6087 State Route 19 North- Suite 300
Belmont, NY 14813
585-268-7472 Extension 7
alleganycountylandbank@gmail.com

# NOTICE TO BIDDERS

**Asbestos Abatement of Two (2) Land Bank Owned Structures in Allegany County**

The Allegany County Land Bank is looking for licensed asbestos contractors to perform abatement at two (2) properties. Bids will be received until 4:00 pm, Friday, June 9th, 2023.

Request a copy of Bid Specifications by emailing alleganycountylandbank@gmail.com or find them online at www.ACLBC.org (Request for Proposals Tab)

Project Sites:
31 Grover St. Wellsville
26 Main St. Almond

Mail Bids to: ACLBC
6087 Rte. 19N, Suite 300
Belmont, NY 14813

Bids can be dropped off at:
Allegany County Planning Department
Crossroads Conference Center
6087 Rte. 19N
Belmont, NY 14813

Allegany County Land Bank reserves the right to reject any or all bids.

Thank you in advance,
Brian Loucks
Allegany County Land Bank, Board of Directors, Chairman

6087 State Route 19 North- Suite 300
Belmont, NY 14813
585-268-7472 Extension 7
alleganycountylandbank@gmail.com

# Asbestos Abatement of Two (2) Land Bank Owned Structures in Allegany County

## I. Directions for Bid Submission-

1. On envelope containing bid:
   a. Print your company's name in upper left corner.
   b. In lower left corner print:
   *Asbestos Abatement of 2 Land Bank Owned Structure in Allegany County, N.Y.*
   c. Complete bid/proposal using provided form including Non-collusive Bidding Statement AND Hold Harmless Agreement

2. The successful bidder shall secure and maintain at his / her own expense insurance coverage as specified in "Appendix C: Insurance Requirements". Proof of required insurance coverage shall be provided to the Land Bank prior to commencing work.

3. Bids received after June 9th at 4:00pm will NOT be considered.

4. All Proposals shall remain valid for 45 days after bid opening, unless hereinafter modified.

5. Allegany County Land Bank reserves the right to reject any or all bids and award the bid(s) it determines to be in the best interest of the Land Bank.

## II. Project Description-

**A.** Asbestos Abatement of Two (2) Structures in Allegany County**:**

- 31 Grover St. Wellsville
- 26 Main St. Almond

1. Allegany County Land Bank is seeking bid proposals from experienced and qualified asbestos contractors to remove asbestos containing materials from Two (2) Land Bank owned structures at the above listed addresses.

2. Asbestos Abatement activities shall be at an expense to Allegany County Land Bank. Asbestos containing materials that require abatement will be specified in the "PLM & TEM Bulk Asbestos Analysis Report" conducted for each individual property. The "PLM & TEM Bulk Asbestos Analysis Report" for each property are attached to this document.

3. All work will be performed in full compliance with **Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulation of the State of New York.**

4. No Asbestos Contractor shall engage in an asbestos project unless such asbestos contractor has a valid asbestos handling license issued by the Commissioner of the NYS Department of Labor.

5. The Asbestos Contractor shall be responsible for the removal and proper disposal of the above referenced materials using tools, labor, vehicles, equipment and containers suitable for the project and to leave the site in a safe, clean, level, graded and compacted condition.

6. It is the responsibility of the bidder to inspect each site prior to submitting their bid. Arrangements for an accompanied site visit, if desired, may be made by calling the Allegany County Land Bank at 585-268-7472, extension 7. Attention: Jason Isaman.

7. Entry into the structures is strictly prohibited until bids are awarded for safety, health, and liability reasons.

**B. Scope of Work:**

**1.** Complete Abatement of All Asbestos Containing Materials identified in Attachment D: Asbestos Test Results.

**2.** All work must be completed by <u>August 1st, 2023</u>.

**3.** All abated asbestos material shall be completely removed and delivered to a New York State disposal facility permitted to accept such material. The Allegany County Landfill is closed. Therefore, and alternate disposal facility must be located.

**4.** The successful bidder will be responsible for all traffic control, if necessary. The successful bidder will be responsible for any and all damage to adjacent structures, or property.

**5.** The successful bidder shall contact and coordinate a Third-Party Asbestos Project Monitor in accordance to **Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulation of the State of New York.** The Asbestos Abatement Contractor is responsible for the payment of the Third-Party Asbestos Project Monitor.

**6.** The Allegany County Land Bank will pay the successful bidder the full bid price, in one lump sum after project completion and upon being deemed substantially complete by the Land Bank Board of Directors. Payment shall be made according to the Land Bank's established Procurement Policy.

**7.** The successful bidder is responsible for obtaining all necessary permits, licenses, approvals etc., for carrying out the scope of work described herein including all utilities (private or public).

**8.** Bids prices shall be all inclusive (i.e. abatement, labor, materials, disposal, transportation, all permits, etc.).

**9.** The Contractor shall comply with all OSHA regulations, all State and Federal regulations and shall be responsible for the safety and well-being of their employees.

**10.** The successful bidder shall perform in accordance with all applicable Federal, State and Local Laws, rules and regulations. All statutory provisions applicable to this project are hereby incorporated by reference. The successful bidder is also responsible for obtaining all applicable permits and licenses and shall be solely responsible for paying any fines or penalties incurred during the performance of this project.

**11.** The successful bidder shall be responsible for and assume, all responsibility for all safety signage, barricades, locks, etc. To secure the work site and structures from entry by unauthorized persons or vehicles at the onset and duration of abatement activities.

**C. General Conditions:**

1. Insurance: The successful bidder shall secure and maintain at his / her own expense insurance coverage as specified in "Contractor Insurance Requirements", contained herein. The Bidder shall be provide a certificate of insurance naming Allegany County Land Bank Corporation and Enterprise Community Partners, and Fourth Sector Services as additional insured as well as stating that the Allegany County Land Bank Corporation be given thirty (30) days' notice prior to non-renewal of, or cancellation of, policies.

2. Non-Collusive Bidding Statement: The Contractor shall submit a signed and dated Non- Collusive Bidding Statement with its bid which is included in this bid document. Said certificate is mandated by Section 103-d of the General Municipal Law.

3. Hold Harmless Form: The contractor shall submit a signed and dated Hold Harmless Form with its bid which is included in this bid document. Successful bidder agrees to the fullest extent permitted by law, to indemnify, hold harmless and defend the Land Bank, Enterprise Community Partners, its agents, employees or any person against loss or expense, including attorney's fees, by reason of liability imposed by law upon the Land Bank, except in cases of the Land Bank's negligence, for damage because of bodily injury, including death at any time resulting therefrom sustained by any person or persons, or on account of damage to property arising out of, or in consequence of, the performance of this contract.

4. Assignment: The successful bidder shall not assign, transfer sublet or otherwise dispose of the contract, or its right title or interest, or its power to execute the same to any person or corporation without the previous consent, in writing, of the Allegany County Land Bank. An assignment of the contract shall not relieve the assignor of his obligations hereunder. In the event of assignments, all provisions herein shall be binding upon the inure to the benefit of the respective successors and assignees to the same extent as if each such successor or assignee were named as a party to the original contract.

5. Late Bids: Contractors shall bear sole responsibility for the delivery of their bid in a timely manner.

6. Governing Law: The terms of this contract shall be governed pursuant to the laws of New York State, Allegany County, and the municipality where the work is performed.

7. Reliance upon the U.S. Postal Service or other carriers is at the contractor's risk. Late bids will not be considered and shall be returned unopened.

8. The Allegany County Land Bank reserves as its right, the right to require clarification from the contractor for the purpose of assuring a full understanding of the contractor's responsiveness to the solicitation requirements.

9. The Allegany County Land Bank reserves as its right, the right to accept or reject any and all bids (or separable portions thereof), the right to waive irregularities and technicalities, and the right to request resubmittal of bids (re-bid).

10. Contractor's Failure to Comply: The contractor's failure to perform in compliance with the bid award shall result in withholding of payment. The payment shall be withheld until such times as the contractor fulfills its responsibilities. Compliance shall be determined by and to the satisfaction of the Allegany County Land Bank. Such action would not necessarily preclude further initiatives on the part of Allegany County Land Bank to protect and preserve its interest.

11. Preparation of Bid Documents: Bids must be submitted on the forms provided in the bid documents and prepared in the following manner:
    a. All submissions shall be clearly written, legible, and completed using a permanent medium (e.g. ink, typewriter, laser printer, etc.) Illegible entries may be rejected.
    b. All forms requiring the contractor's signature shall be signed by the contractor or the contractor's authorized representative. Erasures and/or alterations shall be initialed by the individual whose signature appears on the bid forms.
    c. The contractor shall submit the bid in accordance with the bid documents and shall not make any changes in the wording of the bid forms or make any stipulations or qualify the bid in any manner.
    d. All bids shall be firm for a period of forty-five (45) days from the bid opening date; during which time the Land Bank shall render its decision.

12. Each vendor bears sole responsibility for acquisition of bid documents. Requests for bid documents to be forwarded are neither a guarantee nor an incurred obligation on the part of the Allegany County Land Bank to ensure vendors requested receipt of bid documents, timely or otherwise.

13. Receipt of these documents, unsolicited or otherwise, shall not be construed a predetermination of a vendor's qualifications to receive a contract award. Nor shall receipt of these documents be interpreted an endorsement that the vendor's equipment, materials, products, and/or services are in compliance with the bid specifications.

14. Examination, Interpretation, Correction of Bid Documents: Each vendor shall examine all bid documents and judge all matters relating to the adequacy of such documents. Any inquiries, suggestions or requests concerning interpretation, clarification or additional information pertaining to this bid solicitation shall be in writing and submitted to the Land Bank. The Land Bank shall not be responsible for oral interpretations given by any officer, representative or others. The issuance of written addendum/addenda is the only official method whereby clarification or additional information can be given.

**III. Acknowledgment of Project Specifications-**

**THE UNDERSIGNED PROPOSES TO PROVIDE SAID SERVICES** required by the Allegany County Land Bank as set forth in the enclosed request for proposal. The successful bidder shall be obligated to furnish said services at the price set forth in this bid.

Sufficient information must be submitted with your bid to allow the Allegany County Land Bank to determine if the product is acceptable and meets the needs of the Allegany County Land Bank. Final determination shall be made by the Land Bank.

Company Name_____

Address_____

City, State, Zip_____

Signature:_____ Printed Name:_____

Title:_____ Date:_____

Telephone number:_____ Fax number:_____

Email address:_____

**IV. Bid Proposal Form-**

**Allegany County Land Bank Bid Proposal Form**
**For Asbestos Abatement**

| **Location** | **Bid Price** | **Days to Complete** |
|---|---|---|
| 31 Grover St. Wellsville | $_____ | _____ |
| 26 Main St. Almond | $_____ | _____ |

Company Name:_____

Address: _____

_____

Telephone No.:_____ Fax No.: _____

Email Address: _____

Tax I.D. No.: _____

The undersigned having a principal place of business as indicated above, agrees to furnish the Allegany County Land Bank the services listed at the price herein stated, in accordance with the specifications and conditions annexed hereto.

Authorized signature: _____

Typed or Printed Name:_____

Title: _____

Date: _____

Subscribed and sworn to before me this

_____day of_____2023.

---

**List of Appendices:**

- **A. Non-Collusive Bidding Statement**
- **B. Hold Harmless Agreement**
- **C. Insurance Requirements**
- **D. Asbestos Test Results (Two [2] Properties)**

## Appendix A: Non-Collusive Bidding Statement

By submission of this bid/proposal, each bidder and each person signing on behalf of any bidder/proposer, certifies, and in case of a joint bid/proposal, each party hereto certifies as to its own organization, under penalty of perjury, that to the best of his/her/their knowledge and belief:

1. The prices in this bid/proposal have been arrived at independently without collusion consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder/proposer or with any competitor.
2. Unless otherwise required by law, the prices which have been quoted in this package have not been knowingly disclosed by the bidder/proposer prior to the opening, directly or indirectly, to another bidder/proposer or any competitor; and
3. No attempt has been made or will be made by the bidder proposer to induce any other person partnership, or cooperation to submit or not to submit a bid/proposal for purpose of restricting competition.

_____
Name of Bidder/Proposer

_____
Address

_____
Signature

_____
Title

_____
Date

_____
FEIN

## Appendix B: Hold Harmless Agreement

A "Hold Harmless Agreement" is required from each contractor engaged on the behalf of the Allegany County Land Bank. A separate agreement is required by subcontractors engaged in any portion of the contracted work.

A. Indemnification and Hold Harmless:

To the fullest extent permitted by law, _____ agrees at its own cost to defend, indemnify and hold harmless The Allegany County Land Bank Corporation, its officers, agents, representatives, managers, employees and affiliates from and against any and all claims, suits, liens, judgments, damages, losses and expenses including reasonable attorney fees and legal expenses and costs arising in whole or in part and in any manner from the acts, omissions, breach or default of any contractor or subcontractor. This agreement is continuous until terminated by either parity with written notice.

B. Insurance:

_____ hereby agrees that it will obtain and keep in force an insurance policy/policies to cover its liability hereunder and to defend and save harmless the Allegany County Land Bank , its officers, agents, representatives, managers, employees and affiliates and carry:

i. Commercial General Liability Insurance in amounts not less than $1,000,000 per occurrence/per location, $2,000,000 in annual aggregate, and $2,000,000 products/completed operations aggregate.
ii. Commercial Auto Insurance in amounts not less than $1,000,000
iii. Workers' Compensation and Disability Insurance in amounts complying with industry standards for the work being conducted and to the full statutory limits.
iv. Environmental Liability Insurance with a $1,000,000 limit to new construction projects or demolition.
v. Asbestos Certificate

The undersigned agrees to all of the conditions of this agreement and will furnish the Allegany County Land Bank Corporation certificates of insurance evidencing that the aforesaid insurance coverage is in force.

Authorized Signature: _____
Typed or Printed Name: _____
Title: _____
Date: _____

Subscribed and sworn to before me this ____ day of _____, 2023.

## Appendix C: Insurance Requirements

All Subcontractors must carry Commercial General Liability Insurance in amounts not less than $1,000,000 per occurrence/per location, $2,000,000 in the annual aggregate, and $2,000,000 products/completed operations aggregate.

All Subcontractors must carry Commercial Auto Insurance in amounts not less than $1,000,000

All Subcontractors must carry Workers' Compensation & Disability Insurance in amounts complying with industry standards for the type of work that the Subcontractor is conducting.

If the Subcontractor will be involved in any environmental remediation of any kind, the Subcontractor must have Environmental Pollution Liability Insurance with a $1,000,000 limit to new construction projects or demolition.

Asbestos Certificate

***ATTENTION*:**

**Before submitting your bid/proposal please ensure you have the following documents with your sealed bid/proposal.**

1. Signed W9 form
2. Insurance Certificate- with Allegany County Land Bank Corporation and The Housing Trust Fund Corporation
3. Hold Harmless statement
4. Non-Collusive Bidding Statement
5. Copy of a Valid Asbestos Handler's License

# NEESON - CLARK ASSOCIATES, INC.
## TECHNICAL & ENVIRONMENTAL SERVICES
**742 GRANDVIEW AVE., OLEAN, N.Y. 14760 PH:716.373.3067 FAX 716.372.3168**


January 18, 2023

Mr. Jason P. Isaman
Executive Director
Allegany County Land Bank Corporation
7 Court Street
Belmont, New York 14813

**RE: Asbestos Inspection – 26 Main Street, Almond, New York 14804**

Dear Mr. Isaman:

Please find enclosed the pre-renovation asbestos inspection / survey for the above referenced property. The areas of renovation were defined by your office. All areas were accessible and building materials were first visually assessed in the sampling protocol for asbestos determination. Additionally contained within is: The Chain of Custody, Sampling Location Chart, Analytical Results Individual, Business and Laboratory Certifications. **There were asbestos materials identified.**

**1) 3,200 of exterior siding**

**2) 960 sq/ft of all non-wood linoleums and tiles found in both apartments and under carpets.**

**TRANSMITTAL**

As required by NYS, as per NYCRR 56, Subpart 56-5, and prior to demolition, one copy of this completed survey shall immediately be sent by the *building / structure* owner to both the local governmental agency charged with issuing applicable permits and the Asbestos Control Bureau district office closest to the building or structure location.

Asbestos Control Bureau
65 Court Street, Rm. 405
Buffalo, New York 14202

Sincerely,

John F. Neeson
Certification # 05 - 07694

**AmeriSci Richmond**
13635 GENITO ROAD
MIDLOTHIAN, VIRGINIA 23112
TEL: 8047631200 FAX: 8047631800

January 18, 2023

Neeson-Clark Associates, Inc
Attn: John Neeson
742 Grandview Ave
Olean, NY 14760

RE: Neeson-Clark Associates, Inc
Job Number 123011440
P.O. #26 Main St, Almond NY 14804
26 Main St, Almond NY 14804

Dear John Neeson:

Enclosed are the results of Asbestos Analysis - Bulk Protocol of the following Neeson-Clark Associates, Inc samples, received at AmeriSci on Friday, January 13, 2023, for a 5 day turnaround:

1, 1A, 2, 2A, 3, 3A, 4, 4A, 5, 5A, 5B, 5C, 5D, 5E, 5F, 6, 6A

The 17 samples, placed in zip lock bag, were shipped to AmeriSci via Fed Ex 8170 2365 4038 B 950. Neeson-Clark Associates, Inc requested ELAP PLM/TEM analysis of these samples.

The results of the analyses which were performed under NYSDOH ELAP Lab Certification # 10984 following ELAP 198.4 TEM guidelines are presented within the Summary Table of this report. The presence of matrix reduction data in the Summary Table normally indicates an NOB sample. For NOB samples the individual matrix reduction and TEM analysis results are listed in Table I. Complete PLM results for individual samples analyzed by ELAP 198.1 (friable) and ELAP 198.6 (NOB) are presented in the PLM Bulk Asbestos Report. This combined report relates ONLY to sample analysis expressed as percent composition by weight and percent asbestos. This report must not be used to claim product endorsement or approval by these laboratories, NVLAP, ELAP or any other associated agency. The National Institute of Standards and Technology accreditation requirements, mandate that this report must not be reproduced, except in full without the written approval of the laboratory. This report may contain specific data not covered by NVLAP or ELAP accreditations respectively, if so identified in relevant footnotes.

AmeriSci appreciates this opportunity to serve your organization. Please contact us for any further assistance or with any questions.

Sincerely,

Cory M. Parnell

Laboratory Director | Authorized Signatory

**AmeriSci Richmond**
13635 GENITO ROAD
MIDLOTHIAN, VIRGINIA 23112
TEL: (804) 763-1200 • FAX: (804) 763-1800

# PLM Bulk Asbestos Report

Neeson-Clark Associates, Inc
Attn: John Neeson
742 Grandview Ave

Olean, NY 14760

**Date Received** 01/13/23
**Date Examined** 01/18/23
**ELAP #** 10984
**AmeriSci Job #** 123011440
**P.O. #**
**Page** 1 **of** 4
**RE:** 26 Main St, Almond NY 14804

| Client No. / HGA | Lab No. | Asbestos Present | Total % Asbestos |
|---|---|---|---|
| 1 | 123011440-01 | ***No*** | NAD |
| 1 **Location:** Roof Shingles | | | (NOB by NYS ELAP 198.6) by C. David Mintz on 01/18/23 |
| **Analyst Description:** Black, Homogeneous, Fibrous, Shingle | | | |
| **Asbestos Types:** | | | |
| **Other Material:** Fibrous glass 3.0%, Non-fibrous 31% | | | |
| **Comment:** Heat Sensitive (organic): 27.8%; Acid Soluble (inorganic): 37.6%; Inert (Non-asbestos): 34.6% | | | |
| 1A | 123011440-02 | ***No*** | NAD |
| 1 **Location:** Roof Shingles | | | (NOB by NYS ELAP 198.6) by C. David Mintz on 01/18/23 |
| **Analyst Description:** Black, Homogeneous, Fibrous, Shingle | | | |
| **Asbestos Types:** | | | |
| **Other Material:** Fibrous glass 3.0%, Non-fibrous 37% | | | |
| **Comment:** Heat Sensitive (organic): 23.3%; Acid Soluble (inorganic): 36.3%; Inert (Non-asbestos): 40.4% | | | |
| 2 | 123011440-03 | ***No*** | NAD |
| 2 **Location:** Drop Ceiling | | | (NOB by NYS ELAP 198.6) by C. David Mintz on 01/18/23 |
| **Analyst Description:** Lt Tan, Homogeneous, Non-Fibrous, Ceiling Tile | | | |
| **Asbestos Types:** | | | |
| **Other Material:** Non-fibrous 18% | | | |
| **Comment:** Heat Sensitive (organic): 74.0%; Acid Soluble (inorganic): 7.8%; Inert (Non-asbestos): 18.2% | | | |
| 2A | 123011440-04 | ***No*** | NAD |
| 2 **Location:** Drop Ceiling | | | (NOB by NYS ELAP 198.6) by C. David Mintz on 01/18/23 |
| **Analyst Description:** Lt Tan, Homogeneous, Non-Fibrous, Ceiling Tile | | | |
| **Asbestos Types:** | | | |
| **Other Material:** Non-fibrous 34% | | | |
| **Comment:** Heat Sensitive (organic): 55.8%; Acid Soluble (inorganic): 10.1%; Inert (Non-asbestos): 34.1% | | | |

See Reporting notes on last page

# PLM Bulk Asbestos Report

26 Main St, Almond NY 14804

| Client No. / HGA | Lab No. | Asbestos Present | Total % Asbestos |
|---|---|---|---|
| 3 | 123011440-05 | ***No*** | NAD |
| 3 **Location:** Drywall | | | (by NYS ELAP 198.1) by C. David Mintz on 01/18/23 |
| **Analyst Description:** White// Brown, Homogeneous, Fibrous, Drywall<br>**Asbestos Types:**<br>**Other Material:** Cellulose 4.0%, Non-fibrous 96% | | | |
| 3A | 123011440-06 | ***No*** | NAD |
| 3 **Location:** Drywall | | | (by NYS ELAP 198.1) by C. David Mintz on 01/18/23 |
| **Analyst Description:** White/ Brown, Homogeneous, Fibrous, Drywall<br>**Asbestos Types:**<br>**Other Material:** Cellulose 4.0%, Non-fibrous 96% | | | |
| 4 | 123011440-07 | ***No*** | NAD |
| 4 **Location:** Window Glaze | | | (NOB by NYS ELAP 198.6) by C. David Mintz on 01/18/23 |
| **Analyst Description:** White, Homogeneous, Non-Fibrous, Glazing<br>**Asbestos Types:**<br>**Other Material:** Non-fibrous 100%<br>**Comment:** Heat Sensitive (organic): 12.2%; Acid Soluble (inorganic): 51.0%; Inert (Non-asbestos): 36.8% | | | |
| 4A | 123011440-08 | ***No*** | NAD |
| 4 **Location:** Window Glaze | | | (NOB by NYS ELAP 198.6) by C. David Mintz on 01/18/23 |
| **Analyst Description:** White, Homogeneous, Non-Fibrous, Glazing<br>**Asbestos Types:**<br>**Other Material:** Non-fibrous 100%<br>**Comment:** Heat Sensitive (organic): 12.6%; Acid Soluble (inorganic): 82.1%; Inert (Non-asbestos): 5.3% | | | |
| 5 | 123011440-09 | ***No*** | NAD [1] |
| 5 **Location:** Plaster 1st Floor Ceiling & Walls | | | (by NYS ELAP 198.1) by C. David Mintz on 01/18/23 |
| **Analyst Description:** Gray-Brown, Homogeneous, Fibrous, Cementitious, Plaster<br>**Asbestos Types:**<br>**Other Material:** Animal hair 2.0%, Cellulose 2.0%, Non-fibrous 96% | | | |

See Reporting notes on last page

# PLM Bulk Asbestos Report

26 Main St, Almond NY 14804

| Client No. / HGA | Lab No. | Asbestos Present | Total % Asbestos |
|---|---|---|---|
| 5A<br>5 | 123011440-10<br>**Location:** Plaster 1st Floor Ceiling & Walls | ***No*** | NAD [1]<br>(by NYS ELAP 198.1)<br>by C. David Mintz<br>on 01/18/23 |
| **Analyst Description:** Gray-Brown, Homogeneous, Fibrous, Cementitious, Plaster<br>**Asbestos Types:**<br>**Other Material:** Animal hair 2.0%, Cellulose 2.0%, Non-fibrous 96% | | | |
| 5B<br>5 | 123011440-11<br>**Location:** Plaster 1st Floor Ceiling & Walls | ***No*** | NAD [1]<br>(by NYS ELAP 198.1)<br>by C. David Mintz<br>on 01/18/23 |
| **Analyst Description:** Gray-Brown, Homogeneous, Fibrous, Cementitious, Plaster<br>**Asbestos Types:**<br>**Other Material:** Animal hair 2.0%, Cellulose 2.0%, Non-fibrous 96% | | | |
| 5C<br>5 | 123011440-12<br>**Location:** Plaster 2nd Floor Ceiling & Walls | ***No*** | NAD [1]<br>(by NYS ELAP 198.1)<br>by C. David Mintz<br>on 01/18/23 |
| **Analyst Description:** Gray, Homogeneous, Fibrous, Cementitious, Plaster<br>**Asbestos Types:**<br>**Other Material:** Animal hair 1.0%, Cellulose 1.0%, Non-fibrous 98% | | | |
| 5D<br>5 | 123011440-13<br>**Location:** Plaster 2nd Floor Ceiling & Walls | ***No*** | NAD [1]<br>(by NYS ELAP 198.1)<br>by C. David Mintz<br>on 01/18/23 |
| **Analyst Description:** Gray, Homogeneous, Fibrous, Cementitious, Plaster<br>**Asbestos Types:**<br>**Other Material:** Animal hair 1.0%, Cellulose 1.0%, Non-fibrous 98% | | | |
| 5E<br>5 | 123011440-14<br>**Location:** Plaster 1st & 2nd Floor Ceiling & Walls | ***No*** | NAD<br>(by NYS ELAP 198.1)<br>by C. David Mintz<br>on 01/18/23 |
| **Analyst Description:** Gray-Tan, Homogeneous, Fibrous, Cementitious, Plaster<br>**Asbestos Types:**<br>**Other Material:** Animal hair 1.0%, Cellulose 1.0%, Non-fibrous 98% | | | |
| 5F<br>5 | 123011440-15<br>**Location:** Plaster 1st & 2nd Floor Ceiling & Walls | ***No*** | NAD<br>(by NYS ELAP 198.1)<br>by C. David Mintz<br>on 01/18/23 |
| **Analyst Description:** Gray-Tan, Homogeneous, Fibrous, Cementitious, Plaster<br>**Asbestos Types:**<br>**Other Material:** Animal hair 1.0%, Cellulose 1.0%, Non-fibrous 98% | | | |

See Reporting notes on last page

# PLM Bulk Asbestos Report

26 Main St, Almond NY 14804

| Client No. / HGA | Lab No. | Asbestos Present | Total % Asbestos |
|---|---|---|---|
| 6 | 123011440-16 | ***Yes*** | 13% |
| 6 **Location:** Exterior Siding | | | (by NYS ELAP 198.1) by C. David Mintz on 01/18/23 |
| **Analyst Description:** Gray, Homogeneous, Fibrous, Cementitious, Transite | | | |
| **Asbestos Types:** Chrysotile 13% | | | |
| **Other Material:** Non-fibrous 86% | | | |
| 6A | 123011440-17 | | NA/PS |
| 6 **Location:** Exterior Siding | | | |
| **Analyst Description:** Transite | | | |
| **Asbestos Types:** | | | |
| **Other Material:** | | | |

**Reporting Notes:**

(1) Sample homogenized by grinding to a powder prior to analysis.

Analyzed by: C. David Mintz
Date: 1/18/2023

C David Mintz

Reviewed by: Cory M. Parnell

*NAD = no asbestos detected, Detection Limit <1%, Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; "Present" or NVA = "No Visible Asbestos" are observations made during a qualitative analysis; NA = not analyzed; NA/PS = not analyzed / positive stop; PLM Bulk Asbestos Analysis using Olympus, Model BH-2 microscope, Serial #210972, by EPA 600/R-93/116 per 40 CFR 763 (NVLAP Lab Code 101904-0) and ELAP PLM Analysis Protocol 198.1 for New York friable samples which includes quantitation of any vermiculite observed (198.6 for NOB samples) or EPA 400 pt ct by EPA 600/M4-82-020 (NYSDOH ELAP Lab # 10984); CA ELAP Lab # 2508; Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. NAD or Trace results by PLM are inconclusive, TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the laboratory. This PLM report relates ONLY to the items tested.

Client Name: Neeson-Clark Associates, Inc

# Table I
## Summary of Bulk Asbestos Analysis Results by NYS ELAP 198.4

26 Main St, Almond NY 14804

| AmeriSci Sample # | Client Sample# | HG Area | NOB Sample Weight (gram) | NOB Heat Sensitive Organic % | NOB Acid Soluble Inorganic % | NOB Insoluble Non-Asbestos Inorganic % | ** Asbestos % by PLM/DS | ** Asbestos % by TEM |
|---|---|---|---|---|---|---|---|---|
| 01 | 1 | 1 | 0.638 | 27.8 | 37.6 | 34.6 | NAD | NAD |
| Location: Roof Shingles | | | | | | | | |
| 02 | 1A | 1 | 0.498 | 23.3 | 36.3 | 40.4 | NAD | NAD |
| Location: Roof Shingles | | | | | | | | |
| 03 | 2 | 2 | 0.170 | 74.0 | 7.8 | 18.2 | NAD | NAD |
| Location: Drop Ceiling | | | | | | | | |
| 04 | 2A | 2 | 0.246 | 55.8 | 10.1 | 34.1 | NAD | NAD |
| Location: Drop Ceiling | | | | | | | | |
| 05 | 3 | 3 | ---- | ---- | ---- | ---- | NAD | NA |
| Location: Drywall | | | | | | | | |
| 06 | 3A | 3 | ---- | ---- | ---- | ---- | NAD | NA |
| Location: Drywall | | | | | | | | |
| 07 | 4 | 4 | 0.826 | 12.2 | 51.0 | 36.8 | NAD | NAD |
| Location: Window Glaze | | | | | | | | |
| 08 | 4A | 4 | 0.548 | 12.6 | 82.1 | 5.3 | NAD | NAD |
| Location: Window Glaze | | | | | | | | |
| 09 | 5 | 5 | ---- | ---- | ---- | ---- | NAD | NA |
| Location: Plaster 1st Floor Ceiling & Walls | | | | | | | | |
| 10 | 5A | 5 | ---- | ---- | ---- | ---- | NAD | NA |
| Location: Plaster 1st Floor Ceiling & Walls | | | | | | | | |
| 11 | 5B | 5 | ---- | ---- | ---- | ---- | NAD | NA |
| Location: Plaster 1st Floor Ceiling & Walls | | | | | | | | |
| 12 | 5C | 5 | ---- | ---- | ---- | ---- | NAD | NA |
| Location: Plaster 2nd Floor Ceiling & Walls | | | | | | | | |
| 13 | 5D | 5 | ---- | ---- | ---- | ---- | NAD | NA |
| Location: Plaster 2nd Floor Ceiling & Walls | | | | | | | | |
| 14 | 5E | 5 | ---- | ---- | ---- | ---- | NAD | NA |
| Location: Plaster 1st & 2nd Floor Ceiling & Walls | | | | | | | | |
| 15 | 5F | 5 | ---- | ---- | ---- | ---- | NAD | NA |
| Location: Plaster 1st & 2nd Floor Ceiling & Walls | | | | | | | | |
| 16 | 6 | 6 | ---- | ---- | ---- | ---- | Chrysotile 13 | NA |
| Location: Exterior Siding | | | | | | | | |

See Reporting notes on last page

Client Name: Neeson-Clark Associates, Inc

## Table I
## Summary of Bulk Asbestos Analysis Results by NYS ELAP 198.4

26 Main St, Almond NY 14804

| AmeriSci Sample # | Client Sample# | HG Area | NOB Sample Weight (gram) | NOB Heat Sensitive Organic % | NOB Acid Soluble Inorganic % | NOB Insoluble Non-Asbestos Inorganic % | ** Asbestos % by PLM/DS | ** Asbestos % by TEM |
|---|---|---|---|---|---|---|---|---|
| 17 | 6A | 6 | ---- | ---- | ---- | ---- | NA/PS | NA |

Location: Exterior Siding

Analyzed by: Cory M. Parnell

Date: 1/18/2023

Reviewed by: Cory M. Parnell

Semi-Quantitative Analysis: NAD = no asbestos detected; NA = not analyzed; NA/PS = not analyzed due to positive stop; Trace = <1%; PLM analysis by EPA 600/R-93/116 per 40 CFR 763 (NVLAP Lab Code 101904-0) or NY ELAP 198.1 for New York friable samples which includes quantitation of any vermiculite observed (198.6 for NOB samples) or EPA 400 pt ct by EPA 600/M4-82-020 (NY ELAP Lab # 10984); TEM prep by EPA 600/R-93/116 Section 2.3 (analysis by Section 2.5, not covered by NVLAP Bulk accreditation); or NY ELAP 198.4 for New York NOB samples (NY ELAP Lab # 10984). Analysis using Jeol, Model JEM-100CX II microscope, Serial #156147-247. ** Warning Notes: Consider PLM fiber diameter limitation, only TEM will resolve fibers <0.25 micrometers in diameter. TEM bulk analysis is representative of the fine grained matrix material and may not be representative of non-uniformly dispersed debris, soils or other heterogeneous materials for which a combination PLM/TEM evaluation is recommended; Quantitation for beginning weights of <0.1 grams should be considered as qualitative only.

Relinquished By: NEESON - CLARK ASSOC INC Date/Time: 1/12/23

Received By: _____ Date/Time: _____

Relinquished By: _____ Date/Time: _____

Received By: _____ Date/Time: _____

AMERISCI

WWW.AMERISCI.COM

# BULK CHAIN OF CUSTODY


**AMERISCI NEW YORK**
117 EAST 30TH STREET
NEW YORK, NY 10016
TOLL FREE: (800) 705-5227
PHONE: (212) 679-8600
FAX: (212) 679-9392


Company: NEESON - CLARK ASSOC. INC

Street Address: 742 GRANDVIEW AVE

City: OLEAN State: NY Zip: 14760

Phone: 716 373 3067 Cell:

Fax Results? Y ☐ Fax #:

Email Results? Y ☒ Email: JNEESON@HOTMAIL.COM

Results to:

Project: 26 MAIN ST. ALMOND, NY 14804

AmeriSci #: 123-01-1440

Proj Mgr: Proj #:

Proj Address: Proj State:

Analysis: ☐ PLM; ☒ Positive Stop; ☐ TEM; ☒ NY ELAP PLM/TEM w/ NOB Prep.

ASTM Dust ☐ (Microvac) ☐ (Wipe); ☐ Qualitative; ☐ NY ELAP 198.8 Vermiculite

Turnaround Time: 5 DAYS Material Type: ☒ Bulk ☐ Dust ☐ Water

Sampled By: JOHN F. NEESON Date Sampled: 1/11/23

Special Instructions or Comments:

| Lab ID | Field ID | Location | Sample Description (dust area) | Homogenous Area |
|---|---|---|---|---|
| | 1 1A | Roof Shingles | | |
| | 2 2A | Drop Ceiling | | |
| | 3 3A | Dry Wall | | |
| | 4 4A | Wilwood Glaze | | |
| | 5 5A 5B | Plaster 1st Floor Ceiling & Walls | | |
| | 5C 5D | " 2nd Floor Ceiling & Walls | | |
| | 5E 5F | " 1st & 2nd " " " | | |
| | 6 6A | Exterior Siding 3200 Sq/Ft | | |
| | | | | |
| | | - ASSUMED | | |
| | | All Floorings on First & Second Floors No Wood | | 700 Sq/Ft. |
| | | Both Apts. | | |
| | | - SPACE HEATERS - Below Carpet in Living Room (2) | | |
| | | - No Central Heating | | Received |
| | | - Wall Mounted | | JAN 13 2023 |
| | | | | |
| | | | | |

PAGE OF

**United States Department of Commerce**
**National Institute of Standards and Technology**

# Certificate of Accreditation to ISO/IEC 17025:2017

**NVLAP LAB CODE: 200546-0**

## AmeriSci New York

New York, NY

*is accredited by the National Voluntary Laboratory Accreditation Program for specific services, listed on the Scope of Accreditation, for:*

## Asbestos Fiber Analysis

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).*

2022-07-01 through 2023-06-30

*Effective Dates*

*For the National Voluntary Laboratory Accreditation Program*

**NEW YORK STATE DEPARTMENT OF HEALTH**
**WADSWORTH CENTER**

Expires 12:01 AM April 01, 2023
Issued April 01, 2022

## CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

*MR. PAUL J. MUCHA*
*AMERICA SCIENCE TEAM NEW YORK, INC*
*117 EAST 30TH ST*
*NEW YORK, NY 10016*

*NY Lab Id No: 11480*

*is hereby APPROVED as an Environmental Laboratory for the category*
*ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE*
*All approved subcategories and/or analytes are listed below:*

**Miscellaneous**

| | |
|---|---|
| Asbestos in Friable Material | Item 198.1 of Manual |
| | EPA 600/M4/82/020 |
| Asbestos in Non-Friable Material-PLM | Item 198.6 of Manual (NOB by PLM) |
| Asbestos in Non-Friable Material-TEM | Item 198.4 of Manual |

Serial No.: 64683

Property of the New York State Department of Health. Certificates are valid only at the address shown, must be conspicuously posted, and are printed on secure paper. Continued accreditation depends on successful ongoing participation in the Program. Consumers are urged to call (518) 485-5570 to verify the laboratory's accreditation status.

# NEESON - CLARK ASSOCIATES, INC.
## TECHNICAL & ENVIRONMENTAL SERVICES
**742 GRANDVIEW AVE., OLEAN, N.Y. 14760 PH:716.373.3067 FAX 716.372.3168**


January 18, 2023

Mr. Jason P. Isaman
Executive Director
Allegany County Land Bank Corporation
7 Court Street
Belmont, New York 14813

**RE: Asbestos Inspection – 31 Grover, Wellsville, New York 14895**

Dear Mr. Isaman:

Please find enclosed the pre-renovation asbestos inspection / survey for the above referenced property. The areas of renovation were defined by your office. All areas were accessible and building materials were first visually assessed in the sampling protocol for asbestos determination. Additionally contained within is: The Chain of Custody, Sampling Location Chart, Analytical Results Individual, Business and Laboratory Certifications. **There were asbestos materials identified.**

**1) 140 Linear feet of pipe wrap in the basement (poor condition, areas have been disturbed) 75 linear feet assumed to be located in walls.**

**2) 1st floor (kitchen and bathroom flooring) 225 sq/ft.**

**3) 2nd floor bathroom – 50 sq/ft**

**TRANSMITTAL**

As required by NYS, as per NYCRR 56, Subpart 56-5, and prior to demolition, one copy of this completed survey shall immediately be sent by the *building / structure* owner to both the local governmental agency charged with issuing applicable permits and the Asbestos Control Bureau district office closest to the building or structure location.

Asbestos Control Bureau
65 Court Street, Rm. 405
Buffalo, New York 14202

Sincerely,

John F. Neeson
Certification # 05 - 07694

**AmeriSci Richmond**
13635 GENITO ROAD
MIDLOTHIAN, VIRGINIA 23112
TEL: 8047631200 FAX: 8047631800

January 18, 2023

Neeson-Clark Associates, Inc
Attn: John Neeson
742 Grandview Ave
Olean, NY 14760

RE: Neeson-Clark Associates, Inc
Job Number 123011441
P.O. #31 Grover St Wellsville, NY 14895
31 Grover St Wellsville, NY 14895; Positive Stop

Dear John Neeson:

Enclosed are the results of Asbestos Analysis - Bulk Protocol of the following Neeson-Clark Associates, Inc samples, received at AmeriSci on Friday, January 13, 2023, for a 5 day turnaround:

1, 1A, 2, 2A, 3, 3A, 4, 4A, 4B, 4C, 4D, 4E, 4F, 5, 5A, 5B, 6, 6A

The 18 samples, placed in , were shipped to AmeriSci via Fed Ex 8170 2365 4049 B 950. Neeson-Clark Associates, Inc requested ELAP PLM/TEM analysis of these samples.

The results of the analyses which were performed under NYSDOH ELAP Lab Certification # 10984 following ELAP 198.4 TEM guidelines are presented within the Summary Table of this report. The presence of matrix reduction data in the Summary Table normally indicates an NOB sample. For NOB samples the individual matrix reduction and TEM analysis results are listed in Table I. Complete PLM results for individual samples analyzed by ELAP 198.1 (friable) and ELAP 198.6 (NOB) are presented in the PLM Bulk Asbestos Report. This combined report relates ONLY to sample analysis expressed as percent composition by weight and percent asbestos. This report must not be used to claim product endorsement or approval by these laboratories, NVLAP, ELAP or any other associated agency. The National Institute of Standards and Technology accreditation requirements, mandate that this report must not be reproduced, except in full without the written approval of the laboratory. This report may contain specific data not covered by NVLAP or ELAP accreditations respectively, if so identified in relevant footnotes.

AmeriSci appreciates this opportunity to serve your organization. Please contact us for any further assistance or with any questions.

Sincerely,

Cory M. Parnell

Laboratory Director | Authorized Signatory

**AmeriSci Richmond**
13635 GENITO ROAD
MIDLOTHIAN, VIRGINIA 23112
TEL: (804) 763-1200 • FAX: (804) 763-1800

# PLM Bulk Asbestos Report

Neeson-Clark Associates, Inc
Attn: John Neeson
742 Grandview Ave

Olean, NY 14760

**Date Received** 01/13/23
**Date Examined** 01/18/23

**AmeriSci Job #** 123011441
**P.O. #**
**Page** 1 **of** 5

**RE:** 31 Grover St Wellsville, NY 14895; Positive Stop

| Client No. / HGA | Lab No. | Asbestos Present | Total % Asbestos |
|---|---|---|---|
| 1<br>1 **Location:** Roof Shingles | 123011441-01 | ***No*** | NAD<br>(NOB by NYS ELAP 198.6)<br>by David W. Ralbovsky<br>on 01/18/23 |
| **Analyst Description:** Black, Heterogeneous, Non-Fibrous, Bulk Material<br>**Asbestos Types:**<br>**Other Material:** Non-Asbestos 44% | | | |
| 1A<br>1 **Location:** Roof Shingles | 123011441-02 | ***No*** | NAD<br>(NOB by NYS ELAP 198.6)<br>by David W. Ralbovsky<br>on 01/18/23 |
| **Analyst Description:** Black, Heterogeneous, Non-Fibrous, Bulk Material<br>**Asbestos Types:**<br>**Other Material:** Non-Asbestos 33% | | | |
| 2<br>2 **Location:** Exterior Siding Shingles | 123011441-03 | ***No*** | NAD<br>(NOB by NYS ELAP 198.6)<br>by David W. Ralbovsky<br>on 01/18/23 |
| **Analyst Description:** Black, Heterogeneous, Non-Fibrous, Bulk Material<br>**Asbestos Types:**<br>**Other Material:** Non-Asbestos 13% | | | |
| 2A<br>2 **Location:** Exterior Siding Shingles | 123011441-04 | ***No*** | NAD<br>(NOB by NYS ELAP 198.6)<br>by David W. Ralbovsky<br>on 01/18/23 |
| **Analyst Description:** Black, Heterogeneous, Non-Fibrous, Bulk Material<br>**Asbestos Types:**<br>**Other Material:** Non-Asbestos 12% | | | |
| 3<br>3 **Location:** Window Glazing | 123011441-05 | ***No*** | NAD<br>(NOB by NYS ELAP 198.6)<br>by David W. Ralbovsky<br>on 01/18/23 |
| **Analyst Description:** White, Heterogeneous, Non-Fibrous, Bulk Material<br>**Asbestos Types:**<br>**Other Material:** Non-Asbestos 34% | | | |

See Reporting notes on last page

# PLM Bulk Asbestos Report

31 Grover St Wellsville, NY 14895; Positive Stop

| Client No. / HGA | Lab No. | Asbestos Present | Total % Asbestos |
|---|---|---|---|
| 3A<br>3 | 123011441-06<br>**Location:** Window Glazing | ***No*** | NAD<br>(NOB by NYS ELAP 198.6)<br>by David W. Ralbovsky<br>on 01/18/23 |
| **Analyst Description:** White, Heterogeneous, Non-Fibrous, Bulk Material<br>**Asbestos Types:**<br>**Other Material:** Non-Asbestos 40% | | | |
| 4<br>4 | 123011441-07.1<br>**Location:** 1st Floor Plaster Ceiling & Walls | ***No*** | NAD<br>(by NYS ELAP 198.1)<br>by David W. Ralbovsky<br>on 01/18/23 |
| **Analyst Description:** White, Heterogeneous, Non-Fibrous, Cementitious, Skim Coat (Plaster)<br>**Asbestos Types:**<br>**Other Material:** Non-fibrous 100% | | | |
| 4<br>4 | 123011441-07.2<br>**Location:** 1st Floor Plaster Ceiling & Walls | ***No*** | NAD<br>(by NYS ELAP 198.1)<br>by David W. Ralbovsky<br>on 01/18/23 |
| **Analyst Description:** Gray, Heterogeneous, Fibrous, Cementitious, Base Coat (Plaster)<br>**Asbestos Types:**<br>**Other Material:** Animal hair Trace, Cellulose Trace, Non-fibrous 100% | | | |
| 4A<br>4 | 123011441-08.1<br>**Location:** 1st Floor Plaster Ceiling & Walls | ***No*** | NAD<br>(by NYS ELAP 198.1)<br>by David W. Ralbovsky<br>on 01/18/23 |
| **Analyst Description:** White, Homogeneous, Non-Fibrous, Cementitious, Skim Coat (Plaster)<br>**Asbestos Types:**<br>**Other Material:** Non-fibrous 100% | | | |
| 4A<br>4 | 123011441-08.2<br>**Location:** 1st Floor Plaster Ceiling & Walls | ***No*** | NAD<br>(by NYS ELAP 198.1)<br>by David W. Ralbovsky<br>on 01/18/23 |
| **Analyst Description:** Gray, Heterogeneous, Fibrous, Cementitious, Base Coat (Plaster)<br>**Asbestos Types:**<br>**Other Material:** Animal hair Trace, Cellulose Trace, Non-fibrous 100% | | | |
| 4B<br>4 | 123011441-09.1<br>**Location:** 1st Floor Plaster Ceiling & Walls | ***No*** | NAD<br>(by NYS ELAP 198.1)<br>by David W. Ralbovsky<br>on 01/18/23 |
| **Analyst Description:** White, Homogeneous, Non-Fibrous, Cementitious, Skim Coat (Plaster)<br>**Asbestos Types:**<br>**Other Material:** Non-fibrous 100% | | | |

See Reporting notes on last page

# PLM Bulk Asbestos Report

31 Grover St Wellsville, NY 14895; Positive Stop

| Client No. / HGA | Lab No. | Asbestos Present | Total % Asbestos |
|---|---|---|---|
| 4B<br>4 | 123011441-09.2<br>**Location:** 1st Floor Plaster Ceiling & Walls | ***No*** | NAD<br>(by NYS ELAP 198.1)<br>by David W. Ralbovsky<br>on 01/18/23 |
| **Analyst Description:** Gray, Heterogeneous, Fibrous, Cementitious, Base Coat (Plaster)<br>**Asbestos Types:**<br>**Other Material:** Animal hair Trace, Cellulose Trace, Non-fibrous 100% | | | |
| 4C<br>5 | 123011441-10.1<br>**Location:** 2nd Floor Plaster Ceiling & Walls | ***No*** | NAD<br>(by NYS ELAP 198.1)<br>by David W. Ralbovsky<br>on 01/18/23 |
| **Analyst Description:** White, Heterogeneous, Non-Fibrous, Cementitious, Skim Coat (Plaster)<br>**Asbestos Types:**<br>**Other Material:** Non-fibrous 100% | | | |
| 4C<br>5 | 123011441-10.2<br>**Location:** 2nd Floor Plaster Ceiling & Walls | ***No*** | NAD<br>(by NYS ELAP 198.1)<br>by David W. Ralbovsky<br>on 01/18/23 |
| **Analyst Description:** Gray, Heterogeneous, Fibrous, Cementitious, Base Coat (Plaster)<br>**Asbestos Types:**<br>**Other Material:** Animal hair Trace, Cellulose Trace, Non-fibrous 100% | | | |
| 4D<br>5 | 123011441-11.1<br>**Location:** 2nd Floor Plaster Ceiling & Walls | ***No*** | NAD<br>(by NYS ELAP 198.1)<br>by David W. Ralbovsky<br>on 01/18/23 |
| **Analyst Description:** White, Heterogeneous, Non-Fibrous, Cementitious, Skim Coat (Plaster)<br>**Asbestos Types:**<br>**Other Material:** Non-fibrous 100% | | | |
| 4D<br>5 | 123011441-11.2<br>**Location:** 2nd Floor Plaster Ceiling & Walls | ***No*** | NAD<br>(by NYS ELAP 198.1)<br>by David W. Ralbovsky<br>on 01/18/23 |
| **Analyst Description:** Gray, Heterogeneous, Fibrous, Cementitious, Base Coat (Plaster)<br>**Asbestos Types:**<br>**Other Material:** Animal hair Trace, Cellulose Trace, Non-fibrous 100% | | | |
| 4E<br>5 | 123011441-12.1<br>**Location:** 2nd Floor Plaster Ceiling & Walls | ***No*** | NAD<br>(by NYS ELAP 198.1)<br>by David W. Ralbovsky<br>on 01/18/23 |
| **Analyst Description:** White, Heterogeneous, Non-Fibrous, Cementitious, Skim Coat (Plaster)<br>**Asbestos Types:**<br>**Other Material:** Non-fibrous 100% | | | |

See Reporting notes on last page

# PLM Bulk Asbestos Report

31 Grover St Wellsville, NY 14895; Positive Stop

| Client No. / HGA | Lab No. | Asbestos Present | Total % Asbestos |
|---|---|---|---|
| 4E<br>5 | 123011441-12.2<br>**Location:** 2nd Floor Plaster Ceiling & Walls | ***No*** | NAD<br>(by NYS ELAP 198.1)<br>by David W. Ralbovsky<br>on 01/18/23 |
| **Analyst Description:** Gray, Heterogeneous, Fibrous, Cementitious, Base Coat (Plaster)<br>**Asbestos Types:**<br>**Other Material:** Animal hair Trace, Cellulose Trace, Non-fibrous 100% | | | |
| 4F<br>5 | 123011441-13.1<br>**Location:** 2nd Floor Plaster Ceiling & Walls | ***No*** | NAD<br>(by NYS ELAP 198.1)<br>by David W. Ralbovsky<br>on 01/18/23 |
| **Analyst Description:** White, Heterogeneous, Non-Fibrous, Skim Coat (Plaster)<br>**Asbestos Types:**<br>**Other Material:** Non-fibrous 100% | | | |
| 4F<br>5 | 123011441-13.2<br>**Location:** 2nd Floor Plaster Ceiling & Walls | ***No*** | NAD<br>(by NYS ELAP 198.1)<br>by David W. Ralbovsky<br>on 01/18/23 |
| **Analyst Description:** Gray, Heterogeneous, Fibrous, Cementitious, Base Coat (Plaster)<br>**Asbestos Types:**<br>**Other Material:** Animal hair Trace, Cellulose Trace, Non-fibrous 100% | | | |
| 5<br>6 | 123011441-14<br>**Location:** Pipe Wrap In Basement | ***Yes*** | 22%<br>(by NYS ELAP 198.1)<br>by David W. Ralbovsky<br>on 01/18/23 |
| **Analyst Description:** Gray, Heterogeneous, Fibrous, Bulk Material<br>**Asbestos Types:** Chrysotile 22%<br>**Other Material:** Non-fibrous 77% | | | |
| 5A<br>6 | 123011441-15<br>**Location:** Pipe Wrap In Basement | | NA/PS |
| **Analyst Description:** Bulk Material<br>**Asbestos Types:**<br>**Other Material:** | | | |
| 5B<br>6 | 123011441-16<br>**Location:** Pipe Wrap In Basement | | NA/PS |
| **Analyst Description:** Bulk Material<br>**Asbestos Types:**<br>**Other Material:** | | | |

See Reporting notes on last page

# PLM Bulk Asbestos Report

31 Grover St Wellsville, NY 14895; Positive Stop

| Client No. / HGA | Lab No. | Asbestos Present | Total % Asbestos |
|---|---|---|---|
| 6<br>7 | 123011441-17<br>**Location:** Drop Ceiling | ***No*** | NAD<br>(by NYS ELAP 198.1)<br>by David W. Ralbovsky<br>on 01/18/23 |
| **Analyst Description:** White/Brown, Heterogeneous, Fibrous, Bulk Material<br>**Asbestos Types:**<br>**Other Material:** Cellulose 95%, Non-fibrous 5.0% | | | |
| 6A<br>7 | 123011441-18<br>**Location:** Drop Ceiling | ***No*** | NAD<br>(by NYS ELAP 198.1)<br>by David W. Ralbovsky<br>on 01/18/23 |
| **Analyst Description:** White/Brown, Heterogeneous, Fibrous, Bulk Material<br>**Asbestos Types:**<br>**Other Material:** Cellulose 95%, Non-fibrous 5.0% | | | |

**Reporting Notes:**

Analyzed by: David W. Ralbovsky
Date: 1/18/2023

Reviewed by: Cory M. Parnell

*NAD = no asbestos detected, Detection Limit <1%, Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; "Present" or NVA = "No Visible Asbestos" are observations made during a qualitative analysis; NA = not analyzed; NA/PS = not analyzed / positive stop; PLM Bulk Asbestos Analysis using Olympus, Model BH-2 microscope, Serial #229707, by EPA 600/R-93/116 per 40 CFR 763 (NVLAP Lab Code 101904-0) and ELAP PLM Analysis Protocol 198.1 for New York friable samples which includes quantitation of any vermiculite observed (198.6 for NOB samples) or EPA 400 pt ct by EPA 600/M4-82-020 (NYSDOH ELAP Lab # 10984); CA ELAP Lab # 2508; Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. NAD or Trace results by PLM are inconclusive, TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the laboratory. This PLM report relates ONLY to the items tested.

Client Name: Neeson-Clark Associates, Inc

## Table I
## Summary of Bulk Asbestos Analysis Results by NYS ELAP 198.4

31 Grover St Wellsville, NY 14895; Positive Stop

| AmeriSci Sample # | Client Sample# | HG Area | NOB Sample Weight (gram) | NOB Heat Sensitive Organic % | NOB Acid Soluble Inorganic % | NOB Insoluble Non-Asbestos Inorganic % | ** Asbestos % by PLM/DS | ** Asbestos % by TEM |
|---|---|---|---|---|---|---|---|---|
| 01 | 1 | 1 | 0.578 | 23.6 | 31.6 | 44.9 | NAD | NAD |
| Location: Roof Shingles | | | | | | | | |
| 02 | 1A | 1 | 0.495 | 28.9 | 37.3 | 33.7 | NAD | NAD |
| Location: Roof Shingles | | | | | | | | |
| 03 | 2 | 2 | 0.478 | 45.0 | 41.7 | 13.3 | NAD | NAD |
| Location: Exterior Siding Shingles | | | | | | | | |
| 04 | 2A | 2 | 0.375 | 43.7 | 44.2 | 12.0 | NAD | NAD |
| Location: Exterior Siding Shingles | | | | | | | | |
| 05 | 3 | 3 | 0.918 | 12.2 | 53.8 | 34.0 | NAD | NAD |
| Location: Window Glazing | | | | | | | | |
| 06 | 3A | 3 | 0.726 | 11.7 | 48.1 | 40.2 | NAD | NAD |
| Location: Window Glazing | | | | | | | | |
| 07.1 | 4 | 4 | ---- | ---- | ---- | ---- | NAD | NA |
| Location: 1st Floor Plaster Ceiling & Walls | | | | | | | | |
| 07.2 | 4 | 4 | ---- | ---- | ---- | ---- | NAD | NA |
| Location: 1st Floor Plaster Ceiling & Walls | | | | | | | | |
| 08.1 | 4A | 4 | ---- | ---- | ---- | ---- | NAD | NA |
| Location: 1st Floor Plaster Ceiling & Walls | | | | | | | | |
| 08.2 | 4A | 4 | ---- | ---- | ---- | ---- | NAD | NA |
| Location: 1st Floor Plaster Ceiling & Walls | | | | | | | | |
| 09.1 | 4B | 4 | ---- | ---- | ---- | ---- | NAD | NA |
| Location: 1st Floor Plaster Ceiling & Walls | | | | | | | | |
| 09.2 | 4B | 4 | ---- | ---- | ---- | ---- | NAD | NA |
| Location: 1st Floor Plaster Ceiling & Walls | | | | | | | | |
| 10.1 | 4C | 5 | ---- | ---- | ---- | ---- | NAD | NA |
| Location: 2nd Floor Plaster Ceiling & Walls | | | | | | | | |
| 10.2 | 4C | 5 | ---- | ---- | ---- | ---- | NAD | NA |
| Location: 2nd Floor Plaster Ceiling & Walls | | | | | | | | |
| 11.1 | 4D | 5 | ---- | ---- | ---- | ---- | NAD | NA |
| Location: 2nd Floor Plaster Ceiling & Walls | | | | | | | | |
| 11.2 | 4D | 5 | ---- | ---- | ---- | ---- | NAD | NA |
| Location: 2nd Floor Plaster Ceiling & Walls | | | | | | | | |

See Reporting notes on last page

# Table I
## Summary of Bulk Asbestos Analysis Results by NYS ELAP 198.4

31 Grover St Wellsville, NY 14895; Positive Stop

| AmeriSci Sample # | Client Sample# | HG Area | NOB Sample Weight (gram) | NOB Heat Sensitive Organic % | NOB Acid Soluble Inorganic % | NOB Insoluble Non-Asbestos Inorganic % | ** Asbestos % by PLM/DS | ** Asbestos % by TEM |
|---|---|---|---|---|---|---|---|---|
| 12.1 | 4E | 5 | ---- | ---- | ---- | ---- | NAD | NA |
| Location: 2nd Floor Plaster Ceiling & Walls | | | | | | | | |
| 12.2 | 4E | 5 | ---- | ---- | ---- | ---- | NAD | NA |
| Location: 2nd Floor Plaster Ceiling & Walls | | | | | | | | |
| 13.1 | 4F | 5 | ---- | ---- | ---- | ---- | NAD | NA |
| Location: 2nd Floor Plaster Ceiling & Walls | | | | | | | | |
| 13.2 | 4F | 5 | ---- | ---- | ---- | ---- | NAD | NA |
| Location: 2nd Floor Plaster Ceiling & Walls | | | | | | | | |
| 14 | 5 | 6 | ---- | ---- | ---- | ---- | Chrysotile 22 | NA |
| Location: Pipe Wrap In Basement | | | | | | | | |
| 15 | 5A | 6 | ---- | ---- | ---- | ---- | NA/PS | NA |
| Location: Pipe Wrap In Basement | | | | | | | | |
| 16 | 5B | 6 | ---- | ---- | ---- | ---- | NA/PS | NA |
| Location: Pipe Wrap In Basement | | | | | | | | |
| 17 | 6 | 7 | ---- | ---- | ---- | ---- | NAD | NA |
| Location: Drop Ceiling | | | | | | | | |
| 18 | 6A | 7 | ---- | ---- | ---- | ---- | NAD | NA |
| Location: Drop Ceiling | | | | | | | | |

Analyzed by: Cory M. Parnell

Reviewed by: Cory M. Parnell

Date: 1/18/2023

Semi-Quantitative Analysis: NAD = no asbestos detected; NA = not analyzed; NA/PS = not analyzed due to positive stop; Trace = <1%; PLM analysis by EPA 600/R-93/116 per 40 CFR 763 (NVLAP Lab Code 101904-0) or NY ELAP 198.1 for New York friable samples which includes quantitation of any vermiculite observed (198.6 for NOB samples) or EPA 400 pt ct by EPA 600/M4-82-020 (NY ELAP Lab # 10984); TEM prep by EPA 600/R-93/116 Section 2.3 (analysis by Section 2.5, not covered by NVLAP Bulk accreditation); or NY ELAP 198.4 for New York NOB samples (NY ELAP Lab # 10984). Analysis using Jeol, Model JEM-100CX II microscope, Serial #156147-247. ** Warning Notes: Consider PLM fiber diameter limitation, only TEM will resolve fibers <0.25 micrometers in diameter. TEM bulk analysis is representative of the fine grained matrix material and may not be representative of non-uniformly dispersed debris, soils or other heterogeneous materials for which a combination PLM/TEM evaluation is recommended; Quantitation for beginning weights of <0.1 grams should be considered as qualitative only.

Relinquished By: NEESON - CLARK ASSOC INC Date/Time: 1/12/23

Received By: _____ Date/Time: _____

Relinquished By: _____ Date/Time: _____

Received By: _____ Date/Time: _____

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# BULK CHAIN OF CUSTODY


AMERISCI NEW YORK
117 EAST 30TH STREET
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TOLL FREE: (800) 705-5227
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Company: NEESON-CLARK ASSOC. INC

Street Address: 742 GRANDVIEW AVE

City: OLEAN State: NY Zip: 14760

Phone: 716 373 5007 Cell:

Fax Results? Y ☐ Fax #:

Email Results? Y ☒ Email: JNEESON@EHORMAIL.COM

Results to:

Special Instructions or Comments:

31 GROVER ST. WELLSVILLE NY 14895

Project:

AmeriSci #: 123011441

Proj Mgr: Proj #:

Proj Address: Proj State:

Analysis: ☐ PLM; ☒ Positive Stop; ☐ TEM; ☒ NY ELAP PLM/TEM w/ NOB Prep.

ASTM Dust ☐ (Microvac) ☐ (Wipe); ☐ Qualitative; ☐ NY ELAP 198.8 Vermiculite

Turnaround Time: 5 DAYS Material Type: ☒ Bulk ☐ Dust ☐ Water

Sampled By: JOHN F. NEESON Date Sampled: 1/11/23

| Lab ID | Field ID | Location | Sample Description (dust area) | Homogenous Area |
|---|---|---|---|---|
| | 1, 1A | Roof Shingles | | |
| | 2, 2A | Exterior Siding Shingles | | |
| | 3, 3A | Window Glazing | | |
| | 4, 4A, 4B | 1st Floor Plaster Ceilings & Walls | | |
| | 4C, 4D, 4E | 2nd " " " " | | |
| | 4F | " " " " " | | |
| | 5, 5A, 5B | Pipe Wrap in Basement 140 Linear Feet | | |
| | 6, 6A | Drop Ceiling - 75 Linear Feet in Walls | | |
| | | | - Assumed 1st Fl. Kitchen Flooring | 150 sq/ft |
| | | | " Bathroom Flooring | 75 sq/ft |
| | | | 2nd Floor Bathroom | 50 sq/ft |

Received

JAN 13 2023

TLM

PAGE OF

**United States Department of Commerce**
**National Institute of Standards and Technology**

# Certificate of Accreditation to ISO/IEC 17025:2017

**NVLAP LAB CODE: 200546-0**

## AmeriSci New York

New York, NY

*is accredited by the National Voluntary Laboratory Accreditation Program for specific services, listed on the Scope of Accreditation, for:*

## Asbestos Fiber Analysis

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).*

2022-07-01 through 2023-06-30

*Effective Dates*

*For the National Voluntary Laboratory Accreditation Program*

**NEW YORK STATE DEPARTMENT OF HEALTH**
**WADSWORTH CENTER**

Expires 12:01 AM April 01, 2023
Issued April 01, 2022

## CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

*MR. PAUL J. MUCHA*
*AMERICA SCIENCE TEAM NEW YORK, INC*
*117 EAST 30TH ST*
*NEW YORK, NY 10016*

*NY Lab Id No: 11480*

*is hereby APPROVED as an Environmental Laboratory for the category*
*ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE*
*All approved subcategories and/or analytes are listed below:*

**Miscellaneous**

| | |
|---|---|
| Asbestos in Friable Material | Item 198.1 of Manual |
| | EPA 600/M4/82/020 |
| Asbestos in Non-Friable Material-PLM | Item 198.6 of Manual (NOB by PLM) |
| Asbestos in Non-Friable Material-TEM | Item 198.4 of Manual |

Serial No.: 64683

Property of the New York State Department of Health. Certificates are valid only at the address shown, must be conspicuously posted, and are printed on secure paper. Continued accreditation depends on successful ongoing participation in the Program. Consumers are urged to call (518) 485-5570 to verify the laboratory's accreditation status.