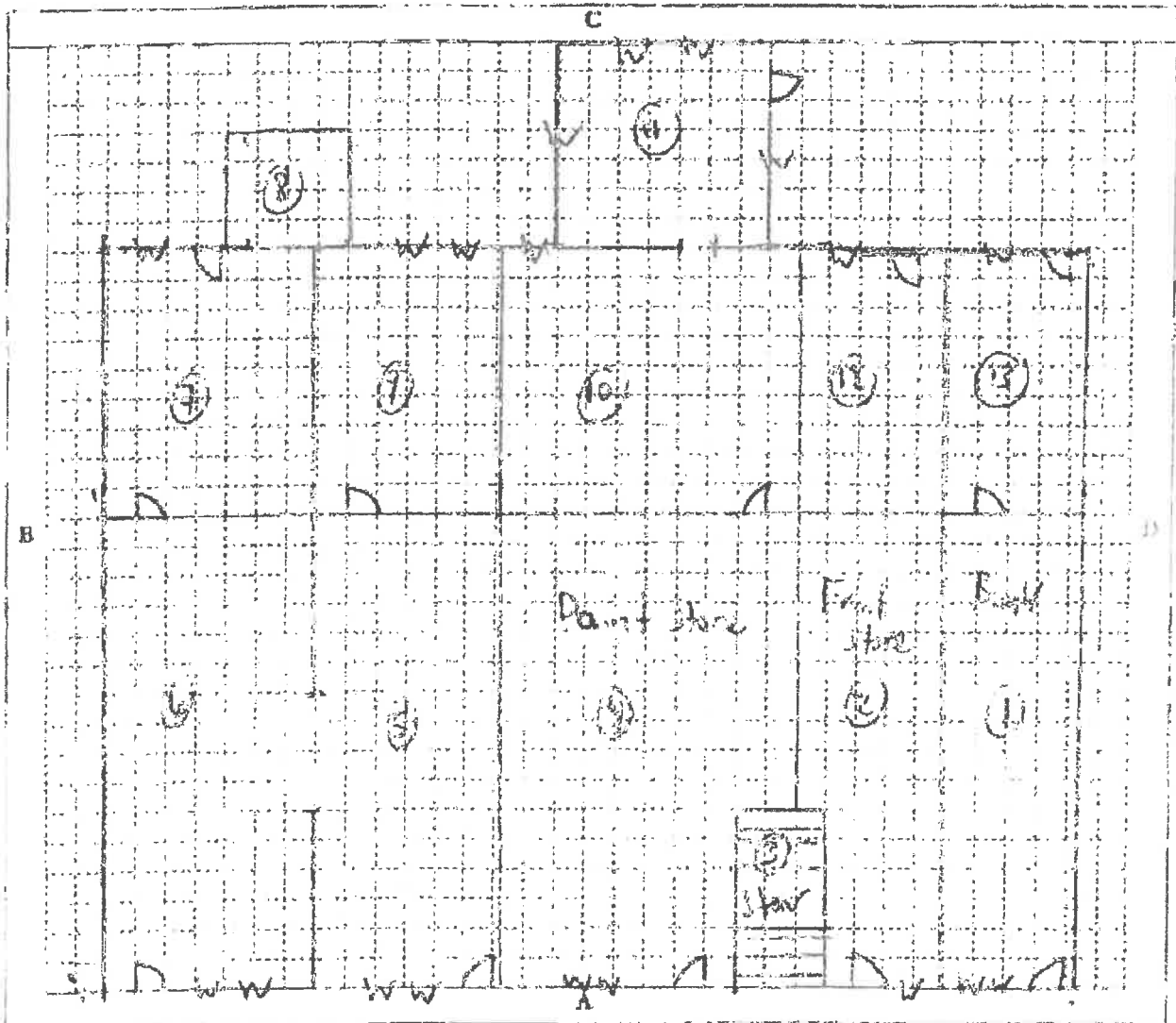
Floor: 1 Room: _____

Apt. #/Bldg #: _____

Number of Doors: _____ No. of Windows: _____

Page _____ of _____

Diagram of: XRF Location



Room Number Door Window Page _____ of _____



FUSS & O'NEILL
EnviroScience, LLC

www.fandn.com

146 Hartford Road, Manchester, CT 06140

(860) 646-2469 Fax (860) 649-6885

Project Name: Town of Killingly

Project Number: 20151202 A/E

Address: 140 Main St, Killingly CT

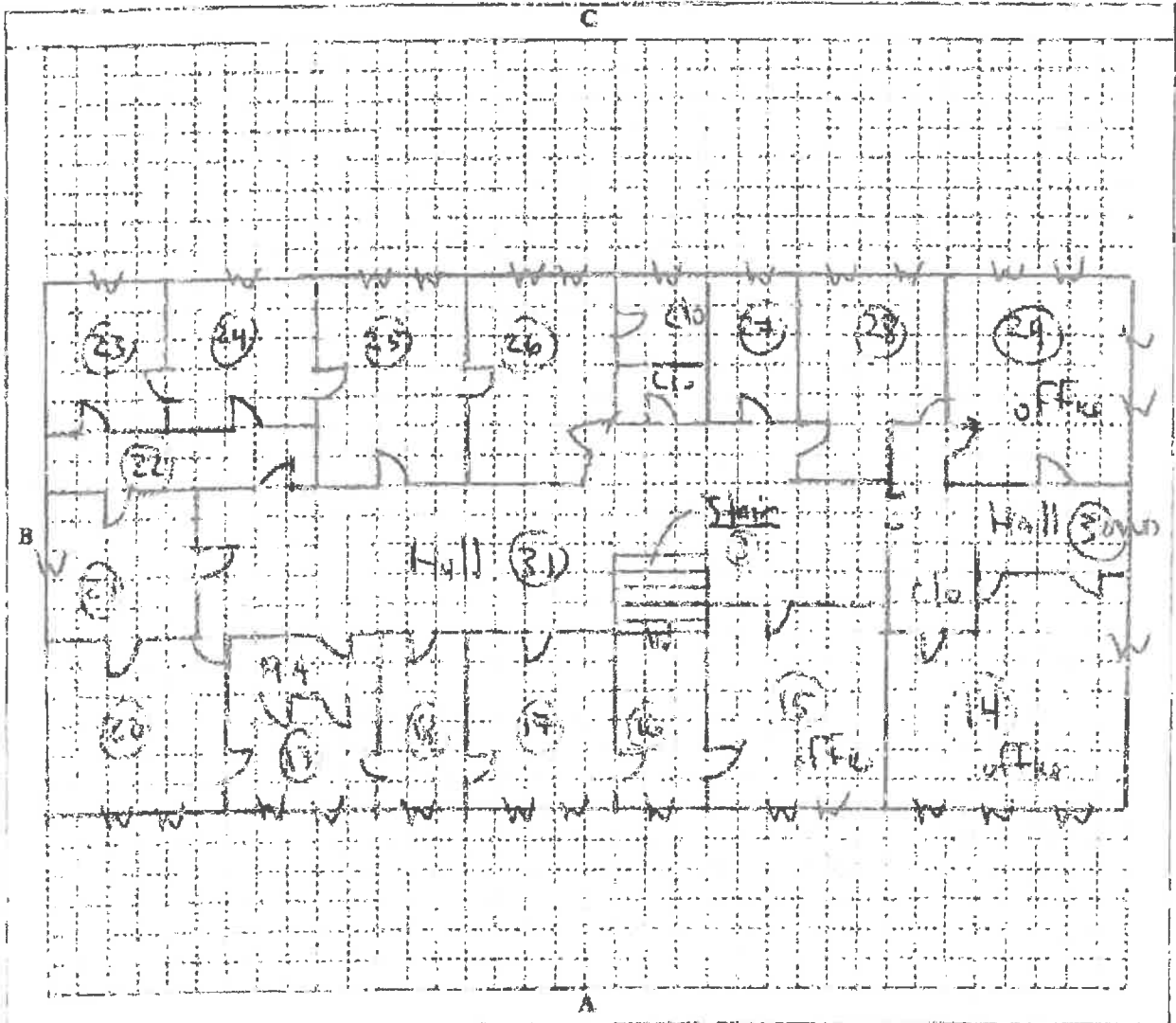
Project Manager: Heather Brunj

Floor: 2 Room: _____

Apt. #/Bldg #: _____

Number of Doors: _____ No. of Windows: _____

Diagram of: A/E Location



Room Number Door Window + of Page of

clo = closet



140 Main Street

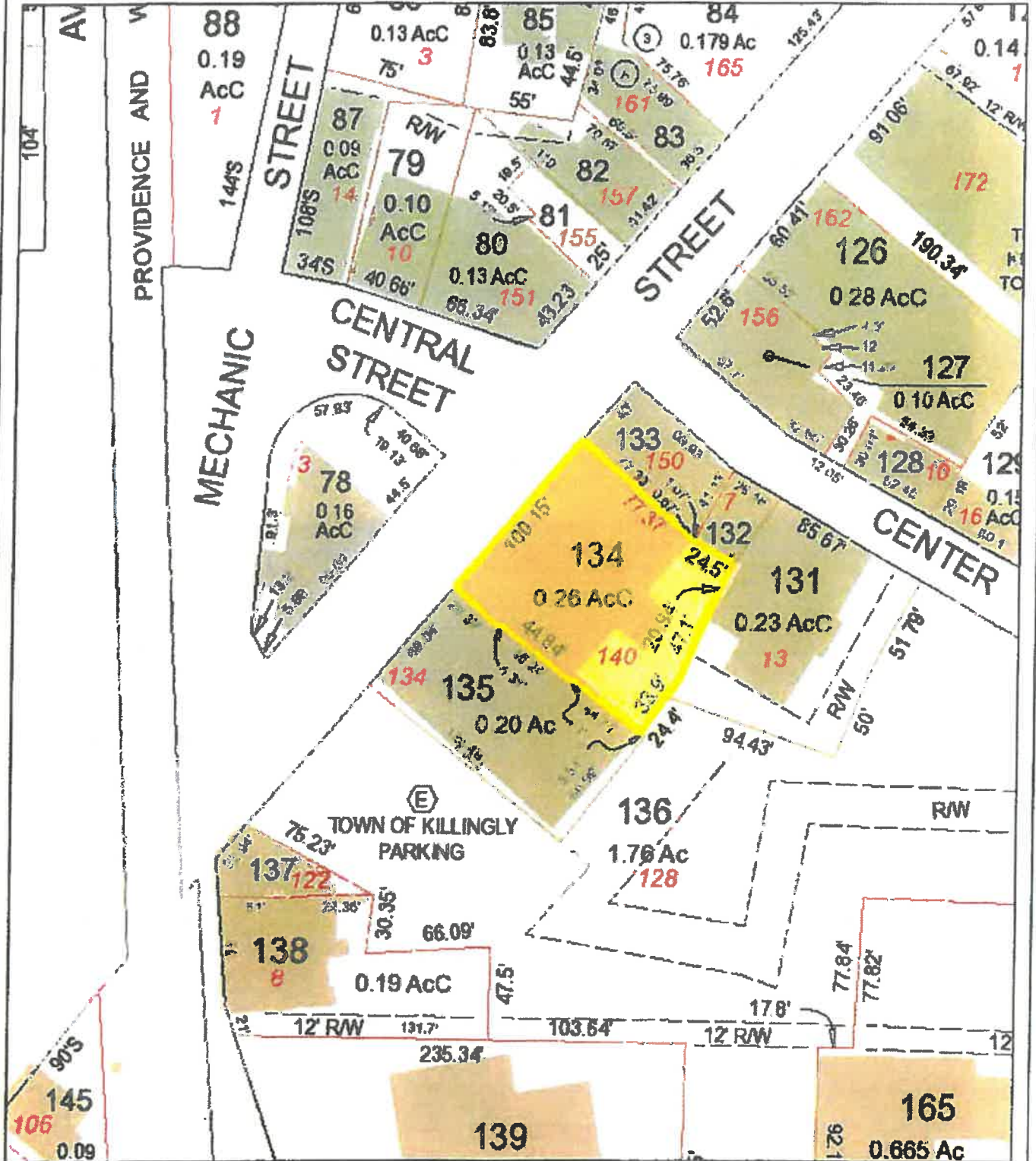
Killingly, CT



February 21, 2019

1 inch = 67 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Status : 140 MAIN ST

Map ID: 005219

Class : Town of Killingly

Card: 1 of 1

Printed: November 25, 2019

CURRENT OWNER
KILLINGLY TOWN OF
172 MAIN ST
KILLINGLY CT 06239

GENERAL INFORMATION

Living Units 300
Neighborhood 198-134
Alternate Id 1309/347
Vol / Pg 8
District BORO CENTRAL BUSINESS
Zoning EXEMPT
Class

Property Notes

SHERWIN WILLIAMS
11/17/2015 TOK COUNCIL APPROVED
FUNDS TO PURCHASE BLDG FOR 85,000.



Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	21,280	30,400	30,400	30,400	0
Building	200,480	286,400	320,500	286,400	0
Total	221,760	316,800	350,900	316,800	0

Manual Override Reason

Value Flag INCOME APPROACH Base Date of Value 10/01/2018
Gross Building: Effective Date of Value 10/01/2019

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.2600			30,400

Total Acres: .26
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
12/21/06	DH	Complete	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/16/19	26955	250,000	23 REEL	997
08/08/18	26235	196,897	72 CREN	997
01/24/13	22168	9,000	88 CHET	997
12/15/08	19824	3,300	74 CRER	997
10/01/97	12841	10,000	88 CHET	100

Sales/Ownership History

Transfer Date	Price	Type	Validity
10/12/16		Land & Bldg	Sale To Or From Gov'T
10/12/16		Land & Bldg	
10/01/93	130,000	Land & Bldg	Valid Sale

Deed Reference

Deed Reference	Deed Type
1309/347	Warranty Deed
1309/345	Quit Claim
587/226	Quit Claim

Grantee

KILLINGLY TOWN OF
TIGHE JOHN P
TIGHE JOHN P

Inspection Witnessed By _____

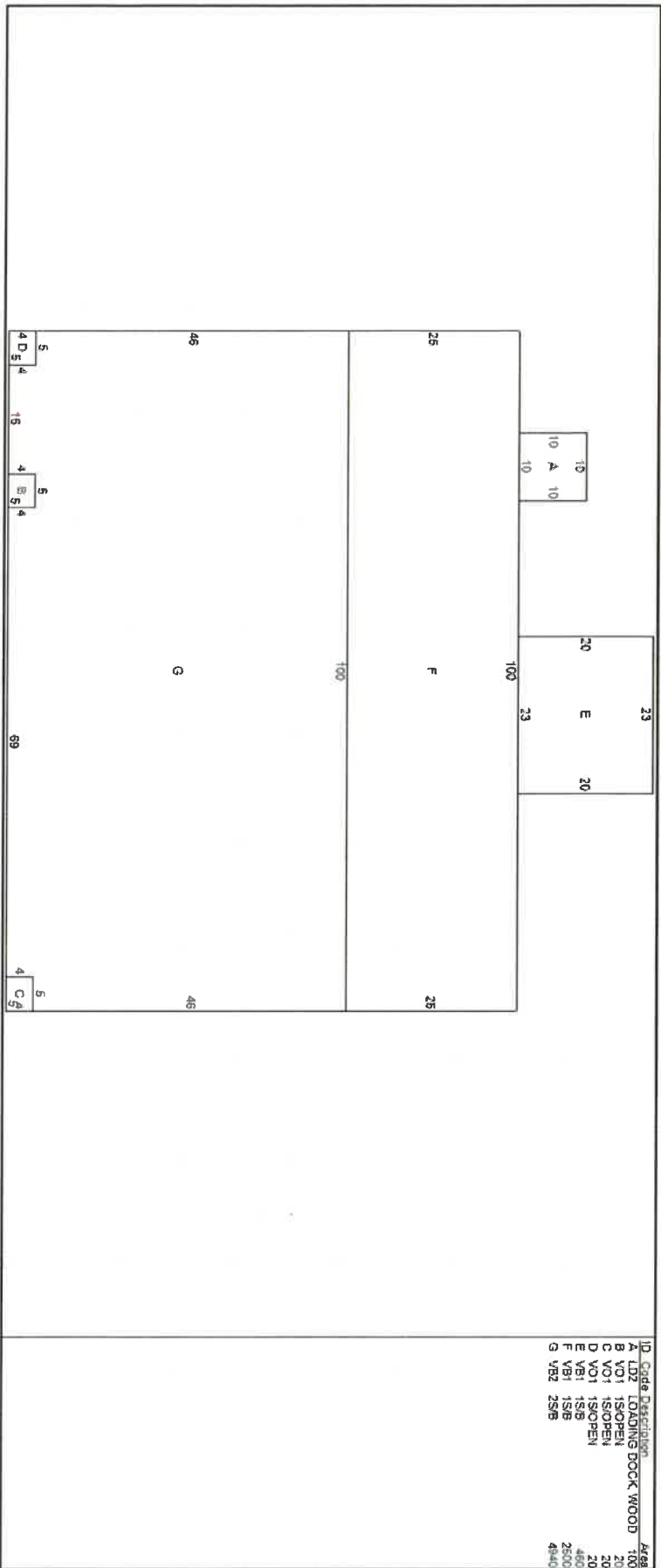
Situs : 140 MAIN ST

Parcel Id: 005219

Class: Town of Killingly

Card: 1 of 1

Printed: November 25, 2019



Additional Property Photos



Situs : 140 MAIN ST

Parcel Id: 005219

Class: Town of Killingly

Card: 1 of 1

Printed: November 25, 2019

Income Detail (Includes all Buildings on Parcel)

Use Mod	Inc Model	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Other Expenses	Total Expenses	Net Operating Income
00	S	001	Support Or Municipal Proce	0	13,360	7.00	120	62,496	15	0	53,122	35	18,593	18,593	34,529
23	S	002	Mult Use Sales	0	7,440										

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
------	----------	----------	------	-------	-------	------	--------

Building Cost Detail - Building 1 of 1

Total Gross Building Area	20,800
Replace, Cost New Less Depr	320,450
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	320,450
Value per SF	15.41

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	34,529
Capitalization Rate	0.109000
Sub total	316,780
Residual Land Value	
Final Income Value	316,780
Total Gross Rent Area	7,440
Total Gross Building Area	20,800

SECTION 440 CENTRAL BUSINESS DISTRICT

Whether any proposed site adjoins a residential zoning district a buffer strip at least 25 feet wide shall be left. Lot coverage shall be allowed at 100% in this zone.

440.1 PERMITTED USES

The following uses of buildings and land are permitted only after the securing of site plan approval from the Commission. Site plan review shall be required before any zoning permit is issued for any building or use, or enlargement in size or other alteration of any building

or change in use or actual use of any building including accessory structures unless waived by a majority vote of the Commission. (See Site Plan Review, Section 480.)

- A. Stores exclusively for the conduct of retail trade, provided:**
 - 1 All items for sale and related storage shall be within the confines of the building.**
- B. Personal service establishments.**
- C. Office and professional buildings, including medical and dental offices, but excluding clinics.**
- D. Banking and loan establishments, except for those institutions where a drive-up window is planned.**
- E. Restaurants, except drive-in and fast-food restaurants.**
- F. Repair shop when all work and storage is contained within the building itself.**
- G. Single and multi-family dwelling units above the first floor, provided:**
 - 1 Off-street parking is provided at the rate of two (2) spaces for each dwelling unit.**

440.2 PROHIBITED USES

The use of the first floor of any building in the CBD for residential occupancy shall be prohibited.

440.3 USES ALLOWED BY SPECIAL PERMIT

In addition to the above the following uses may be permitted after the securing of a special permit as specified in Article VI.

- A. Theatras.**
- B. Heating or electrical businesses.**

- C. These municipal land uses existing upon the date of adoption of this amendment may be expanded by alteration of an existing building or structure or construction of a new building or structure on the same lot, provided:**
- 1 Such expansion does not substantially alter the nature or the present land use so that increased traffic noise, odors, or other detrimental impact will affect the value of surrounding properties.**
 - 2 Such expansion is in conformity with the dimensional requirements of Table A, ARTICLE IV of the Zoning Regulations for the zone in which it is located, or has been Granted a variance by the Zoning Board of Appeals.**
- D. Public services corporation or municipal land use, provided:**
- 1 The location of such use in this zone shall be necessary for the health, safety, or general welfare of residents of the Borough of Danieleon.**
 - 2 Any such use which in the opinion of the Commission is hazardous in nature shall be fenced and/or screened so as to avoid creation of a nuisance attractive to children. When required by the commission, outdoor storage areas shall be fenced and/or screened (See Article III, Definitions, "planted screening".)**
- E. Parking garages on lots in excess of 20,000 square feet.**
- A. Commercial Indoor Recreation Facilities. (Amend. Eff. 11/03/08)**
- G. Educational and/or adult daycare programs run by non-profit organizations or educational institutions. provided:**
- 1 No residential component is allowed.**
 - 2 No clinics are allowed.**
 - 3 Provisions are made for an off-street drop-off and pick-up point.**
 - 4 Programs must be run by state licensed and/or professionally certified staff.**
 - 5 All other local state and/or federal requirements are met.**
- Approved April 10, 2020, effective Date: 12:01 AM, Monday, May 1, 2020**
- H. Places of assembly for the conduct of worship services, and their related administrative offices**

**Limited Hazardous Building Materials
Inspection**

March 2, 2016
140 Main Street
Killingly, Connecticut

Town of Killingly
Killingly, Connecticut

March 25, 2016



FUSS & O'NEILL
EnviroScience, LLC

Fuss & O'Neill EnviroScience, LLC
146 Hartford Road
Manchester, CT 06040



FUSS & O'NEILL
EnviroScience, LLC

March 25, 2016

Ms. Mary T. Calorio
Finance Office
Town of Killingly
172 Main Street
Killingly, Connecticut 06239

Re: Limited Hazardous Building Materials Inspection
140 Main Street, Killingly, Connecticut
Fuss & O'Neill EnviroScience Project No. 20151202.A1E

Dear Ms. Calorio:

Enclosed is the report for the limited hazardous building materials inspection conducted in response to proposed property transaction of the building located at 140 Main Street in Killingly, Connecticut. The work was conducted for the Town of Killingly (the "Client").

The services were performed on March 2, 2016 by Fuss & O'Neill EnviroScience, LLC licensed inspectors and included a limited asbestos inspection, lead-based paint determination, and an inventory of PCB-containing ballasts and mercury-containing lamps. The information summarized in this report is for the above-mentioned materials only. The work was performed in accordance with our written proposal dated December 21, 2015.

If you should have any questions regarding the contents of this report, please do not hesitate to contact me at (860) 646-2469, extension 5396. Thank you for this opportunity to have served your environmental needs.

Sincerely,

Helen Rimsa
Senior Scientist

HR/kr

Enclosure

146 Hartford Road
Manchester, CT
06040
† 860.646.2469
800.286.2469
† 860.533.5143

www.fandc.com

Connecticut
Massachusetts
Rhode Island

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2. Summary of Asbestos-Containing Materials Inventory
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4. Mercury-Containing Equipment Inventory

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End of Report

APPENDIX A	LIMITATIONS
APPENDIX B	INSPECTOR LICENSES AND ACCREDITATIONS
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APPENDIX D	SITE PHOTOGRAPHS
APPENDIX E	LEAD PAINT DETERMINATION FIELD DATA SHEETS AND LEAD INSPECTION LOCATIONS

1 Introduction

On March 2, 2016, Fuss & O'Neill EnviroScience, LLC (EnviroScience) representatives Paul Bateman and Stacy Vanderveer performed a limited hazardous building materials inspection for the proposed property transaction of the building located at 140 Main Street in Killingly, Connecticut (the "Site"). The work was conducted for the Town of Killingly (the "Client") in accordance with our written scope of services dated December 21, 2015, and is subject to the limitations included in *Appendix A*.

The inspection included a limited asbestos inspection, a lead-based paint (LBP) determination, and an inventory of PCB-containing light ballasts and mercury-containing lamps.

This limited hazardous building materials inspection was performed in response to the proposed property transaction and included the entire building, including exterior and roof.

This inspection was limited; however, it did include semi-destructive, discrete sampling techniques. Special care was taken to allow for sampling while maintaining the integrity of the materials in place. Specific areas that were not inspected include the areas beneath window and door frames as well as the mechanical equipment. Inspectors did have access to concealed pipe chases and the spaces above fixed ceilings, solid walls, and beneath floors.

We have excluded collection and analysis of building materials for polychlorinated biphenyls (PCBs). Sampling for PCBs is presently not mandated by the Environmental Protection Agency (EPA); however, significant liability risk for disposing of PCB-containing wastes exists. Recent knowledge of PCBs within these matrices has become more prevalent, especially with remediation contractors, waste haulers, and disposal facilities. Many property Owners have become subject to large changes in schedule, scope, and costs as a result of failure to identify this possible contaminant prior to renovation or demolition.

2 Asbestos Inspection

A property Owner must ensure that a thorough ACM inspection is performed prior to a property transaction to avert any possible environmental liability. This is a requirement of the EPA National Emission Standards for Hazardous Air Pollutants (NESHAP) regulation located at Title 40 CFR, Part 61, Subpart M.

On March 2, 2016, Mr. Bateman and Ms. Vanderveer of EnviroScience conducted the inspection. Mr. Bateman and Ms. Vanderveer are both State of Connecticut Department of Public Health (CTDPH) Asbestos Inspectors-certified Asbestos Inspectors. Refer to *Appendix B* for the Asbestos Inspector licenses and accreditations.

2.1 Methodology

The inspection was conducted by visually inspecting for suspect ACM and touching each of the suspect materials. The suspect materials were categorized into three groups EPA NESHAP groups: friable and non-friable Category I and Category II type ACM.



- A Friable Material is defined as material that contains greater than 1 percent (> 1%) asbestos that when dry can be crumbled, pulverized, or reduced to powder by hand pressure.
- A Category I Non-Friable Material refers to material that contains > 1% asbestos (i.e., packings, gaskets, resilient floor coverings, and asphalt roofing products) that when dry cannot be crumbled, pulverized, or reduced to powder by hand pressure.
- A Category II Non-Friable Material refers to any non-friable material excluding Category I materials that contain > 1% asbestos that when dry cannot be crumbled, pulverized, or reduced to powder by hand pressure.

The suspect ACM were also categorized into their applications including Thermal System Insulation (TSI), Surfacing ACM (S), and Miscellaneous ACM (M). TSI includes those materials used to prevent heat loss/gain or water condensation on mechanical systems. Examples of TSI are pipe insulation, boiler insulation, duct insulation, and mudded pipe fitting insulations. Surfacing ACM includes those ACM that are applied by spray, trowel, or otherwise applied to an existing surface. Surfacing ACM is commonly used for fireproofing, decorative, and acoustical applications. Miscellaneous materials include those ACM not listed as thermal or surfacing, such as linoleum, vinyl asbestos flooring, ceiling tiles, caulking, glues, construction adhesives, etc.

The EPA recommends collecting suspect ACM samples in a manner sufficient to determine asbestos content and to segregate each suspect type of homogenous (similar in color, texture, and date of application) materials. The EPA NESHAP regulation does not specifically identify a minimum number of samples to be collected for each homogeneous material, but the NESHAP regulation does recommend the use of sampling protocols included in Title 40 CFR, Part 763, Subpart E: Asbestos Hazard Emergency Response Act (AHERA).

The EPA AHERA regulation requires a specific number of samples be collected based on the type of material and quantity present. This regulation includes the following protocol:

1. Surfacing Materials (S) (i.e., plasters, spray-applied fireproofings, etc.) must be collected in a randomly distributed manner representing each homogenous area based on the overall quantity represented by the sampling as follows:
 - a. Three (3) samples collected from each homogenous area that is less than or equal to 1,000 square feet.
 - b. Five (5) samples collected from each homogenous area that is greater than 1,000 square feet but less than or equal to 5,000 square feet.
 - c. Seven (7) samples collected from each homogenous area that is greater than 5,000 square feet.
2. Thermal System Insulation (TSI) (i.e., pipe insulations, tank insulations, etc.) must be collected in a randomly distributed manner representing each homogenous area. Three (3) samples must be collected from each material. Also, a minimum of one (1) sample of any patching materials applied to TSI presuming the patched area is less than 6 linear or square feet should be collected.

3. Miscellaneous materials (M) (i.e., floor tile, gaskets, construction mastics, etc.) should have a minimum of two (2) samples collected for each type of homogeneous material. Sample collection was conducted in a manner sufficient to determine asbestos content of the homogeneous material as determined by the inspector.

The inspectors collected samples of suspect ACM in preparation for the proposed property transaction, and prepared proper chain-of-custody forms for transmission of the samples to EMSL Analytical Inc. of Portland, ME., for analysis. EMSL is a State of Connecticut-licensed and American Industrial Hygiene Association (AIHA)-accredited asbestos laboratory. The sample locations, material type, sample identification, and asbestos content are identified by bulk sample analysis in Table 1 attached hereto. Suspect ACM not listed in the table that may be identified at a later date at the Site, should be assumed to be ACM until sample collection and analysis indicate otherwise. Initial asbestos sample analysis was conducted using the EPA Interim Method for the Determination of Asbestos in Bulk Building Materials (EPA/600/R-93/116) via Polarized Light Microscopy with Dispersion Staining (PLM/DS).

If samples of suspect materials could not be collected or were inaccessible but observed elsewhere, these materials were assumed to contain asbestos and the inspectors approximated quantities. The exterior and roof were included in the scope of work for this inspection. EnviroScience provided temporary patch repairs to the roof sample locations. Only semi-destructive investigative techniques were performed at the Site to access and observe accessible and concealed areas that may have had suspect ACMs that were hidden or obstructed from normal view. Hard enclosures or obstructed areas typically include, but are not limited to, the following:

- foundation walls;
- spaces behind the brick façade;
- mechanical equipment;
- vapor/moisture barrier under floors or on concrete foundations; and
- door to the safe of the bank.

Subsurface investigations including, but not limited to, concrete foundations flooring or behind the brick and/or stone exterior and interior foundation walls were not performed. Also, EnviroScience did not conduct subsurface investigations to identify suspect cementitious pipe throughout the subject property.

2.2 Building and Mechanical System Description

The building structure includes two stories with a full basement and was reportedly constructed in 1900. According to the records on file at Town Hall, the property is not listed as a historical building; however, it is a valuable historic reflection of downtown Main Street. The building contains approximately 18,000 square feet (SF) of total floor area, with the 2nd floor smaller than the building footprint. With numerous renovations over the years, the building has several individual storefronts on the first floor and several individual office spaces on the second floor. The building is heated by a newly installed NYC natural gas heating system installed in 2013.

2.3 Results

Utilizing the EPA protocol and criteria, the following materials were determined to be ACM:

- Pipe insulation;
- Floor tiles and mastic; and
- Roofing materials.

Refer to Table 1 for a complete list of ACM and non-ACM identified as part of this inspection. Refer to Table 2 attached hereto for the ACM inventory. Refer to *Appendix C* for the asbestos laboratory report and chain-of-custody form. Refer to *Appendix D* for site photographs.

2.4 Discussion

The EPA, the Occupational Safety and Health Administration (OSHA), and the CTDPH, define a material that contains greater than one percent (> 1%) asbestos, utilizing PLM/DS, as being an ACM. Materials that are identified as "none detected" are specified as not containing asbestos. Suspect ACM not identified during this inspection should be presumed to contain asbestos until sample collection and laboratory analysis indicate otherwise.

During our field inspection, multiple layers of suspect asbestos-containing flooring and associated adhesives were observed. We opened floor areas to assess the various layers. We discovered that the bottom layer consisted of a black mastic and floor tiles that are often asbestos-containing. In addition, due to its placement as the bottom layer it was assumed to be the original floor tile installed as part of the original Site construction.

A sample of the suspect original construction floor tile and mastic was collected for asbestos analysis and based on laboratory analytical results was reported as asbestos-containing. Multiple floor layers above this asbestos-containing flooring system were analyzed by the laboratory in order to properly characterize the flooring. Additionally, the flooring layers are adhered to each other and cannot be properly segregated as clean waste; therefore, the entire system would require removal as an ACM.

The black mastic and assorted floor tiles are adhered to hardwood floors throughout the building on both the first and second floors.

Additionally, the EPA has suggested that materials that are non-friable organically bound materials (e.g., asphaltic-based materials, adhesives, etc.) are recommended for further confirmatory analysis utilizing Transmission Electron Microscopy (TEM). Eight of the collected samples were recommended to be analyzed by TEM. The results of TEM analysis are denoted in Table 1.

2.5 Conclusions and Recommendations

Based on visual observations, sample collection, and laboratory analysis, ACM are present at the Site.



Prior to disturbance, ACM that would likely be impacted by any proposed renovation/demolition activities must first be abated by a state-licensed Asbestos Abatement Contractor. This is a requirement of CTDPH and EPA NESHAP regulations governing asbestos abatement.

Due to the inability to effectively separate some types of multi-layered ACMs (e.g., floor tile/mastic and mastic/plywood, etc.) from non-ACM, these materials should be considered asbestos-contaminated and managed as ACM for the purposes of removal and disposal. The Site has multiple layers of flooring in both the first and second floors. All original, first layer flooring or mastic in the building is asbestos containing, consequently we recommend considering all subsequent layers as asbestos-contaminated flooring and be removed by a state-licensed Asbestos Abatement Contractor.

EnviroScience recommends that a comprehensive scope of work and technical specification be developed as part of property transaction plans for the site. We have provided a preliminary cost estimate for remediation of identified materials at the Site. Note, the preliminary estimated cost is inclusive of removing all asbestos, and a more limited scope can be tailored to any specific renovation or demolition work as necessary.

Suspect materials encountered during renovation or demolition that are not identified in this report as being non-ACM should be presumed to be ACM until sample collection and laboratory analysis indicate otherwise. Prior to renovation/demolition that may disturb hidden/inaccessible areas, we recommend conducting a supplemental asbestos inspection of these areas and spaces.

- foundation walls;
- spaces behind the brick façade;
- mechanical equipment; and
- vapor/moisture barrier under or on concrete or brick foundations.

EnviroScience recommends a written Operations and Maintenance Program (O & M Plan) be prepared for any ACMs that will remain in the building following property transaction activities. The ACM should be managed in-place under a written O & M Plan in accordance with Occupational Safety and Health Administration (OSHA) regulations.

This report is not intended to be utilized as a bidding document or as a project specification document. The report is designed to aid the building owner, architect, construction manager, general contractors, and asbestos abatement contractors in locating ACM.

3 Lead-Based Paint Determination

On March 2, 2016, Mr. Paul Bateman of EnviroScience performed a lead-based paint (LBP) determination associated with coated building components at the Site as part of the property transaction activities. Mr. Bateman is a State of Connecticut Department of Public Health (CTDPH) Lead Inspector/Risk Assessor. Refer to *Appendix B* for the Lead Inspector/Risk Assessor license. An X-ray fluorescence (XRF) analyzer was used to perform the LBP determination. The determination was conducted in accordance with generally-accepted industry standards for non-residential (i.e., not child-occupied) buildings.

We understand the future use of the second floor of the structure may be conducive to residential apartments. The building is currently commercial and office space. We conducted testing for lead paint on the second floor to include a thorough inspection for lead paint. We did not however perform any testing for dust, water or soil at the site. There were no bare soil areas at the site.

3.1 Methodology

A Radiation Monitoring Device Model LPA-1, serial number 1138, was utilized for the LBP determination. The instrument was checked for proper calibration prior to use as detailed by the manufacturer and the Performance Characteristic Sheet (PCS) developed for the instruments.

For the purpose of this LBP determination, representative building components were tested as part of this feasibility study. Individual repainting efforts are not discoverable in such a limited program. LBP issues involving properties that are not residential are regulated to a limited degree for worker protection relating to paint-disturbing work activities and waste disposal.

Worker protection is regulated by Occupational Safety and Health Administration (OSHA) regulations, as well as CTDPH Lead Poisoning Prevention and Control Regulations. These regulations involve air monitoring of workers to determine exposure levels when disturbing lead-containing paint. An LBP determination cannot determine a safe level of lead, but is intended to provide guidance for implementing industry standards for lead in paint at identified locations. Contractors may then better determine exposure of workers to airborne lead by understanding the different concentrations of LBP activities that disturb paint on representative surfaces.

The EPA Resource Conservation and Recovery Act (RCRA), as well as CTDEEP, regulate disposal of lead-containing waste. Lead-containing materials that will be impacted during renovation or demolition activities, and result in waste for disposal must either be analyzed using the Toxicity Characteristic Leaching Procedure (TCLP) analysis if lead is determined to be present in non-residential buildings, or be presumed as a hazardous waste. A TCLP sample is a representative sample of the intended waste stream. The results are compared to a threshold value of 5.0 milligrams per liter (mg/L); a result exceeding this value is considered hazardous lead waste. If the result is below the established level, the material is not considered hazardous and may be disposed as general construction debris.

A level of LBP exceeding 1.0 milligrams of lead per square centimeter (mg/cm²) is considered toxic or dangerous for compliance with residential standards. For purpose of this LBP determination the level of 1.0 mg/cm² has also been utilized as a threshold for areas where possible worker exposures may occur.

3.2 XRF Determination Results

The LBP determination indicated consistent painting trends associated with representative building components that may be impacted by potential renovation/demolition work before or after the property transaction. The following building components were determined to contain levels of lead (greater than 1.0 mg/cm²)

- Painted Walls;

- Interior and Exterior Wood window components;
- Interior and Exterior Door Components;
- Baseboards;
- Radiators; and
- Exterior Porch Ceiling and Components.

Refer to *Appendix E* for the lead inspection cover sheet, XRF lead-based paint determination field data sheets, and lead inspection locations.

3.3 Discussion

OSHA published a Lead in Construction Standard (OSHA Lead Standard) Title 29 CFR, Part 1926.62 in May 1993. The OSHA Lead Standard has no set limit for the content of lead in paint below which the standards do not apply. The OSHA Lead Standards are task-based, and derived from airborne exposure and blood lead levels.

The results of this LBP determination are intended to provide guidance to contractors for occupational lead exposure controls. Building components coated with lead levels above industry standards may cause exposures to lead above OSHA standards during proposed demolition and renovation activities. The results of this determination are also intended to provide insight into waste disposal requirements, in accordance with EPA RCRA regulations. At the Client's request, a TCLP sample to characterize the expected waste that may result from possible selective demolition and/or renovation work associated with the property transaction was not collected as part of this determination.

3.4 Conclusion and Recommendations

Based on our LBP determination results, LBP is present on coated building components located on and in the building.

Contractors must be made aware that OSHA has not established a level of lead in a material below which Title 29 CFR, Part 1926.62 does not apply. Contractors shall comply with exposure assessment criteria, interim worker protection, and other requirements of the regulation as necessary to protect workers during any renovation/demolition work that will impact lead paint before or after the property transaction.

If disturbed by renovation or demolition activities, LBP-coated building components should be segregated from the general waste stream for sample collection and analysis by TCLP to determine proper off-site waste disposal. If disturbed and managed off-site, non-porous LBP-coated building materials (i.e., metals) may be segregated and recycled as scrap metal. Metal LBP-coated building components cannot be subject to grinding, sawing, drilling, sanding, or torch cutting.

Note that future work involving surface preparation of identified painted surface(s) must be performed in accordance with OSHA worker protection requirements. We recommend that if the property is to include renovations for residential dwelling units on the second floor that the EPA Renovation, Repair,

and Painting Rule (RRP) be followed for lead safe renovation. This would include all identified lead paint on the second floor of the structure as well as the exteriors and common areas including stair systems.

The building is presently characterized as commercial property, which is not subject to the State of Connecticut residential dwelling regulations. The property may be renovated using procedures required in accordance with OSHA regulation Title 29 CFR, Part 1926.62. However, if in the future, the second floor is developed into a child-occupied area, the CTDPH Lead Poisoning Prevention and Control Regulations would become applicable.

4 PCB-Containing Fluorescent Light Ballasts and Mercury-Containing Lamps

4.1 PCB-Containing Fluorescent Ballasts

Fluorescent light ballasts manufactured prior to 1979 may contain capacitors that contain PCBs. Light ballasts installed as late as 1985 may also contain PCB capacitors. Fluorescent light ballasts that are not labeled as "No-PCBs" must be assumed to contain PCBs, unless proven otherwise by quantitative analysis. Capacitors in fluorescent light ballasts labeled as non-PCB-containing may contain diethylhexyl phthalate (DEHP). DEHP was the primary substitute to replace PCBs for small capacitors in fluorescent light ballasts in use until 1991. DEHP is a toxic substance, a suspected carcinogen, and is listed under EPA RCRA and the Superfund law as a hazardous waste. Therefore, EPA Superfund liability exists for landfilling both PCB and DEHP-containing light ballasts. These listed materials are considered hazardous waste under EPA RCRA, and require special handling and disposal considerations.

On March 2, 2016, EnviroScience representatives, Mr. Paul Bateman and Ms. Stacy Vanderveer performed a visual inspection of representative fluorescent light fixtures to identify possible PCB-containing light ballasts. The inspection involved visually inspecting labels on representative light ballasts to identify dates of manufacture and labels indicating "No PCBs". Ballasts manufactured after 1991 were not listed as PCB or DEHP-containing ballasts, and were not quantified for disposal.

The light ballasts without a label indicating "No PCBs" are presumed to be PCB-containing waste and must be segregated for proper removal, packaging, transport, and disposal as PCB-containing waste. Those light ballasts labeled as "No PCBs" indicating manufacture dates prior to 1991 are presumed to contain DEHP. DEHP-containing light ballasts must be segregated for proper removal, packaging, transport, and disposal as non-PCB hazardous waste. Note that disposal requirements for DEHP-containing ballasts are slightly varied, and disposal costs are slightly less than PCB-containing light ballasts.

4.2 Mercury-Containing Equipment

Fluorescent lamps/tubes are presumed to contain mercury vapor, which is a hazardous substance to both human health and the environment. Thermostatic controls and electrical switch gear may contain a vial or bulb of mercury associated with the control. Mercury-containing equipment is regulated for proper disposal by the EPA RCRA hazardous waste regulations. According to the EPA, mercury lamps are characterized as a Universal Waste. Therefore, fluorescent lamps must be either recycled, or disposed as hazardous waste.

On March 2, 2016, EnviroScience representatives, Mr. Paul Bateman and Ms. Stacy Vanderveer performed an inventory of mercury lamps, thermometers, and mercury switches. No mercury-containing equipment fixtures were found to be on-site during the inspection. The inspectors did identify several 4' and 8' mercury containing bulbs, but were unable to identify the ballasts as PCB-containing or DEHP-containing light ballasts. Due to the age of the building, the light ballasts will be assumed to be PCB-containing. Quantities of the PCB-containing ballast are located in Table 3 and the mercury-containing bulb quantities are located in Table 4.

Report prepared by Environmental Technician, Ms. Stacy Vanderveer.

Reviewed by:



Helen Rimsa
Senior Scientist



Robert L. May, Jr.
President

Tables

Table 1
Summary of Suspect Asbestos-Containing Materials
140 Main Street
Killingly, CT
March 2, 2016

Sample No.	Material Type	NESHAP Category	Sample Location(s)	Asbestos Content	TEM
030216-SV-01A*	Black mastic associated with 9" x 9" floor tile-green with green & white streaks	Cat II NF	Storefront 1 (#148)	3% Chrysotile	
030216-SV-01B	Black mastic associated with 9" x 9" floor tile-green with green & white streaks		Storefront 1 (#148)	NA/PS	
030216-SV-02A	9" x 9" floor tile - green with green & white streaks		Storefront 1 (#148)	NA/PS	
030216-SV-02B	9" x 9" floor tile - green with green & white streaks		Storefront 1 (#148)	NA/PS	
030216-SV-03A	Brown mastic associated with 9" x 9" floor tile-green flecked stone pattern	Cat II NF	Storefront 1 (#148) - replacement tile	6% Chrysotile	
030216-SV-03B	Brown mastic associated with 9" x 9" floor tile-green flecked stone pattern		Storefront 1 (#148) - replacement tile	NA/PS	
030216-SV-04A	9" x 9" floor tile - green flecked stone pattern		Storefront 1 (#148) - replacement tile	NA/PS	
030216-SV-04B	9" x 9" floor tile - green flecked stone pattern		Storefront 1 (#148) - replacement tile	NA/PS	
030216-SV-05A	Sheet flooring - green with white		Storefront 1 (#148) - bathroom	ND/ND	TEM
030216-SV-05B	Sheet flooring - green with white		Storefront 1 (#148) - bathroom	ND	
030216-SV-06A	Sheet flooring underlayment paper & adhesive		Storefront 2 (#146)	ND/ND	TEM
030216-SV-06B	Sheet flooring underlayment paper & adhesive		Storefront 2 (#146)	ND	
030216-SV-07A	Sheet flooring - gray stone pattern		Storefront 2 (#146)	ND/ND	TEM
030216-SV-07B	Sheet flooring - gray stone pattern		Storefront 2 (#146)	ND	
030216-SV-08A	Black mastic associated with 9" x 9" floor tile (all colors)		Storefront 3 (#144, Sherwin Williams)	ND	
030216-SV-08B	Black mastic associated with 9" x 9" floor tile (all colors)		Storefront 3 (#144, Sherwin Williams)	ND	
030216-SV-09A	9" x 9" floor tile - tan with brown streaks	Cat II NF	Storefront 3 (#144, Sherwin Williams)	8% Chrysotile	



Sample No.	Material Type	NESHAP Category	Sample Location(s)	Asbestos Content	TEM
030216-SV-09B	9" x 9" floor tile -- tan with brown streaks		Storefront 3 (#144, Sherwin Williams)	NA/PS	
030216-SV-10A	9" x 9" floor tile -- off-white with tan streaks	Cat II NF	Storefront 3 (#144, Sherwin Williams)	6% Chrysotile	
030216-SV-10B	9" x 9" floor tile -- off-white with tan streaks		Storefront 3 (#144, Sherwin Williams)	NA/PS	
030216-SV-11A	Yellow adhesive associated with 12" floor tile -- white with black & gray flecks		Storefront 3 (#144, Sherwin Williams)	ND	
030216-SV-11B	Yellow adhesive associated with 12" floor tile -- white with black & gray flecks		Storefront 3 (#144, Sherwin Williams)	ND	
030216-SV-12A	12" x 12" floor tile -- white with black & gray flecks		Storefront 3 (#144, Sherwin Williams)	ND	
030216-SV-12B	12" x 12" floor tile -- white with black & gray flecks		Storefront 3 (#144, Sherwin Williams)	ND	
030216-SV-13A	Yellow adhesive associated with 12" floor tile -- tan with white streaks		Storefront 3 (#144, Sherwin Williams)	ND	
030216-SV-13B	Yellow adhesive associated with 12" floor tile -- tan with white streaks		Storefront 3 (#144, Sherwin Williams)	ND	
030216-SV-14A	12" x 12" floor tile -- tan with white streaks		Storefront 3 (#144, Sherwin Williams)	ND	
030216-SV-14B	12" x 12" floor tile -- tan with white streaks		Storefront 3 (#144, Sherwin Williams)	ND	
030216-SV-15A	Yellow carpet adhesive associated with dark tan carpet (over 9" x 9" floor tile)		Storefront 3 (#144, Sherwin Williams) - rear	ND	
030216-SV-15B	Yellow carpet adhesive associated with dark tan carpet (over 9" x 9" floor tile)		Storefront 3 (#144, Sherwin Williams) - rear	ND	
030216-SV-16A	Foam sheet flooring (gold tile pattern) & adhesive		Storefront 3 (#144, Sherwin Williams)	ND	
030216-SV-16B	Foam sheet flooring (gold tile pattern) & adhesive		Storefront 3 (#144, Sherwin Williams)	ND	
030216-SV-17A*	Adhesive associated with sheet flooring (painted)		Storefront 3 (#144, Sherwin Williams) - bathroom	ND/ND	TEM
030216-SV-17B	Adhesive associated with sheet flooring (painted)		Storefront 3 (#144, Sherwin Williams) - bathroom	ND	
030216-SV-18A	Sheet flooring (painted)		Storefront 3 (#144, Sherwin Williams) - bathroom	ND/ND	TEM
030216-SV-18B	Sheet flooring (painted)		Storefront 3 (#144, Sherwin Williams) - bathroom	ND	



Sample No.	Material Type	NESHAP Category	Sample Location(s)	Asbestos Content	TEM
030216-SV-19A*	Adhesive associated with sheet flooring (painted)		Storefront 3 (#144, Sherwin Williams) – rear bump out	ND/ND	TEM
030216-SV-19B	Adhesive associated with sheet flooring (painted)		Storefront 3 (#144, Sherwin Williams) – rear bump out	ND	
030216-SV-20A	Sheet flooring (painted)		Storefront 3 (#144, Sherwin Williams) – rear bump out	ND/ND	TEM
030216-SV-20B	Sheet flooring (painted)		Storefront 3 (#144, Sherwin Williams) – rear bump out	ND	
030216-SV-21A	Black mastic associated with 9" x 9" floor tile (3 colors) & 9" x 24" trim floor tile	Cat II NF	Storefront 4 (#142)	8% Chrysotile	
030216-SV-21B	Black mastic associated with 9" x 9" floor tile (3 colors) & 9" x 24" trim floor tile		Storefront 4 (#142)	NA/PS	
030216-SV-22A	9" x 9" floor tile – brown with red & white streaks		Storefront 4, (#142)	NA/PS	
030216-SV-22B	9" x 9" floor tile – brown with red & white streaks		Storefront 4 (#142)	NA/PS	
030216-SV-23A	9" x 9" floor tile - black		Storefront 4 (#142)	NA/PS	
030216-SV-23B	9" x 9" floor tile - black		Storefront 4 (#142)	NA/PS	
030216-SV-24A	9" x 9" floor tile – red		Storefront 4 (#142)	NA/PS	
030216-SV-24B	9" x 9" floor tile – red		Storefront 4 (#142)	NA/PS	
030216-SV-25A	9" x 24" trim floor tile - black		Storefront 4 (#142)	NA/PS	
030216-SV-25B	9" x 24" trim floor tile - black		Storefront 4 (#142)	NA/PS	
030216-SV-26A	Sheet flooring – black/white diamond pattern (no adhesive)		Basement 4 (#142)	ND,ND	TEM
030216-SV-26B	Sheet flooring – black/white diamond pattern (no adhesive)		Basement 4 (#142)	ND	
030216-SV-27A	Black mastic associated with 9" x 9" floor tile (3 colors) & 9" x 24" trim floor tile	Cat II NF	Storefront 5 (#140, Bank)	2% Chrysotile	
030216-SV-27B	Black mastic associated with 9" x 9" floor tile (3 colors) & 9" x 24" trim floor tile		Storefront 5 (#140, Bank)	NA/PS	
030216-SV-28A	9" x 9" floor tile – green with white streaks		Storefront 5 (#140, Bank)	NA/PS	
030216-SV-28B	9" x 9" floor tile – green with white streaks		Storefront 5 (#140, Bank)	NA/PS	



Sample No.	Material Type	NESHAP Category	Sample Location(s)	Asbestos Content	TEEA
030216-SV-29A	9" x 9" floor tile - black with white streaks		Storefront 5 (#140, Bank)	NA/PS	
030216-SV-29B	9" x 9" floor tile - black with white streaks		Storefront 5 (#140, Bank)	NA/PS	
030216-SV-30A	9" x 9" floor tile - tan with black streaks		Storefront 5 (#140, Bank)	NA/PS	
030216-SV-30B	9" x 9" floor tile - tan with black streaks		Storefront 5 (#140, Bank)	NA/PS	
030216-SV-31A	9" x 24" trim floor tile - black		Storefront 5 (#140, Bank)	NA/PS	
030216-SV-31B	9" x 24" trim floor tile - black		Storefront 5 (#140, Bank)	NA/PS	
030216-SV-32A	Underlayment paper & adhesive under 9" x 9" & 9" x 24" floor tile		Storefront 5 (#140, Bank)	NA/PS	
030216-SV-32B	Underlayment paper & adhesive under 9" x 9" & 9" x 24" floor tile		Storefront 5 (#140, Bank)	NA/PS	
030216-SV-33A	Black mastic associated with 9" x 9" floor tile (2 colors) & 9" x 24" trim floor tile		2 nd floor - entry hall	ND/ND	TEEA
030216-SV-33B	Black mastic associated with 9" x 9" floor tile (2 colors) & 9" x 24" trim floor tile		2 nd floor - entry hall	ND	
030216-SV-34A	9" x 9" floor tile - red	Cat II NF	2 nd floor - entry hall	20% Chrysotile	
030216-SV-34B	9" x 9" floor tile - red		2 nd floor - entry hall	NA/PS	
030216-SV-35A	9" x 9" floor tile - black	Cat II NF	2 nd floor - entry hall	20% Chrysotile	
030216-SV-35B	9" x 9" floor tile - black		2 nd floor - entry hall	NA/PS	
030216-SV-36A	9" x 24" trim floor tile - black		2 nd floor - entry hall	ND	
030216-SV-36B	9" x 24" trim floor tile - black		2 nd floor - entry hall	ND	
030216-SV-37A	Underlayment paper & mastic associated with 9" x 9" floor tile - gray		2 nd floor - room north of hall bathrooms	ND	
030216-SV-37B	Underlayment paper & mastic associated with 9" x 9" floor tile - gray		2 nd floor - room north of hall bathrooms	ND	
030216-SV-38A	9" x 9" floor tile - gray	Cat II NF	2 nd floor - room north of hall bathrooms	6% Chrysotile	
030216-SV-38B	9" x 9" floor tile - gray		2 nd floor - room north of hall bathrooms	NA/PS	



Sample No.	Material Type	NESHAP Category	Sample Location(s)	Asbestos Content	TEM
030216-SV-39A	Wall plaster – base coat		Storefront 1 (#148) - stairwell	ND	
030216-SV-39B	Wall plaster – base coat		Storefront 2	ND	
030216-SV-39C	Wall plaster – base coat		Storefront 2	ND	
030216-SV-39D	Wall plaster – base coat		Storefront 3	ND	
030216-SV-39E	Wall plaster – base coat		Storefront 3	ND	
030216-SV-39F	Wall plaster – base coat		Storefront 4	ND	
030216-SV-39G	Wall plaster – base coat		Storefront 5	ND	
030216-SV-40A	Wall plaster – skim coat		Storefront 1 (#148) - stairwell	ND	
030216-SV-40B	Wall plaster – skim coat		Storefront 2	ND	
030216-SV-40C	Wall plaster – skim coat		Storefront 2	ND	
030216-SV-40D	Wall plaster – skim coat		Storefront 3	ND	
030216-SV-40E	Wall plaster – skim coat		Storefront 3	ND	
030216-SV-40F	Wall plaster – skim coat		Storefront 4	ND	
030216-SV-40G	Wall plaster – skim coat		Storefront 5	ND	
030216-SV-41A	Ceiling plaster – base coat		Storefront 1 (#148)	ND	
030216-SV-41B	Ceiling plaster – base coat		Storefront 1 (#148)	ND	
030216-SV-41C	Ceiling plaster – base coat		Storefront 4 (#142)	ND	
030216-SV-41D	Ceiling plaster – base coat		Storefront 4 (#142)	ND	
030216-SV-41E	Ceiling plaster – base coat		Storefront 5 (#140, Bank)	ND	
030216-SV-41F	Ceiling plaster – base coat		Storefront 5 (#140, Bank)	ND	
030216-SV-41G	Ceiling plaster – base coat		2 nd floor – 2 nd room from northeast corner (room 9)	ND	
030216-SV-42A	Ceiling plaster – skim coat		Storefront 1 (#148)	ND	
030216-SV-42B	Ceiling plaster – skim coat		Storefront 1 (#148)	ND	
030216-SV-42C	Ceiling plaster – skim coat		Storefront 4 (#142)	ND	



Sample No.	Material Type	NESHAP Category	Sample Location(s)	Asbestos Content	TEM
030216-SV-42D	Ceiling plaster - skim coat		Storefront 4 (#142)	ND	
030216-SV-42E	Ceiling plaster - skim coat		Storefront 5 (#140, Bank)	ND	
030216-SV-42F	Ceiling plaster - skim coat		Storefront 5 (#140, Bank)	ND	
030216-SV-42G	Ceiling plaster - skim coat		2 nd floor - 2 nd room from northeast corner (room '9')	ND	
030216-SV-43A	Sheetrock (no compound)		Storefront 1 (#148) - rear (east wall)	ND	
030216-SV-43B	Sheetrock		Storefront 3 (#144, Sherwin Williams)	ND	
030216-SV-43C	Sheetrock		Storefront 4 (#142)	ND	
030216-SV-43D	Sheetrock (no compound)		Storefront 5 (#140, Bank)	ND	
030216-SV-43E	Sheetrock (no compound)		2 nd floor - room north of hall bathrooms (room "7")	ND	
030216-SV-44A	Joint compound		Storefront 3 (#144, Sherwin Williams)	ND	
030216-SV-44B	Joint compound		Storefront 4 (#142)	ND	
030216-SV-44C	Joint compound		Storefront 4 (#142)	ND	
030216-SV-45A	Wrap on pipe, under hosehair wrap	Cat I F	Basement 1 (#148)	55% Chrysotile	
030216-SV-45B	Wrap on pipe, under hosehair wrap		Basement 2 (#146)	NA/PS	
030216-SV-45C	Wrap on pipe, under hosehair wrap		Basement 3 (#144, Sherwin Williams)	NA/PS	
030216-SV-46A	Pipe insulation ("air cell")	Cat I F	Basement 1 (#148)	12% Chrysotile	
030216-SV-46B	Pipe insulation ("air cell")		Basement 1 (#148)	NA/PS	
030216-SV-46C	Pipe insulation ("air cell")		Basement 5 (#140, Bank)	NA/PS	
030216-SV-47A	Mudded pipe fitting	Cat I F	Basement 1 (#148)	65% Chrysotile	
030216-SV-47B	Mudded pipe fitting		Basement 1 (#148)	NA/PS	
030216-SV-47C	Mudded pipe fitting		Basement 5 (#140, Bank)	NA/PS	
030216-SV-48A	Paper wiring insulation		Basement 1 (#148)	ND	
030216-SV-48B	Paper wiring insulation		Storefront 1 (#148)	ND	



Sample No.	Material Type	NESHAP Category	Sample Location(s)	Asbestos Content	TEM
030216-SV-49A	Wiring insulation (thin)		Basement 1 (#148)	ND	
030216-SV-49B	Wiring insulation (thin)		Basement 1 (#148)	ND	
030216-SV-49C	Wiring insulation (thin)		Basement 1 (#148)	ND	
030216-SV-49D	Wiring insulation (thin)		Basement 1 (#148)	ND	
030216-SV-50A	Wiring insulation (thick)		Basement 1 (#148)	ND	
030216-SV-50B	Wiring insulation (thick)		Basement 2 (#146)	ND	
030216-SV-50C	Wiring insulation (thick)		Basement 2 (#146)	ND	
030216-SV-50D	Wiring insulation (thick)		Storefront 5 (#140, Bank)	ND	
030216-SV-51A	2' x 4' suspended ceiling tile		Storefront 3 (#144, Sherwin Williams)	ND	
030216-SV-51B	2' x 4' suspended ceiling tile		Storefront 3 (#144, Sherwin Williams)	ND	
030216-SV-52A*	Brown wall panel adhesive	Cat II NF	Storefront 3 (#144, Sherwin Williams) - rear	4% Chrysotile	
030216-SV-52B	Brown wall panel adhesive		Storefront 3 (#144, Sherwin Williams) - rear	NA/PS	
030216-SV-53A	Residual insulation paper on joists		Basement 3 (#144, Sherwin Williams) - near boiler room door	ND	
030216-SV-53B	Residual insulation paper on joists		Basement 3 (#144, Sherwin Williams) - near boiler room door	ND	
030216-SV-54A*	Window glazing		Storefront 3 (#144, Sherwin Williams) - rear	ND/ND	TEM
030216-SV-54B	Window glazing		2 nd floor - above entrance stair	ND	
030216-SV-55A*	Exterior window caulking		Exterior - 2 nd floor, east side	ND/ND	TEM
030216-SV-55B	Exterior window caulking		Exterior - 2 nd floor, east side	ND	
030216-SV-56*	Built-up roofing material - composite sample		Roof	ND/ND	TEM
030216-SV-57*	Flashing material - composite sample	Cat II NF	Roof	8% Chrysotile	

Cat 1 NF=Category I Non-Friable Material
 Cat 2 NF=Category II Non-Friable Material
 NA/Pos Stop=Not Analyzed/ Positive Stop
 ND=None Detected

Table 2
Summary of Asbestos-Containing Materials Inventory
140 Main Street
Killingly, CT
March 2, 2016

Material Type	Location(s)	Asbestos Content	Estimated Total Quantity
Black mastic associated with 9" x 9" floor tile-green with green & white streaks	Storefront 1 (#148)	3% Chrysotile	700 SF
Brown mastic associated with 9" x 9" floor tile-green flecked stone pattern	Storefront 1 (#148) - replacement tile	6% Chrysotile	
Brown wall panel adhesive	Storefront 3 (#144, Sherwin Williams)	4% Chrysotile	30 SF
9" x 9" floor tile - tan with brown streaks & off-white with tan streaks (checkerboard pattern)		6-8% Chrysotile	1,450 SF <i>Contains multiple layers of flooring</i>
Black mastic associated with 9" x 9" floor tile (3 colors) & 9" x 24" trim floor tile	Storefront 4 (#142)	8% Chrysotile	700 SF
Black mastic associated with 9" x 9" floor tile (3 colors) & 9" x 24" trim floor tile	Storefront 5 (#140, Bank)	2% Chrysotile	900 SF
9" x 9" floor tile - red & black (checkerboard pattern)	2 nd floor - entry hall & rooms	20% Chrysotile	4,000 SF
9" x 9" floor tile - gray	2 nd floor - room north of hall bathrooms	6% Chrysotile	
Wrap on pipe, under horsehair wrap	Basements	55% Chrysotile	2,000 LF <i>Includes 30 Mudded Pipe Fittings</i>
Pipe insulation ("air cell")	Basement 1 (#148) & 5 (#140, Bank)	12% Chrysotile	
Mudded pipe fitting	Basement 1 (#148) & 5 (#140, Bank)	65% Chrysotile	
Brown wall panel adhesive	Storefront 3 (#144, Sherwin Williams) - rear	4% Chrysotile	30 SF
Flashing material - composite sample	Roof	8% Chrysotile	1,000 LF/SF

LF = Linear Feet
 SF = Square Feet
 RA = Each

Table 3
PCB/DEHP-Containing Light Ballasts Inventory

Type	Estimated Quantity
PCB	83

Table 4
Mercury-Containing Equipment Inventory

Type	Estimated Quantity
4' Light Tube	76
8' Light Tube	14
Compact Fluorescent Lamp (CFL)	10



FUSS & O'NEILL

November 21, 2019

Ms. Elsie R. Bisset
Economic Development Director
Town of Killingly
172 Main Street
Killingly, CT 06239

RE: **Hazardous Materials Opinion of Abatement Costs**
140 Main Street, Killingly, Connecticut
Fuss & O'Neill Project No. 20151202.A20

Dear Ms. Bisset:

Fuss & O'Neill, Inc. has prepared the hazardous building materials opinion of abatement costs provided below for the above-mentioned Site. These estimates are for visible and accessible areas only and are based on our *Limited Hazardous Building Materials Inspection Report* prepared for the Site dated March 22, 2016 and the *Limited Suspect Asbestos Inspection and Bulk Sampling Report* dated November 21, 2019. Unit costs are based on current industry rates and are inclusive of typical contractor costs for a normal work schedule (1 shift/day), Monday to Friday. They do not include costs for an expedited work schedule (double shifts/weekends/holidays), project design, construction monitoring, air sampling, other consultant-based fees, or replacement of any removed materials. Estimated unit costs are based on assumption that listed ACM will be removed, disposed, and transported by asbestos abatement contractor during one phase.

Material Type	Estimated Quantity	Estimated Unit Cost	Total Estimated Cost
Storefront #1 - Assorted Floor Tile and Associated Mastic on Wood	700 SF	\$6/SF	\$4,200.00
Storefront #3 - Wall Panel Adhesive	30 SF	\$6/SF	\$180.00
Storefront #3 - Assorted Floor Tile and Associated Mastic on Wood (multiple layers of flooring)	1,450 SF	\$8/SF	\$11,600.00
Storefront #4 - Assorted Floor Tile and Associated Mastic on Wood	700 SF	\$6/SF	\$4,200.00
Storefront #5 - Assorted Floor Tile and Associated Mastic on Wood	900 SF	\$6/SF	\$5,400.00
Second Floor and entry Stairway Assorted Floor Tile	4,000 SF	\$5/SF	\$20,000.00
Throughout Basement - Pipe and Pipe Fitting Insulation	2,000 LF	\$10/LF	\$20,000.00

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Ms. Elsie R. Bisset
November 21, 2019
Page 2

Material Type	Estimated Quantity	Estimated Unit Cost	Total Estimated Cost
Roof - Flashing material – composite sample (may have been replaced since inspection)	1,000 LF	\$10/LF	\$10,000.00
Boiler Room - Flue and Chimney Cleanout Cement	10 SF	\$12/SF	\$120.00
Boiler Room - Boiler Internal Refractory Materials	1 Each	\$1,500/Each	\$1,500.00
Disposal of Lighting Ballasts, Fluorescent Lamps, and Mercury-Containing Equipment		Lump Sum	\$2,000.00
Lead-Based Paint Work Practices & Limited Disposal		Lump Sum	\$5,000.00
		Subtotal	\$84,200.00
		~10% Contingency	\$8,420.00
		Total	\$92,620.00

If you should have any questions regarding the contents of this letter, please contact me at (860)-646-2469, extension 5556. Thank you for this opportunity to have served your environmental needs.

Report prepared by:

Eric W. Cooley
Project Manager

Reviewed by:

Kathleen C. Pane
Associate

EWC/kr