

March 17, 2021 – *Revised 4/21/2021*

Mr. Water Morton  
Director of Legislative Affairs  
Town of Hamden  
Mayor's Office  
2750 Dixwell Avenue  
Hamden, Connecticut 06518

RE: Abatement/Remediation Cost Estimates for  
Hazardous Building Materials  
High Meadows  
825 Hartford Turnpike  
Hamden, Connecticut 06517  
BL Project No. 2000201

Dear Mr. Morton:

BL Companies has completed additional assessments including mercury sampling and suspect PCB material quantification for the High Meadows property in Hamden, Connecticut (the Site). The assessment was performed to develop cost estimates for abatement and remediation of asbestos-containing materials (ACMs), presumed asbestos-containing materials (PACMs) and suspect PCB-containing materials at the Site. These cost estimates were developed using the current assessment data as well as the 'Building Conditions Assessment Report' by BL Companies dated 12/4/2020, and the 'Pre-Acquisition Hazardous Building Materials Assessment' by BL Companies dated 4/29/2020. This property is being reviewed for potential acquisition by the Town of Hamden and possible future development.

BL Companies appreciates the opportunity to assist you with this project. If you have any questions regarding the information provided herein, please feel free to contact the undersigned at 203-630-1406.

Sincerely,

**BL Companies**



Clare Olesen  
Senior Project Manager

Appendix 1  
Appendix 2

## 1. COST ESTIMATES

Cost estimates have been developed based on the “Building Conditions Assessment Report” by BL Companies dated 12/4/2020, and the “Pre-Acquisition Hazardous Building Materials Assessment” by BL Companies dated 4/29/2020. An additional Site inspection and quantification was performed in January 2021. The gymnasium flooring and slab were tested for mercury and were found to be Below Reportable Limit for mercury. The gymnasium flooring and mastic were tested for asbestos and found to be Non-ACM. See letter report in **Appendix 1**.

These cost estimates have been developed as a ‘worst-case’ scenario assuming all suspect PCB materials will be >50 PPM and will have leached into surrounding substrate and soils.

Scenario #1 (Table 1) includes renovation only and materials recommended for replacement in the Building Conditions Assessment Report. PCB materials will be assumed and therefore require no substrate or soil abatement.

Scenario #2 (Table 2) assumes complete demolition with full characterization of PCB materials as well as contaminated substrates and adjacent soils. These estimates do not include associated demolition costs. **Bolded** items in this table are those projected to most likely be PCB-containing.

Table 1 below includes estimated abatement related to ACMs and suspect PCB-containing material in a renovation scenario. This cost estimates assumes the following:

- All remaining interior ACMs will be abated
- Roofing that has been identified as “at the end of life” will be removed (Buildings 1, 5 and the Transite at Building 4)
- Exterior windows and doors identified as bad/fair will be replaced (All of Building 5 and Building 1)
- Exterior window and door caulk will be assumed to be PCB >50 PPM and ACM and no substrate or soil removal will be required (Where exterior windows/doors are removed)
- All other hazardous building materials that are not identified as requiring replacement are to remain and the costs for removal have not been included in this cost estimate.

Table 2 below includes estimated abatement related to ACMs and suspect PCB-containing material in a demolition scenario. This cost estimates assumes the following:

- All remaining ACMs will be abated (interior & exterior)
- Exterior Category I ACMs (asphalt/roll roofing, blind flashing) will be removed during demolition
- Exterior caulks (window, door, expansion joints) will be assumed to be PCB >50 PPM and ACM and 8” of adjacent substrate removal will be required. Soil removal related to exterior caulks has been assumed to be 3’ from elevation and 12” deep.

- The cost estimate includes the abatement/remediation of hazardous materials in coordination with complete demolition of the buildings at the site in preparation for redevelopment. Pricing does not include demolition costs.

The costs for abatement of the identified ACMs are estimated in **Tables 1 & 2** below. Detailed estimate tables by building are included in **Appendix 2**. *The estimate makes an assumption of ACMs for materials that were not previously sampled and/or in areas of the Site that were not accessible for inspection (behind walls or under concrete floors). The PCB abatement is for suspect PCB materials as no PCB sampling has been performed.*

**Table 1**  
**Estimated ACM/PCB Abatement Costs – Interior Abatement and End of Life Materials**  
**Former High Meadows Property**  
**825 Hartford Turnpike Hamden, Connecticut**

<b>Building Number - Name</b>	<b>Renovation Estimate</b>
Building 1 – Boys Dormitory	\$165,000
Building 3 – Senn Building	\$10,300
Building 4 – Gymnasium	\$50,800
Building 5 – Kitchen/Dining	\$101,300
Building 6 – Activity Center	\$7,500
Building 7 – Cottage	\$2,300
Building 8 – Grounds Garage	\$0
Building 9 – Maintenance/HVAC	\$2,800
<b>ESTIMATED RENOVATION</b>	<b>\$340,000</b>

\*Estimate does not include specification design or monitoring and clearances.

**Table 2**  
**Estimated ACM/PCB Abatement Costs – in Preparation for/Coordination with Demolition**  
**Former High Meadows Property**  
**825 Hartford Turnpike Hamden, Connecticut**

<b>Building Number - Name</b>	<b>Demolition Estimate</b>
Building 1 – Boys Dormitory	\$265,650
Building 3 – Senn Building	\$272,100
Building 4 – Gymnasium	\$198,650
Building 5 – Kitchen/Dining	\$233,400
Building 6 – Activity Center	\$63,100
Building 7 – Cottage	\$24,300
Building 8 – Grounds Garage	\$4,800
Building 9 – Maintenance/HVAC	\$31,650
<b>ESTIMATED DEMOLITION</b>	<b>\$1,093,650</b>

\*Estimate does not include demolition of clean materials, specification design or monitoring and clearances.

Several factors will influence the cost of the ACM abatement, including but not limited to the scope of the project, the efficiency of the Contractor, time of year the project is bid, the number of bidders, the use of Alternative Work Practices (AWP), the amount of assumed or additional materials that are encountered and test positive for asbestos, the need for third-party monitoring, and requirements imposed by the Connecticut Department of Public Health (CTDPH).

In areas of interior demolition, a representative sample of demolition debris should be collected and analyzed by TCLP. It is anticipated that the limited areas of painted surfaces in combination with non-painted debris would result in findings of < 5.0 mg/L of lead by TCLP, in that case the demolition debris would be considered non-hazardous waste (with respect to lead) and can be disposed of as solid waste.

Materials were not sampled for PCB in order to prevent triggering a requirement to remediate PCB materials. Therefore, suspect PCB-containing materials were identified and quantified for estimating purposes. At the time of renovation or demolition an assessment of PCB materials should be addressed as needed.

**APPENDIX 1**  
**GYMNASIUM FLOOR LABORATORY RESULTS**

March 17, 2021

Mr. Water Morton  
Director of Legislative Affairs  
Town of Hamden  
Mayor's Office  
2750 Dixwell Avenue  
Hamden, Connecticut 06518

RE: Asbestos and Mercury Sampling of Suspect  
Flooring, Mastic and Substrate – Project #200201  
Building #4 – Gymnasium  
Hamden High Meadows  
825 Hartford Turnpike  
Hamden, CT

Dear Mr. Morton:

BL Companies was retained to collect samples of suspect mastic to be tested for asbestos, as well as the flooring material and associated substrate to be tested for mercury. These samples were collected from the Gymnasium/Theater floor. On January 20, 2021 Michele Lawrence, A Connecticut Licensed Asbestos Inspector (001006) collected six samples of the flooring (three for asbestos and three for mercury), and three samples of the substrate in three areas of the floor.

Asbestos samples were delivered to EMSL Wallingford, CT for PLM analysis. The results of the analysis show that all samples were found to be non-asbestos containing. Copies of the ACM analytical results and chain of custody are attached

Mercury samples were delivered to Phoenix Environmental Laboratories for TCLP analysis. The results of the analysis show that all samples were found to be non-mercury containing. Copies of the TCLP analytical results and chain of custody are attached.

BL Companies appreciates the opportunity to assist you with this project. If you have any questions regarding the information provided herein, please feel free to contact the undersigned at 203-630-1406.

Sincerely,

BL Companies



Clare Olesen  
Senior Project Manager  
Attachments

## **Attachment A**

### **Asbestos Laboratory Analytical Results**





EMSL ANALYTICAL, INC.  
LABORATORY • PRODUCTS • TRAINING

### Asbestos Bulk Building Material Chain of Custody

EMSL Order Number (Lab Use Only):

242100388

Wallingford, CT 06492  
PHONE: (203) 284-5948  
FAX: (203) 284-5978

Company: BL Companies		EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different <small>If Bill to is Different note instructions in Comments**</small>	
Street: 355 Research Parkway		<i>Third Party Billing requires written authorization from third party</i>	
City: Meriden	State/Province: CT	Zip/Postal Code: 06450	Country: US
Report To (Name): Clare Olesen		Telephone #: (860) 608-2496	
Email Address: colesen@blcompanies.com		Fax #: 2036302615	Purchase Order:
Project Name/Number:		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email <input type="checkbox"/> Mail	
U.S. State Samples Taken: CT		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	

**Turnaround Time (TAT) Options\* - Please Check**

3 Hour   
  6 Hour   
  24 Hour   
  48 Hour   
  72 Hour   
  96 Hour   
  1 Week   
  2 Week

\*For TEM Air 3 hr through 6 hr, please call ahead to schedule. \*There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.

PLM - Bulk (reporting limit)	TEM - Bulk
<input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%)	<input type="checkbox"/> TEM EPA NOB - EPA 600/R-93/116 Section 2.5.5.1
<input type="checkbox"/> PLM EPA NOB (<1%)	<input type="checkbox"/> NY ELAP Method 198.4 (TEM)
Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%)	<input type="checkbox"/> Chatfield Protocol (semi-quantitative)
Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%)	<input type="checkbox"/> TEM % by Mass - EPA 600/R-93/116 Section 2.5.5.2
<input type="checkbox"/> NIOSH 9002 (<1%)	<input type="checkbox"/> TEM Qualitative via Filtration Prep Technique
<input type="checkbox"/> NY ELAP Method 198.1 (friable in NY)	<input type="checkbox"/> TEM Qualitative via Drop Mount Prep Technique
<input type="checkbox"/> NY ELAP Method 198.6 NOB (non-friable-NY)	<b>Other</b>
<input type="checkbox"/> OSHA ID-191 Modified	<input type="checkbox"/>
<input type="checkbox"/> Standard Addition Method	

Check For Positive Stop - Clearly Identify Homogenous Group      Date Sampled: 1/21/2020

Samplers Name: Michele Lawrence      Samplers Signature: Michele Lawrence

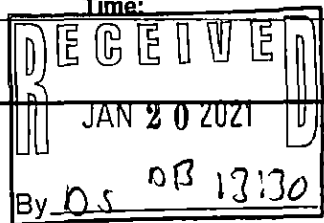
Sample #	HA #	Sample Location	Material Description
0120-ML	01A	Gymnasium floor	Rubber floor
	01B		u u
0120-ML	02A		Associated mastic
	02B		u u

Client Sample # (s): 01A - 02B      Total # of Samples: 4

Relinquished (Client): Michele Lawrence      Date: 1/20/21      Time: 13:30

Received (Lab): \_\_\_\_\_      Date: \_\_\_\_\_      Time: \_\_\_\_\_

Comments/Special Instructions: PLM analysis stop first positive





# EMSL Analytical, Inc.

29 North Plains Highway, Unit # 4 Wallingford, CT 06492

Tel/Fax: (203) 284-5948 / (203) 284-5978

<http://www.EMSL.com> / [wallingfordlab@emsl.com](mailto:wallingfordlab@emsl.com)

<b>EMSL Order:</b> 242100388
<b>Customer ID:</b> BLTE50
<b>Customer PO:</b>
<b>Project ID:</b>

<b>Attention:</b> Clare Olesen BL Companies 355 Research Parkway Meriden, CT 06450	<b>Phone:</b> (203) 608-2496 <b>Fax:</b> (203) 630-2615 <b>Received Date:</b> 01/20/2021 1:30 PM <b>Analysis Date:</b> 01/20/2021 <b>Collected Date:</b> 01/20/2021
<b>Project:</b>	

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
0120-ML-01A <small>242100388-0001</small>	Gymnasium Floor - Rubber Floor	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0120-ML-01B <small>242100388-0002</small>	Gymnasium Floor - Rubber Floor	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0120-ML-02A <small>242100388-0003</small>	Gymnasium Floor - Associated Mastic	Tan Non-Fibrous Homogeneous	2% Cellulose	3% Quartz 95% Non-fibrous (Other)	None Detected
0120-ML-02B <small>242100388-0004</small>	Gymnasium Floor - Associated Mastic	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Analyst(s) \_\_\_\_\_

Angela Catalano (2)

Leslie Tetric (2)

Danny Sandhu, Asbestos Laboratory Manager  
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Wallingford, CT NVLAP Lab Code 200700-0.

Initial report from: 01/20/2021 16:53:14

**Attachment B**

**Mercury Laboratory Analytical Results**



Environmental Laboratories, Inc.  
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045  
 Tel. (860) 645-1102 Fax (860) 645-0823

**Analysis Report**  
 January 22, 2021

FOR: Attn: Clare Olesen  
 BL Companies, Inc.  
 355 Research Parkway  
 Meriden, CT 06450

Sample Information

Matrix: SOIL  
 Location Code: BLCOMPANIES  
 Rush Request: 72 Hour  
 P.O.#:

Custody Information

Collected by:  
 Received by: CP  
 Analyzed by: see "By" below

Date

Time

01/20/21 9:30  
 01/21/21 13:46

Laboratory Data

SDG ID: GCH50241  
 Phoenix ID: CH50241

Project ID: 2000201  
 Client ID: HG-01

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Mercury	< 0.06	0.06	mg/Kg	5	01/22/21	RS	SW7471B
Mercury Digestion	Completed				01/22/21	ARW/CG	SW7471B

RL/PQL=Reporting/Practical Quantitation Level ND=Not Detected BRL=Below Reporting Level

**Comments:**

Results are reported on an ``as received`` basis, and are not corrected for dry weight.

All soils, solids and sludges are reported on a dry weight basis unless otherwise noted in the sample comments.

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200. The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.

**Phyllis Shiller, Laboratory Director**  
 January 22, 2021  
 Official Report Release To Follow



Environmental Laboratories, Inc.  
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045  
 Tel. (860) 645-1102 Fax (860) 645-0823

**Analysis Report**  
 January 22, 2021

FOR: Attn: Clare Olesen  
 BL Companies, Inc.  
 355 Research Parkway  
 Meriden, CT 06450

Sample Information

Matrix: SOIL  
 Location Code: BLCOMPANIES  
 Rush Request: 72 Hour  
 P.O.#:

Custody Information

Collected by:  
 Received by: CP  
 Analyzed by: see "By" below

Date

01/20/21  
 01/21/21

Time

9:40  
 13:46

Laboratory Data

SDG ID: GCH50241  
 Phoenix ID: CH50242

Project ID: 2000201  
 Client ID: HG-02

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Mercury	< 0.07	0.07	mg/Kg	5	01/22/21	RS	SW7471B
Mercury Digestion	Completed				01/22/21	ARW/CG	SW7471B

RL/PQL=Reporting/Practical Quantitation Level ND=Not Detected BRL=Below Reporting Level

**Comments:**

Results are reported on an ``as received`` basis, and are not corrected for dry weight.

All soils, solids and sludges are reported on a dry weight basis unless otherwise noted in the sample comments.

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200. The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.

**Phyllis Shiller, Laboratory Director**

**January 22, 2021**

**Official Report Release To Follow**



Environmental Laboratories, Inc.  
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045  
 Tel. (860) 645-1102 Fax (860) 645-0823

**Analysis Report**  
 January 22, 2021

FOR: Attn: Clare Olesen  
 BL Companies, Inc.  
 355 Research Parkway  
 Meriden, CT 06450

Sample Information

Matrix: SOIL  
 Location Code: BLCOMPANIES  
 Rush Request: 72 Hour  
 P.O.#:

Custody Information

Collected by:  
 Received by: CP  
 Analyzed by: see "By" below

Date            Time  
 01/20/21        9:50  
 01/21/21        13:46

Laboratory Data

SDG ID: GCH50241  
 Phoenix ID: CH50243

Project ID: 2000201  
 Client ID: HG-03

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Mercury	< 0.07	0.07	mg/Kg	5	01/22/21	RS	SW7471B
Mercury Digestion	Completed				01/22/21	ARW/CG	SW7471B

RL/PQL=Reporting/Practical Quantitation Level ND=Not Detected BRL=Below Reporting Level

**Comments:**

Results are reported on an "as received" basis, and are not corrected for dry weight.

All soils, solids and sludges are reported on a dry weight basis unless otherwise noted in the sample comments.

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200. The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.

**Phyllis Shiller, Laboratory Director**  
 January 22, 2021  
 Official Report Release To Follow



Environmental Laboratories, Inc.  
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045  
 Tel. (860) 645-1102 Fax (860) 645-0823

**Analysis Report**  
 January 22, 2021

FOR: Attn: Clare Olesen  
 BL Companies, Inc.  
 355 Research Parkway  
 Meriden, CT 06450

Sample Information

Matrix: SOIL  
 Location Code: BLCOMPANIES  
 Rush Request: 72 Hour  
 P.O.#:

Custody Information

Collected by:  
 Received by: CP  
 Analyzed by: see "By" below

Date      Time  
 01/20/21      10:30  
 01/21/21      13:46

Laboratory Data

SDG ID: GCH50241  
 Phoenix ID: CH50244

Project ID: 2000201  
 Client ID: TCLP HG-01

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
TCLP Mercury	< 0.0002	0.0002	mg/L	1	01/22/21	RS	SW846 1311/7470
TCLP Digestion Mercury	Completed				01/22/21	ARW/CG	SW7470A
TCLP Extraction for Metals	Completed				01/21/21	CG	SW1311

RL/PQL=Reporting/Practical Quantitation Level ND=Not Detected BRL=Below Reporting Level

**Comments:**

TCLP Non-Volatile Extraction:  
 Sample weight was < 100 grams (the minimum requirement of the method to insure homogeneity).

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200. The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.

**Phyllis Shiller, Laboratory Director**  
**January 22, 2021**  
**Official Report Release To Follow**



Environmental Laboratories, Inc.  
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045  
 Tel. (860) 645-1102 Fax (860) 645-0823

**Analysis Report**  
 January 22, 2021

FOR: Attn: Clare Olesen  
 BL Companies, Inc.  
 355 Research Parkway  
 Meriden, CT 06450

Sample Information

Matrix: SOIL  
 Location Code: BLCOMPANIES  
 Rush Request: 72 Hour  
 P.O.#:

Custody Information

Collected by:  
 Received by: CP  
 Analyzed by: see "By" below

Date                      Time  
 01/20/21                      11:00  
 01/21/21                      13:46

Laboratory Data

SDG ID: GCH50241  
 Phoenix ID: CH50245

Project ID: 2000201  
 Client ID: TCLP HG-02

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
TCLP Mercury	< 0.0002	0.0002	mg/L	1	01/22/21	RS	SW846 1311/7470
TCLP Digestion Mercury	Completed				01/22/21	ARW/CG	SW7470A
TCLP Extraction for Metals	Completed				01/21/21	CG	SW1311

RL/PQL=Reporting/Practical Quantitation Level ND=Not Detected BRL=Below Reporting Level

**Comments:**

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200. The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.

**Phyllis Shiller, Laboratory Director**  
 January 22, 2021  
 Official Report Release To Follow





Environmental Laboratories, Inc.  
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045  
 Tel. (860) 645-1102 Fax (860) 645-0823

**Analysis Report**  
 January 22, 2021

FOR: Attn: Clare Olesen  
 BL Companies, Inc.  
 355 Research Parkway  
 Meriden, CT 06450

Sample Information

Matrix: SOIL  
 Location Code: BLCOMPANIES  
 Rush Request: 72 Hour  
 P.O.#:

Custody Information

Collected by:  
 Received by: CP  
 Analyzed by: see "By" below

Date            Time  
 01/20/21        11:30  
 01/21/21        13:46

Laboratory Data

SDG ID: GCH50241  
 Phoenix ID: CH50246

Project ID: 2000201  
 Client ID: TCLP HG-03

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
TCLP Mercury	< 0.0002	0.0002	mg/L	1	01/22/21	RS	SW846 1311/7470
TCLP Digestion Mercury	Completed				01/22/21	ARW/CG	SW7470A
TCLP Extraction for Metals	Completed				01/21/21	CG	SW1311

RL/PQL=Reporting/Practical Quantitation Level ND=Not Detected BRL=Below Reporting Level

**Comments:**

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200. The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.

**Phyllis Shiller, Laboratory Director**  
 January 22, 2021  
 Official Report Release To Follow

Criteria: None

State: CT

# Sample Criteria Exceedances Report

## GCH50241 - BLCOMPANIES

SampNo	Acode	Phoenix Analyte	Criteria	Result	RL	Criteria	RL Criteria	Analysis Units
--------	-------	-----------------	----------	--------	----	----------	----------------	-------------------

\*\*\* No Data to Display \*\*\*

Phoenix Laboratories does not assume responsibility for the data contained in this exceedance report. It is provided as an additional tool to identify requested criteria exceedences. All efforts are made to ensure the accuracy of the data (obtained from appropriate agencies). A lack of exceedence information does not necessarily suggest conformance to the criteria. It is ultimately the site professional's responsibility to determine appropriate compliance.



**CHAIN OF CUSTODY RECORD**

587 East Middle Turnpike, P.O. Box 370, Manchester, CT 06040  
 Email: info@phoenixlabs.com Fax (860) 645-0823  
 Client Services (860) 645-8726

Customer: BL Companies  
 Address: 355 Research Pkwy  
Meriden, CT 06450

Project: 2000201  
 Report to: colp@blcompanies.com  
 Invoice to: (860) 519-3323

Client Sample - Information - Identification  
 Sampler's Signature: Michelle Leman Date: 1/20/21

Matrix Code:  
 DW=Drinking Water, GW=Ground Water, SW=Surface Water, WW=Waste Water  
 RW=Raw Water, SE=Sediment, SL=Sludge, S=Soil, SD=Solid, W=Wipe, OIL=Oil  
 B=Bulk, L=Liquid

PHOENIX USE ONLY SAMPLE #	Customer Sample Identification	Sample Matrix	Date Sampled	Time Sampled
50241	Hg-01	S	1/20/21	9:30
50242	Hg-02	S		9:40
50243	Hg-03	S		9:56
50244	TCLP Hg-01	S		10:30
50245	TCLP Hg-02	S		11:00
50246	TCLP Hg-03	S	1/20/21	11:30

Analysis Request  
Metals (Mercury only)  
TCLP (Mercury only)

Data Delivery/Contact Options:  
 Fax:  Phone:   
 Email:  colp@blcompanies.com

This section **MUST** be completed with Bottle Quantities.

Analysis Request	GL Amber 8 oz. WhiPcO4	GL Soil Containe ( 8 ) oz	GL Soil Containe ( 16 ) oz	GL Amber 1000ml Jars ( HCl )	PL H2SO4 ( 1250ml ) 1500ml	PL HNO3 250ml	PL HNO3 1000ml	Bacteria Bottle White	Bacteria Bottle as is
Metals (Mercury only)									X
TCLP (Mercury only)									X
									X
									X
									X

Relinquished by: Michelle Leman  
 Accepted by: [Signature]

Date: 1/20/21 Time: 10:00  
1/21/21 1340

RI:  Direct Exposure (Residential)  GW  Other  
 CT:  RCP Cert  GW Protection  SW Protection  GA Mobility  GB Mobility  Residential DEC  I/C DEC  Other note above  
 MA:  MCP Certification  GW-1  GW-2  GW-3  S-1  S-2  S-3  MWRA eSMART  Other

Data Format:  Excel  PDF  GIS/Key  EQUIS  Other  
 Data Package:  Tier II Checklist  Full Data Package\*  Phoenix Std Report  Other

Comments, Special Requirements or Regulations:  
 Turnaround:  1 Day\*  2 Days\*  3 Days\*  Standard  Other  
 \* SURCHARGE APPLIES

State where samples were collected: CT

\* SURCHARGE APPLIES

Cooler: Yes  No   
 Coolant: IPK  ICE

Temp: 10 C Pg of 1

**APPENDIX 2**  
**DETAILED ESTIMATING TABLES**

<b>Building #1 - Boys Dormitory</b>				
<b>Material Description</b>	<b>Locations</b>	<b>Amount</b>	<b>Renovation</b>	<b>Demolition</b>
Pipe insulation	Basement- throughout 1 <sup>st</sup> floor- throughout	~550 LF	\$22,000	\$22,000
Mudded pipe fitting	Basement-throughout 1 <sup>st</sup> floor- throughout	~250 LF	\$10,000	\$10,000
<b>Black window glaze (picture windows)</b>	<b>1<sup>st</sup> floor- room 122 into entry foyer</b>	<b>100 LF</b>	<b>remains</b>	<b>\$2,500</b>
Ceramic tile grout and setting compound	1 <sup>st</sup> floor bathrooms 130, 138, 136, 151, basement bathrooms B09, B10	700 SF	\$20,000	\$20,000
<b>Window Glazing</b>	<b>Exterior Windows Small 1x5 Med 1x6 Large 3x10</b>	<b>17/each 7/each 33/each</b>	<b>\$37,000</b>	<b>\$37,000</b>
<b>Window Caulk</b>	<b>Exterior Windows (perimeter)</b>	<b>~1,160 LF</b>	<b>included above</b>	<b>\$40,000</b>
<b>Original Caulk</b>	<b>Roof, Expansion Joints, Roof Penetrations</b>	<b>~350 LF</b>	<b>Remains</b>	<b>\$8,750</b>
<b>Interior Caulk</b>	<b>Pipe/electrical penetrations</b>	<b>~150 LF</b>	<b>\$1,500</b>	<b>\$3,000</b>
Roof Materials	Roof	~9,192 LF	\$75,000	\$46,000
<b>Foundation Waterproofing/tar</b>	<b>Underground</b>	<b>~2,000 SF</b>	<b>Remains</b>	<b>\$26,000</b>
<b>Blind Flashing</b>	<b>Under Brick Façade around Windows</b>	<b>~1,500 SF</b>	<b>Remains</b>	<b>\$30,000</b>
<b>PCB Soil</b>	<b>Under Windows</b>	<b>~12 CY</b>	<b>Remains</b>	<b>\$20,400</b>
<b>Renovation Estimate</b>			\$165,500	
<b>Demolition Estimate</b>				<b>\$265,650</b>

Note: All floor tile and associated mastics were abated from building in 2012, **BOLDED** is also PCB suspect

<b>Building #3 - Senn Building</b>				
<b>Material Description</b>	<b>Locations</b>	<b>Amount</b>	<b>Renovation</b>	<b>Demolition</b>
Glue behind tack board-gray	Upper level-room 303, 307, 332 and 333	125 SF	\$1,800	\$1,800
Boiler insulation beneath metal jacket	Lower level-boiler room	200 SF	\$6,000	\$6,000
Brown wood panel adhesive on walls	Upper level- room 357	150 SF	\$2,500	\$2,500
<b>Window Glazing</b>	<b>Exterior Windows 1x4 Small 3x8 3x6 3x9 Med 4x8 Large 6x8 Extra Large 9x8</b>	<b>4/each 34/each 5/each 3/each 9/each 4/each 12/each</b>	<b>Remains</b>	<b>\$44,000</b>
<b>Window Caulk</b>	<b>Exterior Windows (perimeter)</b>	<b>~1,700 SF</b>	<b>Remains</b>	<b>\$57,800</b>
<b>Original Caulk</b>	<b>Roof, Expansion Joints, Roof Penetrations</b>	<b>~1,200 LF</b>	<b>Remains</b>	<b>\$40,800</b>
<b>Interior Caulk</b>	<b>Pipe/electrical penetrations</b>	<b>~150 LF</b>	<b>Remains</b>	<b>\$5,000</b>
Roof Materials	Roof	~7,600 SF	<b>Remains</b>	\$26,600
<b>Foundation Waterproofing/tar</b>	<b>Underground</b>	<b>~2,700 SF</b>	<b>Remains</b>	<b>\$35,000</b>
<b>Blind Flashing</b>	<b>Under Brick Façade around Windows</b>	<b>~1,700 SF</b>	<b>Remains</b>	<b>\$22,000</b>
<b>PCB Soil</b>	<b>Under Windows</b>	<b>~18 CY</b>	<b>Remains</b>	<b>\$30,600</b>
<b>Renovation Estimate</b>			\$10,300	
<b>Demolition Estimate</b>				<b>\$272,100</b>

Note: All floor tile and associated mastics were abated in 2012

**BOLDED** is also PCB suspect

<b>Building #4 - Gymnasium</b>				
<b>Material Description</b>	<b>Locations</b>	<b>Amount</b>	<b>Renovation</b>	<b>Demolition</b>
9" light brown vinyl floor tile and underlying mastic	Attic above gym office	60 SF	\$2,800	\$2,800
Joint compound- tan	Room 409, 410, boy's locker room, stage, and corridor	4,000 SF	\$26,000	\$26,000
<b>Interior door caulk</b>	<b>Rooms 408, 409, 410, boy's locker room, storage areas, attic, gym</b>	<b>255 LF</b>	<b>Remains</b>	<b>\$6,500</b>
<b>Interior door window glaze- Gray hard</b>	<b>Entry doors for gym</b>	<b>4 EA</b>	<b>Remains</b>	<b>\$1,000</b>
Ceramic tile setting compound	Boy's locker room, girl's locker room	500 SF	\$6,000	\$6,000
<b>Window Glazing</b>	<b>Exterior Windows Small 2x2 Med 3x5x5 Large 4x5</b>	<b>1/each 4/each 12/each</b>	<b>Remains</b>	<b>\$15,000</b>
<b>Window Caulk</b>	<b>Exterior Windows (perimeter)</b>	<b>~275 LF</b>	<b>Remains</b>	<b>\$9,350</b>
<b>Original Caulk</b>	<b>Roof, Expansion Joints, Roof Penetrations</b>	<b>~300 LF</b>	<b>Remains</b>	<b>\$10,200</b>
<b>Interior Caulk</b>	<b>Pipe/electrical penetrations</b>	<b>~60 LF</b>	<b>Remains</b>	<b>\$2,000</b>
Transite Shingles (Gable)	Roof	~2,000 SF	\$16,000	\$16,000
Roof Materials (Flat)	Roof	~6,000 SF	Remains	\$20,000
<b>Foundation Waterproofing/tar</b>	<b>Underground</b>	<b>~1,500 SF</b>	<b>Remains</b>	<b>\$50,000</b>
<b>Blind Flashing</b>	<b>Under Brick Façade around Windows</b>	<b>~800 SF</b>	<b>Remains</b>	<b>\$27,000</b>
<b>PCB Soil</b>	<b>Under Windows</b>	<b>~4 CY</b>	<b>Remains</b>	<b>\$6,800</b>
<b>Renovation Estimate</b>			<b>\$50,800</b>	
<b>Demolition Estimate</b>				<b>\$198,650</b>

**BOLDED** is also PCB suspect

<b>Building #5 - Kitchen/Dining</b>				
<b>Material Description</b>	<b>Locations</b>	<b>Amount</b>	<b>Renovation</b>	<b>Demolition</b>
1'x1' Ceiling tile and glue daubs	Kitchen area rooms 116, 112	~900 SF	\$6,300	\$6,300
Joint compound at ceiling with 1'x1' ceiling tiles	Kitchen Area Room 116, 112, Dining 117 entrances	~1,100 SF	\$5,500	\$5,500
Tile grout/setting	Cooking area 118	~1,000 SF	\$7,500	\$7,500
Pipe insulation	Wall cavities	~400 LF	\$14,000	\$14,000
<b>Window Glazing</b>	<b>Exterior Windows Small 3x1 Med 3x5 Large 5x5 Extra Large 5x10</b>	<b>39/each 20/each 8/each 3/each</b>	<b>\$36,000</b>	<b>\$36,000</b>
<b>Window Caulk</b>	<b>Exterior Windows (perimeter)</b>	<b>~900 SF</b>	<b>Incl. above</b>	<b>\$30,600</b>
<b>Original Caulk</b>	<b>Roof, Expansion Joints, Roof Penetrations</b>	<b>~200 LF</b>	<b>Remains</b>	<b>\$6,800</b>
<b>Panel</b>	<b>White Panels at Elevation</b>	<b>750 SF</b>	<b>Remains</b>	<b>\$12,000</b>
<b>Panel Caulk</b>	<b>White Panels at Elevation</b>	<b>350 LF</b>	<b>Remains</b>	<b>\$12,000</b>
<b>Interior Caulk</b>	<b>Pipe/electrical penetrations</b>	<b>~150 LF</b>	<b>Remains</b>	<b>\$5,100</b>
Roof Materials	Roof	~4,000 SF	\$32,000	\$16,000
<b>Foundation tar</b>	<b>Underground</b>	<b>~1,400 SF</b>	<b>Remains</b>	<b>\$47,600</b>
<b>Blind Flashing</b>	<b>Under Brick Façade at Windows</b>	<b>~500 SF</b>	<b>Remains</b>	<b>\$17,000</b>
<b>PCB Soil</b>	<b>Under Windows</b>	<b>~10 CY</b>	<b>Remains</b>	<b>\$17,000</b>
<b>Renovation Estimate</b>			<b>\$101,300</b>	
<b>Demolition Estimate</b>				<b>\$233,400</b>

**BOLDED** is also PCB suspect



<b>Building #6 - Activity Center</b>				
<b>Material Description</b>	<b>Locations</b>	<b>Amount</b>	<b>Renovation</b>	<b>Demolition</b>
9" beige vinyl floor tile and underlying black mastic	Ground floor - electrical room 605	~60 SF	\$2,500	\$2,500
Ceramic floor tile setting compound	Bathrooms 603, 604	~160 SF	\$5,000	\$5,000
<b>Window Glazing</b>	<b>Exterior Windows Med 1x4</b>	<b>10/each</b>	<b>Remains</b>	<b>\$5,500</b>
<b>Window Caulk</b>	<b>Exterior Windows (perimeter)</b>	<b>~100 SF</b>	<b>Remains</b>	<b>\$3,400</b>
<b>Original Caulk</b>	<b>Roof Penetrations</b>	<b>~20 LF</b>	<b>Remains</b>	<b>\$1,000</b>
<b>Interior Caulk</b>	<b>Pipe/electrical penetrations</b>	<b>~10 F</b>	<b>Remains</b>	<b>\$500</b>
Roof Materials	Roof	~1,950 SF	Remains	\$7,800
<b>Foundation Waterproofing/tar</b>	<b>Underground</b>	<b>~500 SF</b>	<b>Remains</b>	<b>\$17,000</b>
<b>PCB Soil</b>	<b>Under Windows</b>	<b>~12 CY</b>	<b>Remains</b>	<b>\$20,400</b>
<b>Renovation Estimate</b>			\$7,500	
<b>Demolition Estimate</b>				<b>\$63,100</b>

**BOLDED** is also PCB suspect

**Building #7 - Cottage**

<b>Material Description</b>	<b>Locations</b>	<b>Amount</b>	<b>Renovation</b>	<b>Demolition</b>
White/tan/gray pebble floor sheeting	1 <sup>st</sup> floor- bathroom and custodial closet 2 <sup>nd</sup> floor- central bath and northwest bath	350 SF	\$2,000	\$2,000
White/purple sink undercoating	1 <sup>st</sup> floor- kitchen	2 EA	\$300	\$300
Transite panel behind furnace	Basement- furnace room	30 SF	Remains	\$1,500
Glazing	Windows	Unknown	Remains	\$3,000
Roof Materials	Roof	~1,500 SF	Remains	\$5,500
Foundation Waterproofing/tar	Underground	~560 SF	Remains	\$12,000
<b>Renovation Estimate</b>			<b>\$2,300</b>	
<b>Demolition Estimate</b>				<b>\$24,300</b>

**Building #8 - Grounds Garage**

<b>Material Description</b>	<b>Locations</b>	<b>Amount</b>	<b>Renovation</b>	<b>Demolition</b>
Roof Materials	Roof	1,200 SF	Remains	\$4,800
<b>Renovation Estimate</b>			\$0	
<b>Demolition Estimate</b>				<b>\$4,800</b>

<b>Building #9 - Maintenance/ HVAC</b>				
<b>Material Description</b>	<b>Locations</b>	<b>Amount</b>	<b>Renovation</b>	<b>Demolition</b>
Ceramic Floor/wall tile grout/adhesive	Room 902 Bathroom	~100 SF	\$2,800	\$2,800
<b>Window Glazing</b>	<b>Exterior Windows</b> Small 2x1 Med 1x4 Large 2x4	<b>2/each</b> <b>1/each</b> <b>2/each</b>	<b>Remains</b>	<b>\$2,950</b>
<b>Window Caulk</b>	<b>Exterior Windows (perimeter)</b>	<b>~50 SF</b>	Remains	<b>\$2,000</b>
<b>Original Caulk</b>	<b>Roof, Expansion Joints, Roof Penetrations</b>	<b>~40 LF</b>	Remains	<b>\$1,500</b>
<b>Interior Caulk</b>	<b>Pipe/electrical penetrations</b>	<b>~15 LF</b>	Remains	<b>\$600</b>
Roof Materials	Roof	~1,200 SF	Remains	\$4,800
<b>Foundation Waterproofing/tar</b>	<b>Underground</b>	<b>~400 SF</b>	Remains	<b>\$13,600</b>
<b>Blind Flashing</b>	<b>Under Brick Façade around Windows</b>	<b>~50 SF</b>	Remains	<b>\$1,700</b>
<b>PCB Soil</b>	<b>Under Windows</b>	<b>~1 CY</b>	<b>Remains</b>	<b>\$1,700</b>
<b>Renovation Estimate</b>			\$2,800	
<b>Demolition Estimate</b>				<b>\$31,650</b>

**BOLDED** is also PCB suspect