

PRE-DEMOLITION  
**ASBESTOS ASSESSMENT REPORT**

*Location:*

**Kensington Towers – Building A1  
N. Fillmore Avenue and Glenny Drive  
Buffalo, NY**

*Conditions as of January/February 2010*

*Prepared For:*

**EI Team  
2060 Sheridan Drive  
Buffalo, NY 14223**

*09 March 2010*

*Prepared by:*

## ASBESTOS ASSESSMENT – Kensington Towers Building A1 – Buffalo, NY:

56 Services, Inc. was retained to perform an asbestos survey for pre-demolition purposes at the above referenced site (vacant, seven-story apartment building located in a multi structure housing complex) located at N Fillmore and Glenny Drive in Buffalo, NY in January and February 2010. In addition to incorporating previous survey sample results, additional samples were collected for asbestos analysis from the area (Paradigm Environmental Services Job # 0516-10), and only represent conditions as of the dates indicated on the respective chain-of-custody forms included in this report. All applicable results will be found in the appendix of this report.

The purpose of the survey was to determine the presence, location and condition of ACM (asbestos containing materials) still remaining within the described scope of work at the above referenced location. This survey includes the following:

- *Identification of suspect asbestos containing materials within the scope of work.*
- *Sampling and analysis of suspect materials.*
- *Identification of the location, approximate quantity, friability and condition of remaining confirmed asbestos containing materials.*
- *Results from previous applicable surveys.*

## GENERAL CONDITIONS OF INSPECTION

The above listed quantities, if applicable, are field approximations only and should be verified prior to abatement. This report is not designed to serve as a specification for abatement. Please, find enclosed the laboratory analytical results and chain of custody documentation.

Any laboratory results, if applicable, are submitted pursuant to 56 Services current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions. No responsibility or liability is assumed for the manner in which the results are used or interpreted.

This report is based on the condition and contents present at the above referenced location at the time of inspection.



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## SAMPLED HOMOGENEOUS MATERIALS – Kensington Towers – A1:

The list below represents the sampled suspect homogeneous materials found in the above referenced property. The list below includes pertinent samples extracted from the April 2008 report and recent sampling. Laboratory results and corresponding chain-of-custody forms are located in the appendix of this report. **PLEASE SEE ADDITIONAL NOTES REGARDING ASBESTOS CONTAINING MATERIALS IN THIS BUILDING INCLUDED BELOW.**

Polarized Light Microscopy (PLM) and, where required, Transmission Electron Microscopy (TEM) revealed asbestos in the following analyzed samples (ACM/PACM in bold):

| <i>Homogeneous Material</i>              | <i>Sample #</i>                            | <i>PLM Result</i> | <i>TEM Result</i> | <i>ACM</i> |
|------------------------------------------|--------------------------------------------|-------------------|-------------------|------------|
| <i>Fire stop material</i>                | 01 (2008)                                  | NAD               | NAD               | NA         |
| <i>Sink tar</i>                          | 03 (2008)                                  | TRACE             | 4.2% Chrysotile   | ACM        |
| <i>Window glaze</i>                      | 07 (2008)                                  | NAD               | NAD               | NA         |
| <i>9x9 Floor tile</i>                    | 09L1 (2008)                                | 4.7% Chrysotile   | NA                | ACM        |
| <i>Mastic on 9x9 Floor tile</i>          | 09L2 (2008)                                | TRACE             | TRACE             | NA         |
| <i>Incinerator brick</i>                 | 13 (2008)                                  | NAD               | NAD               | NA         |
| <i>Counterflashing material</i>          | 15 (2008)                                  | TRACE             | NAD               | NA         |
| <i>Wiring (ceramic room fixtures)</i>    | 17 (2008)                                  | 22.2% Chrysotile  | NA                | ACM        |
| <i>Plaster</i>                           | 19, 20, 21, 26<br>23, 24, 25, 26<br>(2008) | NAD               | NA                | NA         |
| <i>Roofing / Flashing</i>                | 34 (2008)                                  | NAD               | NAD               | NA         |
| <i>Roofing / Flashing</i>                | 35 (2008)                                  | NAD               | NAD               | NA         |
| <i>Window / Door caulk</i>               | 46 (2008)                                  | 2.0% Chrysotile   | NA                | ACM        |
| <i>Ceiling system mastic (glue dobs)</i> | 01 (2008)                                  | 10.6% Chrysotile  | NA                | ACM        |
| <i>Counterflashing material</i>          | 01 (2009)                                  | 10.5% Chrysotile  | NA                | ACM        |
| <i>9x9 Residual mastic</i>               | 01, 02 (2010)                              | NAD               | NAD               | NA         |
| <i>Pipe Insulation and debris</i>        | -                                          | -                 | -                 | PACM       |
| <i>Fire Door insulation</i>              | -                                          | -                 | -                 | PACM       |
| <i>Insulation paper / Bakelite</i>       | -                                          | -                 | -                 | PACM       |

### Notes:

PLM = Analysis by Polarized Light Microscopy  
 TEM = Analysis by Transmission Electron Microscopy  
 NAD = No asbestos detected  
 N/A = Not applicable

PS = Positive stop  
 Ext. = Exterior area of structure, including roof  
 Trace = Less than 1% asbestos – non-ACM  
 PACM = Presumed Asbestos Containing Material – not sampled



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## ASBESTOS CONTAINING MATERIALS (ACM)

PLEASE REFER TO THE FOLLOWING NOTES WITH REGARDS TO ACM IN THIS BUILDING. If applicable, Polarized Light Microscopy (PLM) and, where required, Transmission Electron Microscopy (TEM) revealed asbestos in the following analyzed samples:

| <i>Asbestos Containing Material</i>                              | <i>Location</i>                                       | <i>Condition</i> | <i>Friability</i>  | <i>Quantity 2008</i> | <i>Quantity 2010</i> |
|------------------------------------------------------------------|-------------------------------------------------------|------------------|--------------------|----------------------|----------------------|
| <i>Sink tar</i>                                                  | <i>Throughout</i>                                     | <i>Poor</i>      | <i>Non-friable</i> | <i>60 each</i>       | <i>0</i>             |
| <i>9x9 Floor tile debris<sup>1</sup></i>                         | <i>Throughout</i>                                     | <i>Poor</i>      | <i>Non-friable</i> | <i>50,000 SF</i>     | <i>500 SF</i>        |
| <i>Electrical wiring<sup>2</sup><br/>(ceramic room fixtures)</i> | <i>Throughout</i>                                     | <i>Fair</i>      | <i>Friable</i>     | <i>32 per floor</i>  | <i>32 per floor</i>  |
| <i>Window / Door caulk<sup>3</sup></i>                           | <i>Throughout</i>                                     | <i>Poor</i>      | <i>Non-friable</i> | <i>500 units</i>     | <i>20 SF</i>         |
| <i>Ceiling system mastic<sup>4</sup><br/>(glue dobs)</i>         | <i>Boiler Room Areas</i>                              | <i>Poor</i>      | <i>Non-friable</i> | <i>2000 SF</i>       | <i>50 SF</i>         |
| <i>Counterflashing material<sup>5</sup></i>                      | <i>Throughout</i>                                     | <i>Poor</i>      | <i>Non-friable</i> | <i>10,800 SF</i>     | <i>7450 SF</i>       |
| <i>Boiler insulation<sup>6</sup></i>                             | <i>Boiler Room</i>                                    | <i>Poor</i>      | <i>Friable</i>     | <i>600 SF</i>        | <i>15 SF</i>         |
| <i>Pipe insulation debris<sup>7</sup></i>                        | <i>Crawlspace, First floor,<br/>Boiler Room Areas</i> | <i>Poor</i>      | <i>Friable</i>     | <i>500 SF</i>        | <i>500 SF</i>        |
| <i>Fire door insulation<sup>8</sup></i>                          | <i>Throughout</i>                                     | <i>Poor</i>      | <i>Friable</i>     | <i>60 each</i>       | <i>20 each</i>       |
| <i>Insulation paper<sup>9</sup></i>                              | <i>Electrical junction box –<br/>Transformer room</i> | <i>Poor</i>      | <i>Friable</i>     | <i>-</i>             | <i>1 SF</i>          |
| <i>Bakelite<sup>9</sup></i>                                      | <i>Electrical junction box –<br/>Transformer room</i> | <i>Poor</i>      | <i>Non-friable</i> | <i>-</i>             | <i>1 SF</i>          |



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**NOTES on ACM:**

1. Debris from previously identified 9x9 floor tiles is found throughout this building. Approximately five hundred (500) square feet of this material is found in all areas of this building and the surrounding ground outside this building. All rooms on all floors of this building as well as the surrounding exterior areas and exterior balconies, as verified by third party project monitor, should be free of any evidence of this material prior to demolition.
2. Wiring in ceramic light fixtures was found to be asbestos containing. These fixtures are found in all apartments, including bedrooms and bathrooms. There is approximately one (1) linear foot of insulation in each fixture. There are approximately two hundred twenty (220) fixtures in the residential units in this building. All light fixtures with woven cloth wiring shall be removed prior to demolition of this building.
3. ACM caulk on windows and doors is found on all floors and in all areas of this building. Debris from this material was noted on the ground in the areas surrounding this building. All windows and doors with caulk are to be considered asbestos containing and all areas previously having a window or door installed and also having debris from this material is to be considered asbestos containing.
4. Ceiling insulation system mastic was previously identified as asbestos containing. Approximately fifty (50) square feet of this material is found in the boiler room areas (boiler room/transformer room/gas meter room) of this building. Debris from this material was also noted on floor areas of this room.
5. Counterflashing material is found in all areas of this building. This material is found at all windows where the concrete pier meets the block/brick of the wall - continuing to the exterior side of the concrete floor between the brick face of the building. Portions of this material have been removed, but only the tar paper as originally installed, leaving the tar material that was used to attach to the paper to the concrete. The tar originally tested positive for asbestos and also subsequently tested positive for asbestos. Due to limited access to this material, the interior sampled ACM was assumed to be the same material found on the exterior face of the horizontal members of this building - areas behind exterior brick face.
6. Boiler insulation debris is present as debris in this building. This includes any material used as an insulating material as originally installed on the existing boilers. Gaskets, flange gaskets and base caulk are still as installed. Debris is also visible where fittings and insulation were installed and removed.
7. Debris from previously installed pipe insulation and fittings is found in this building. Debris in the crawlspace area was sampled and found to be asbestos containing. Small areas of this material are spread throughout this space. Approximately five hundred (500) square feet of this debris contamination was noted here. The crawlspace in this building is approximately six thousand five hundred (6500) square feet. All areas of the crawlspace are assumed to have asbestos containing debris as well as areas extending into the Boiler Room Areas. Pipe insulation debris was also noted in piles of non-ACM debris in first floor areas. All piles of debris with friable ACM debris shall be treated as ACM as per third party project monitor.
8. Fire doors having asbestos containing insulation are found in this building. There are approximately twenty (20) doors remaining in this building. All interior steel doors are presumed to have this material as well as all exterior steel doors. Exterior steel doors also have ACM caulking.
9. Transite/Insulation paper/Bakelite was noted in opened electrical junction boxes in the Transformer Room of this building. These boxes were not opened by 56 Services during the initial survey.



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NEW YORK STATE - DEPARTMENT OF LABOR  
DIVISION OF SAFETY AND HEALTH  
LICENSE AND CERTIFICATE UNIT  
STATE CAMPUS BUILDING 12  
ALBANY, NY 12240

**ASBESTOS HANDLING LICENSE**

56 Services, Inc.  
P.O. Box 561  
Buffalo, NY 14213

FILE NUMBER: 07-0281  
LICENSE NUMBER: 29631  
LICENSE CLASS: RESTRICTED  
DATE OF ISSUE: 03/25/2009  
EXPIRATION DATE: 03/31/2010

Duly Authorized Representative - Robert Barr

This license has been issued in accordance with applicable provisions of Article 16 of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is a serious violation of state, federal or local laws with regard to the conduct of a responsibility in the conduct of any job involving asbestos or asbestos materials.

This license is valid only for the contractor named above and this license or asbestos project worksheet. This license verifies that all persons employed by State have been issued an Asbestos Certificate, appropriate for the type of work Department of Labor.

STATE OF NEW YORK - DEPARTMENT OF LABOR  
ASBESTOS CERTIFICATE

ROBERT W BARR  
CLASS(EXPIRES)  
D INSP(10/10) I PD (10/10)

CERT# 93-19183  
DMV# 900957362  
MUST BE CARRIED ON ASBESTOS PROJECTS

Mauruen A. Cox, Director  
FOR THE COMMISSIONER OF LABOR

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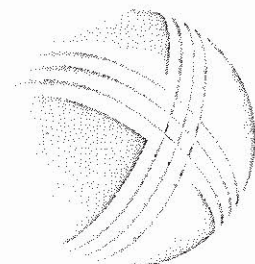
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## Weekly Project Site Meeting Minutes

HLM Holding – Demo and Abatement of Kensington Heights

MINUTES of Meeting No. 31  
Project No. 030024.01

**Meeting Date:** 3/2/2010 @ 9:00 AM

**Location:** Kensington Heights - Project Site  
1827 Fillmore Avenue  
Buffalo, NY

### Attendees:

|                                         |                       |                             |
|-----------------------------------------|-----------------------|-----------------------------|
| Joel Ruggiero, Project Manager          | Cambria Construction  | joel@cambriacontracting.com |
| Lawrence Senear, Project Representative | BMHA                  | architect48@roadrunner.com  |
| Robert Barr                             | 56 Services           | rob@56services.com          |
| Ronald Stokes, Compliance Monitor       | Going Up Construction | stokes271@yahoo.com         |
| Dave Szuflita, Project Manager          | EI Team               | dszuflita@eiteam.com        |
| Shannon Walsh, Administrative Assistant | EI Team               | swalsh@eiteam.com           |

### General:

The purpose of the meeting was to review project progress since the last project meeting and observe the project site / work in progress.

### Topics of Discussion:

| <u>Item 1</u>     | <u>Status</u> | <u>Due</u> | <u>Responsibility</u>             |
|-------------------|---------------|------------|-----------------------------------|
| Project Abatement | Delayed       | ASAP       | Cambria, CEM, JMD,<br>56 Services |

Reviewed project progress regarding hazardous material abatement:

- 56 Services, Inc. had previously been directed to immediately undertake the re-survey work. 56 Services was at the site working through the buildings. They expected to compile their findings once testing results were received, produce a report, then verify the report with a re-visit scheduled for 3/1/10. 56 Services will then publish the report which will be used for re-abatement in approximately 10 days from 2/23/10. 56 Services states that most of their testing results are in. They have walked through Building A-1 with Cambria and reviewed the draft report with Cambria.
- New reports will show differences from the original survey (2008) vs. recent survey (2010). Each building will have two (2) separate reports – one for abatement and one for HAZ-MAT materials. HAZ-MAT report will include information on exterior light fixtures, internal light fixtures, etc.
- 56 Services states that PCB testing in the boiler room came back as negative.





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MINUTES of Meeting No. 31

Project No. 030024.01

- 56 Services stated that there have been no big surprises to the material that they have found. Very low percentage of the materials found at the site are HAZ-MAT materials (maybe 1% of each building). Waiting on crawl space material testing which is expected in the next few days. Each crawl space originally stated was 400-500 sq ft of contamination, does not look like these were touched during abatement. Approximately half of the counter flashing remains, there was no consistency to what was removed. Some sinks, fire doors and ceiling tile mastic still remain.
- 56 Services states that most of the issues are in regard to the failure to clean the debris from the site properly.
- Snow is making it difficult to determine how much material is on the ground. This is another housekeeping issue and will be addressed as part of the abatement process.
- Cambria will be re-bidding abatement based on the findings of the 56 Services re-survey report. Most likely that C.J. Drew will be handling re-abatement.
- 56 Services states that they received a call from DOL on 2/26/2010 regarding the lab sheets that were included in the report. DOL was questioning some of the figures on the report, Mr. Barr explained the information to DOL.
- 56 Services states that a variance for each building will have to be sent to Albany (DEC/DOL) after the re-survey report is published. 56 Services is working with Cambria on the wording of the variance to make sure that it is done correctly. Cambria will decide how the re-abatement will be handled which will be listed in the report, which the contractor will have to follow. Building A-1 variance will be submitted first, followed by hand delivery of the rest of the buildings by 56 Services. DEC/DOL officials most likely will want to come to site to review. Usually takes 4-6 weeks before approval of variance by DEC/DOL. Cambria will notify DOL and EPA of re-abatement ten days prior to the start. DOL and EPA will be notified that this is a new abatement project and each building will be notified separately.
- When asked if Cambria had talked to Johnson about the project, Joel explained that Cambria is directed to not talk directly to Johnson except through his attorney. Cambria stated that nothing had been received from Johnson Contracting.
- We previously inquired and were informed that the City apparently has not been notified of any on-going issues. Cambria has notified the City of the situation. Mr. McLuckie (Cambria) has spoken with City Officials who will amend the permit if anything different from the first survey. City Officials will want to walk-thru site after re-abatement is completed.
- Cambria will be subcontracting for a new Project Monitor to give clearance of the buildings.
- All in attendance acknowledged that the project schedule will have to be adjusted. Joel will prepare a revised project schedule. We speculated on a potential schedule impact and it initially appears that the re-surveying, report analysis, bidding, contracting of the abatement sub-contractor, additional abatement work, cleaning, testing, walk-troughs, clearances, and demo permits may take up to 16 weeks. Cambria will do a more detailed analysis of the schedule and prepare a revised one as soon as re-survey results are received from 56 Services.



## Weekly Project Site Meeting Minutes

HLM Holding – Demo and Abatement of Kensington Heights

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Project No. 030024.01

- Site Access – Mr. Senear notes that it appears that the gate to the property can not be closed properly due to the amount of snow on the ground. Vehicle access is also difficult due to the level of snow at the site. Mr. Senear has gotten stuck a number of times. We requested that Cambria look into getting the snow removed to increase access and to better secure the site.
- Mr. Senear offered an update on the Fibertech cabling at the site. The Director at Fibertech contacted Mr. Senear concerned with the turmoil at ECMC and their relationship with School 84. The County has decided that the metered utilities to the school will be cut off and they are not allowing the school access through ECMC's property. Mr. Senear spoke with Cambria and told Fibertech that they would need to have a resolution on removing the cable by July 1<sup>st</sup>.
- Mr. Senear has not had a response from the City regarding the waterline issue, but will continue to follow up.
- Mr. Senear will contact the new Parks Commissioner regarding the sidewalk removal issue.

| <u>Item 2</u>    | <u>Status</u> | <u>Due</u>     | <u>Responsibility</u> |
|------------------|---------------|----------------|-----------------------|
| Project Schedule | Ongoing       | During Project | Cambria               |

There will be no demolition activity until project abatement is complete and the Contractor (Cambria) receives all required approvals (including those necessary from the NYS Department of Labor) as well as written approval to proceed from the Architect (EI Team) .

### End of topics

The next project meeting is scheduled for Tuesday, March 9, 2010, at 9:00 am, at the construction trailer on the project site.

Respectfully submitted,

*David Szuflita*

David Szuflita - Project Manager  
E.I. Team

*Shannon Walsh*

Shannon Walsh – Administrative Assistant  
E.I. Team





**EI Team**

## **Weekly Project Site Meeting Minutes**

HLM Holding – Demo and Abatement of Kensington Heights

MINUTES of Meeting No. 31

Project No. 030024.01

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Attached: Action Items Table (separate document)



**EI Team**

## Weekly Project Site Meeting Minutes

HLM Holding – Demo and Abatement of Kensington Heights

MINUTES of Meeting No. 31

Project No. 030024.01

Note: Minutes shall stand as reported herein unless revisions are received within seven days of issue date

Copies: Project File

Bill Eichhorn - Cambria Contracting

Joel Ruggiero - Cambria

Ernst Johnson - Johnson Contracting of WNY

Ron Stokes- Going Up Construction

Dawn Sanders - BMHA

Modesto Candelario - BMHA

Lawrence D. Seneer - BMHA

Maurice Garner -- Urban Focus

Hormoz Mansouri, P.E - EI Team:

Daniel L. Baccari -EI Team

Dave Szufliata - EI Team

Shannon Walsh - EI Team

All persons present, not listed above

electronically via Email at [weichhorn@cambriacontracting.com](mailto:weichhorn@cambriacontracting.com)

electronically via Email at [joel@cambriacontracting.com](mailto:joel@cambriacontracting.com)

electronically via Email at [johnsoncontractingofwny@yahoo.com](mailto:johnsoncontractingofwny@yahoo.com)

electronically via Email [stokes271@yahoo.com](mailto:stokes271@yahoo.com)

electronically via Email at [dsanders@bmha.ci.buffalo.ny.us](mailto:dsanders@bmha.ci.buffalo.ny.us)

electronically via Email at [mcandelario@bmha.ci.buffalo.ny.us](mailto:mcandelario@bmha.ci.buffalo.ny.us)

electronically via Email at [architect48@roadrunner.com](mailto:architect48@roadrunner.com)

electronically via Email at [urbanfocus09@hotmail.com](mailto:urbanfocus09@hotmail.com)

electronically via Email at [hmansouri@eiteam.com](mailto:hmansouri@eiteam.com)

electronically via Email at [dbaccari@eiteam.com](mailto:dbaccari@eiteam.com)

electronically via Email at [dszufliata@eiteam.com](mailto:dszufliata@eiteam.com)

electronically via Email at [swalsh@eiteam.com](mailto:swalsh@eiteam.com)

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