



## HAZMAT SURVEY SUMMARY – NEWINGTON TOWN HALL – 5/5/2015

### PCB Survey

An initial screen for PCB's was performed on the Town Hall. The roof was excluded from the screen due to installation date. Areas of the Town Hall where renovations are not being planned were excluded (Police Station, Lower Level Facilities Area, and East Wing). Waterproofing inside exterior wall systems was not tested for PCB. Testing of waterproofing is not recommended until the extent of exterior wall demo is better known.

We found the following materials to contain  $\geq 50$  ppm PCB's:

- Exterior white flexible caulk on Gym glass block windows (280 ppm)
- Exterior soft black window glazing putty on upper sash (1,440 ppm)

We found the following materials to contain  $< 50$  ppm PCB's:

- Interior dark brown window frame caulk (15.6 ppm)
- Interior brown building joint caulk (2.7 ppm)
- Old painted tackboards (2.38 ppm)
- Painted CMU block walls (3.69 ppm)
- Varnished wood stage floor (1.44 ppm)

Ramifications when planning for renovation or demolition:

- The older metal sash windows in the building will have to be replaced whether or not the renovation / demolition project happens. The PCB's are classified as an unauthorized use that has to be discontinued.
- Where the dark brown interior window frame caulk is present, the surrounding finish (usually brick) will be impacted by PCB's. The surrounding finish will have to be removed and replaced with new.
- The caulk around the Gym glass block windows will have to be removed whether or not the renovation / demolition project happens. The PCB's are classified as an unauthorized use that has to be discontinued.
- The brick wall around the glass block and the mortar for the glass block will be impacted by PCB's. A section of brick around the glass block will have to be removed. The glass blocks will have to be removed and re-mortared or replaced with new windows.
- Materials containing lower level PCB's (building joint caulk, tackboards, painted CMU, stage flooring) have to be removed unless a case can be made that they are classified as "excluded PCB product". The case is not strong for these products.

- In areas with painted CMU block, favor demolition of walls due to higher cost to try and remove PCB from wall.
- Demo debris containing higher level PCB's (> 50 ppm) is much more costly to dispose of than lower level PCB's (<50 ppm).
- When PCB's are discovered in a building, an assessment of airborne levels of PCB's in the building is recommended, particularly if children under age 18 are present in the building.

### **Asbestos Survey**

An asbestos survey was performed on the Town Hall. Results from a previous survey were referenced in the report. Areas of the Town Hall where renovations are not being planned were excluded from the survey (Police Station, Lower Level Facilities Area, and East Wing). Waterproofing inside exterior wall systems was not tested for asbestos. Testing of waterproofing is not recommended until the extent of exterior wall demo is better known.

The most significant asbestos-containing products in the building that will impact any planned renovation or demolition are:

- Acoustical ceiling plaster is present throughout the upper level and in most of the main level. The plaster is largely hidden by drop ceilings hung from the acoustical ceilings.
- Vinyl floor tile & mastic is present throughout the upper level and in most of the main level. The floor tile is largely hidden by carpet.
- Two crawlspace areas under the Town Hall have not yet been abated – the crawlspace under the Town Clerk section of the building and the crawlspace under the lower level Facilities area.
- The pitched roofs on the building have asphalt shingles with asbestos-containing tab cement. The flat roofs on the building have asbestos-containing flashing.
- The windows, doors, and louvers have either original asbestos caulk or residual asbestos caulk under the newer caulk.

Asbestos-containing products in the Town Hall of secondary impact to the planned renovation / demolition include:

- Transite board at former locker areas in the hallways on the upper and main level.

- Fire rated doors.
- Undercoated sinks.
- Expansion joint caulk.
- Pipe insulation in bathroom chases.

Ramifications when planning for renovation or demolition:

- Asbestos-containing acoustical plaster ceilings will have to be removed whether an area is renovated or demolished. The current support system for the suspended ceilings under the acoustical ceilings is not code compliant.
- Asbestos-containing floor tile will have to be removed whether an area is renovated or demolished. When the carpet is replaced, the floor tile is stuck to the underside of the carpet.
- The 2 crawlspace areas that have not yet been abated will have to be abated in support of either short term heating system renovations or longer term renovations or demolition of spaces above.
- The roof of the Town Hall is nearing the end of its useful life. Asbestos-containing roofing will have to be removed when the roof is replaced or when the space below is renovated or demolished. Timing of which roof sections get replaced when will become important with the upcoming renovation / demolition activity.

### **Lead Paint Survey**

A lead paint survey was performed on the Town Hall. Areas of the Town Hall where renovations are not being planned were excluded from the survey (Police Station, Lower Level Facilities Area, and East Wing).

Surfaces found to be painted with lead-based paint include the following:

- Woodwork
- Metal radiators
- Metal stair systems
- Metal lintels
- Vinyl base
- Bathroom fixtures

Woodwork in the Town Hall was TCLP tested for leachability. TCLP testing indicates that the woodwork in the building can be disposed of as solid waste. As such, the removal and disposal of painted woodwork should not have a significant impact on renovation or demolition costs.

Metal radiators, stair systems, and lintels are disposed of as scrap metal during renovations or additions. They typically do not pose a significant cost impact to renovation or demolition costs.

Lead containing vinyl base has to be segregated and separately disposed of during flooring abatement. It is not a significant cost impact to the renovation / demolition.

Lead containing bathroom fixtures get disposed of as solid waste during renovations. They have no cost impact during renovation / demolition.

### **Other HazMats**

Other hazmat materials in the Town Hall were noted by our inspectors and included in the cost estimate. Other hazmat materials include mercury-containing fluorescent light tubes, oil-containing light ballasts, mercury-containing thermostats, and refrigerants for AC units.

Other hazmat materials in the Town Hall do not present a significant cost impact to the renovation / demolition.