

## Jefferson County Industrial Development Agency

800 Starbuck Avenue, Suite 800

Watertown, New York 13601

Telephone: (315) 782-5865 or (800) 553-4111 Facsimile (315) 782-7915

[www.jcida.com](http://www.jcida.com)

---

### **Special Meeting Notice**

**Date:** June 11, 2021

**To:** John Jennings  
W. Edward Walldroff  
Robert E. Aliasso, Jr.  
Paul Warneck  
William Johnson  
Lisa L'Huillier

**From:** Chairman David Converse

**Re:** **SPECIAL Board of Directors' Meeting**

=====

A Special Board of Directors' Meeting has been scheduled for **Monday, June 14, 2021 at Noon** in the board room at 800 Starbuck Avenue, Watertown, NY. You may also join via zoom at the following link <https://us02web.zoom.us/j/84355250468?pwd=R0t4VjRPdGJBZDJrL2JQYVVVjKytDdz09>  
Meeting ID: 843 5525 0468, Password: 011440, 1-929-205-6099 US (New York).

The purpose of the special meeting is to discuss and review proposals for remediation at 146 Arsenal Street, Watertown, NY.

Please confirm your attendance with Peggy Sampson at 315-782-5865 or by email [pssampson@jcida.com](mailto:pssampson@jcida.com).

pss

c: David Zembiec  
Marshall Weir  
Lyle Eaton  
Jay Matteson  
Christine Powers  
Kent Burto  
Gregory Gardner  
Robert Aiken  
Justin Miller, Esq.  
Media

# **Jefferson County Industrial Development Agency**

800 Starbuck Avenue, Suite 800

Watertown, New York 13601

Telephone: (315) 782-5865 or (800) 553-4111 Facsimile (315) 782-7915

[www.jcida.com](http://www.jcida.com)

---

## **Special Meeting**

**Monday, June 14, 2021**

**Noon**

### **Agenda**

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Special Business**
  - 1. Proposals for remediation at 146 Arsenal Street, Watertown, NY
- IV. Adjournment**



**PARADIGM**  
ENVIRONMENTAL, LLC.

June 9, 2021

Mr. David Zembiec  
CEO  
JCIDA  
800 Starbuck Ave., Suite 800  
Watertown, NY 13601  
Sent via email: [dzembiec@jcida.com](mailto:dzembiec@jcida.com)

**Re: PCB Consulting at 146 Arsenal St., Watertown, NY  
PCB Contaminated Concrete Remediation Pilot Test Area - Scope of Work**

Dear Mr. Zembiec:

Attached please find the proposed scope of work for the implementation of the polychlorinated biphenyl (PCB) Contaminated Concrete Remediation Pilot Test Area at 146 Arsenal St. The scope of work includes the abatement of a limited amount of asbestos containing material (ACM) including vinyl floor tile and adhesive mastic to expose the concrete in the pilot test area.

If you have any questions regarding the enclosed, please do not hesitate to email me at [barthur@paradigmenv.com](mailto:barthur@paradigmenv.com) or call me at 315.771.3738. Thank you for your time and consideration.

Sincerely,  
Paradigm Environmental, LLC.

*H. Bradford Arthur*

H. Bradford Arthur  
Vice President

**146 Arsenal St.  
PCB Remediation Pilot Test Area  
Scope of Work**

**Purpose**

The purpose of this scope of work is to perform a pilot test to evaluate the efficiency of various means & methods for the remediation of the PCB contaminated concrete floor at the subject site. Through the execution of this scope of work and the information gathered, Paradigm will be developing a 30-day Notification for submission to US EPA for approval in accordance with the requirements of the Toxic Substance Control Act (TSCA) in 40 Code of Federal Regulations (CFR) 761.61(a)(3).

**Scope of Work**

All work under this scope of work shall be completed by a New York State (NYS) Certified Asbestos Abatement Contractor. The selected contractor shall also have documented experience in the remediation of PCB-impacted concrete utilizing bead blasting/scarification and chemical extraction in compliance with the requirements contained in 40 CFR 761.61.

Employees of the selected Asbestos Abatement Contractor must hold a current Occupational Safety and Health Administration (OSHA) 40-Hour HAZWOPER Certification. Proof of certification must be provided prior to work commencing.

In building area #19 (see attached floor plan), the Abatement Contractor shall construct a 10 feet x 15 feet Asbestos Regulated Work ("RWA") in compliance with NYS ICR 56-7. Prior to construction of the RWA, the carpet tile within the RWA footprint shall be removed as non-hazardous materials and set aside in an area designated by the Owner for later use. The RWA shall be considered a "small" project as defined by NYS Department of Labor (DOL) and will require an attached decontamination chamber as per ICR 56-7.5(c). No relief shall be sought for the use of a remote personal decontamination system enclosure. All requirements specified in ICR 56 for the construction of a regulated work area shall be followed.

Following the construction of the RWA and the establishment of negative pressure, the stipulated waiting period shall be observed prior to commencing abatement.

Following the stipulated waiting period, the Abatement Contractor shall abate the asbestos containing floor tile. The floor tile waste will be segregated and disposed of as non-friable asbestos containing waste.

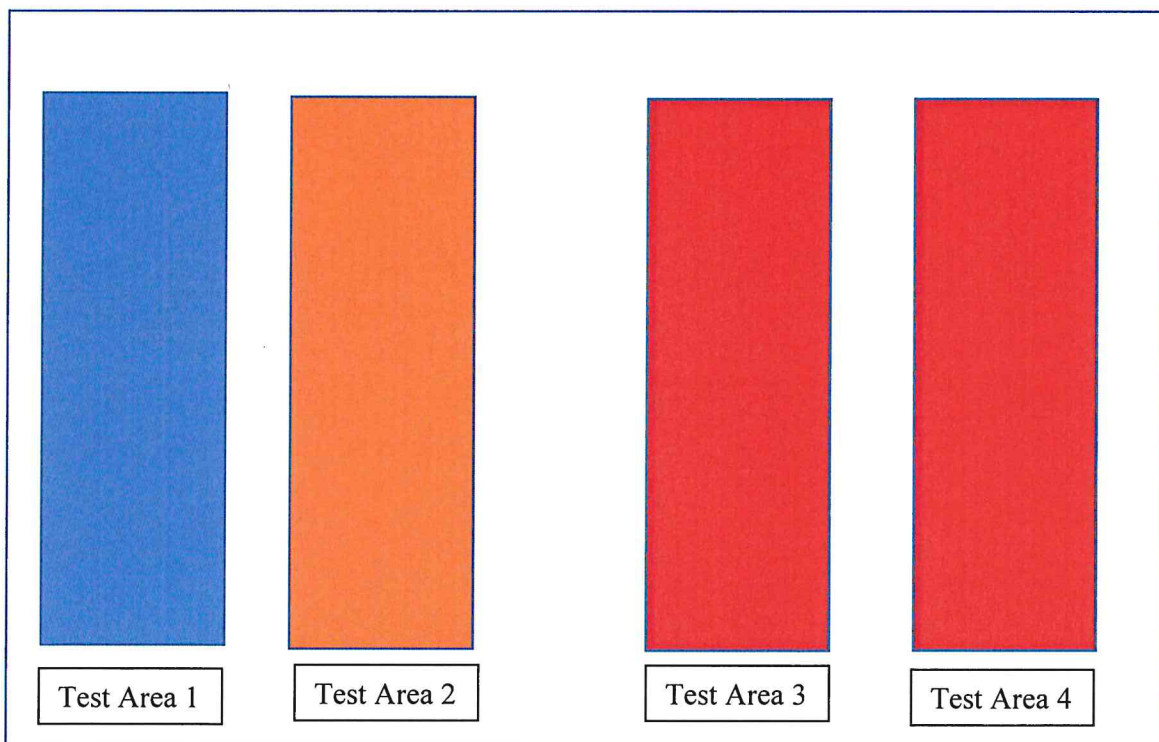
Once the floor tile has been abated, the Abatement Contractor shall remove the floor tile mastic. The floor tile mastic contains PCB concentrations in excess of 50 PPM in area #19. All waste generated shall be handled and disposed of as TSCA-regulated Waste. The Abatement Contractor is responsible for all required waste characterization and disposal. The Abatement Contractor shall prescribe Personal Protective Equipment (PPE) applicable for the handling of PCB containing TSCA-regulated Waste.

Prior to the removal of the floor mastic, bulk mastic samples will be taken in each pilot test area. Upon completion of removal of the PCB Containing floor mastic, and prior to additional work being completed, Paradigm will collect a ½" core sample in each pilot test area.

The Abatement Contractor, at the direction of Paradigm Environmental, will create four (4), 9 feet x 3 feet Test Areas within the RWA. The test areas will be prepared as indicated below.

The Abatement Contractor will be applying CAPSUR®, an aqueous-based solvent for the extraction of PCBs from solid surfaces. CAPSUR® will be applied as a foam and will require the Abatement Contractor to utilize a Model T Jr. Foamer from Integrated Chemistries.

### **Regulated Work Area**



As per the manufacturer's specification, mix an appropriate amount of CAPSUR® to cover 250 SF of floor space.

### **Test Area 1**

#### **Phase I**

Step I - Application of CAPSUR Foam:

Apply a uniform foam blanket in 5 feet x 5 feet grids. Coverage thickness should be 0.5 inch to 1 inch in depth.

1. Foam by opening tank valve and then the nozzle valve.
2. Foam consistency can be made wetter or dryer by adjusting the air and/or product needle valves. (Dryer foam will be required for vertical and overhead surfaces allowing foam to dwell longer).
3. Relieve the tank and hose pressure when not in use by shutting off the air and opening the pressure relief and hose valves.

**Step II - Dwell Time:**

Allow the product to dwell for approximately 5 minutes. Agitate surface with stiff bristle industrial broom. High efficiency particulate air (HEPA) vacuum surface of all possible product and free liquid.

**Step III - Rinse:**

Apply light coverage of clean rinse water (enough to completely cover the surface); HEPA vacuum rinse completely.

**Phase II**

**Step I - Application of CAPSUR Foam:**

Reapply a uniform foam blanket 0.5 inch to 1 inch deep over entire grid surface.

**Step II - Dwell Time:**

Allow 5-minute dwell time; HEPA vacuum surface completely.

**Step III - Rinse:**

Apply light coverage of clean rinse water (enough to completely cover the surface); HEPA vacuum rinse completely.

**Step IV - Rinse (Triple):**

Triple final rinse (repeat rinse and HEPA vacuum step three times).

**Following the completion of Step IV, Paradigm will take a ½" core sample in Test Area 1.**

**Test Area 2**

The Abatement Contractor shall scarify, or bead blast the concrete floor to remove approximately 1/8 inch of bulk material from the floor. Following the removal of the bulk concrete materials, CAPSUR® will be applied.

**Step I - Application of CAPSUR Foam:**

Apply a uniform foam blanket in 5 feet x 5 feet grids. Coverage thickness should be 0.5 inch to

1 inch in depth.

1. Foam by opening tank valve and then the nozzle valve.
2. Foam consistency can be made wetter or dryer by adjusting the air and/or product needle valves. (Dryer foam will be required for vertical and overhead surfaces allowing foam to dwell longer).
3. Relieve the tank and hose pressure when not in use by shutting off the air and opening the pressure relief and hose valves.

**Step II - Dwell Time:**

Allow the product to dwell for approximately 5 minutes. Agitate surface with stiff bristle industrial broom. HEPA vacuum surface of all possible product and free liquid.

**Step III - Rinse:**

Apply light coverage of clean rinse water (enough to completely cover the surface); HEPA vacuum rinse completely.

**Phase II**

**Step I - Application of CAPSUR Foam:**

Reapply a uniform foam blanket 0.5 inch to 1 inch deep over entire grid surface.

**Step II - Dwell Time:**

Allow 5-minute dwell time; HEPA vacuum surface completely.

**Step III - Rinse:**

Apply light coverage of clean rinse water (enough to completely cover the surface); HEPA vacuum rinse completely.

**Step IV - Rinse (Triple):**

Triple final rinse (repeat rinse and HEPA vacuum step three times).

**Following the completion of Step IV, Paradigm will take a ½" core sample in Test Area 2.**

**Test Area 3**

The Abatement Contractor shall scarify, or bead blast the concrete floor to remove approximately 1/4 inch of bulk material from the floor. Following the removal of the bulk concrete materials, CAPSUR® will be applied.

**Step I - Application of CAPSUR Foam:**

Apply a uniform foam blanket in 5 feet x 5 feet grids. Coverage thickness should be 0.5 inch to 1 inch in depth.

1. Foam by opening tank valve and then the nozzle valve.
2. Foam consistency can be made wetter or dryer by adjusting the air and/or product needle valves. (Dryer foam will be required for vertical and overhead surfaces allowing foam to dwell longer).
3. Relieve the tank and hose pressure when not in use by shutting off the air and opening the pressure relief and hose valves.

Step II - Dwell Time:

Allow the product to dwell for approximately 5 minutes. Agitate surface with stiff bristle industrial broom. HEPA vacuum surface of all possible product and free liquid.

Step III - Rinse:

Apply light coverage of clean rinse water (enough to completely cover the surface); HEPA vacuum rinse completely.

## **Phase II**

Step I - CAPSUR:

Reapply a uniform foam blanket 0.5 inch to 1 inch deep over entire grid surface.

Step II - Dwell Time:

Allow 5-minute dwell time; HEPA vacuum surface completely.

Step III - Rinse:

Apply light coverage of clean rinse water (enough to completely cover the surface); HEPA vacuum rinse completely.

Step IV - Rinse (Triple):

Triple final rinse (repeat rinse and HEPA vacuum step three times).

**Following the completion of Step IV, Paradigm will take a ½" core sample in Test Area 3.**



#### **Test Area 4**

The Abatement Contractor shall scarify, or bead blast the concrete floor to remove approximately 1/2 inch of bulk material from the floor. Following the removal of the bulk concrete materials, CAPSUR® will be applied.

##### **Step I - Application of CAPSUR Foam:**

Apply a uniform foam blanket in 5 feet x 5 feet grids. Coverage thickness should be 0.5 inch to 1 inch in depth.

1. Foam by opening tank valve and then the nozzle valve.
2. Foam consistency can be made wetter or dryer by adjusting the air and/or product needle valves. (Dryer foam will be required for vertical and overhead surfaces allowing foam to dwell longer).
3. Relieve the tank and hose pressure when not in use by shutting off the air and opening the pressure relief and hose valves.

##### **Step II - Dwell Time:**

Allow the product to dwell for approximately 5 minutes. Agitate surface with stiff bristle industrial broom. HEPA vacuum surface of all possible product and free liquid.

##### **Step III - Rinse:**

Apply light coverage of clean rinse water (enough to completely cover the surface); HEPA vacuum rinse completely.

#### **Phase II**

##### **Step I - CAPSUR:**

Reapply a uniform foam blanket 0.5 inch to 1 inch deep over entire grid surface.

##### **Step II - Dwell Time:**

Allow 5-minute dwell time; HEPA vacuum surface completely.

##### **Step III - Rinse:**

Apply light coverage of clean rinse water (enough to completely cover the surface); HEPA vacuum rinse completely.

##### **Step IV - Rinse (Triple):**

Triple final rinse (repeat rinse and HEPA vacuum step three times).

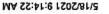
**Following the completion of Step IV, Paradigm will take a 1/2" core sample in Test Area 4.**

The Abatement Contractor shall be responsible for the characterization and proper disposal of all waste associated with and generated from the removal of concrete and application of CAPSUR®.

The samples collected from the test areas will be analyzed for PCB concentration to determine the effectiveness of the CAPSUR® application, in combination with various levels of scarification, in extracting the PCBs from the concrete at depth. Based on the results of this exercise, Paradigm will develop a Remediation Plan to be utilized on the balance of the impacted floor.

**As an additional scope, the contractor shall remove an approximate 2'x2' section of concrete in floor section 28. The area of flooring does not contain PCB containing mastic or concrete. The purpose of this removal is to determine the following.**

- 1. The ease of concrete removal to the concrete deck.**
- 2. The potential debris generation of removal on the lower level.**
- 3. The condition of the structural deck below the concrete.**
- 4. Any other difficulties which may arise from the concrete removal.**





# PARADIGM

ENVIRONMENTAL, LLC.

June 11, 2021

Mr. David Zembiec  
CEO  
JCIDA  
800 Starbuck Ave., Suite 800  
Watertown, NY 13601  
Sent via email: [dzembiec@jcida.com](mailto:dzembiec@jcida.com)

**RE: PCB Consulting at 146 Arsenal St., Watertown, NY**  
**PCB Remediation Pilot Test Area - Scope of Work Generation, Oversight & Monitoring**

Dear Mr. Zembiec:

Thank you for the opportunity to provide professional environmental services in preparation for your upcoming project. Paradigm is prepared to develop the scope of work for the PCB Remediation Test Area, provide the required monitoring services during the abatement, and confirmation testing following completion.

The purpose of the test area is to determine the most effective and efficient means & methods for the remediation of the PCB containing floor mastic and impacted concrete slab. The information gathered during the concept testing will be used as the basis for the EPA Remediation Plan development.

Paradigm's services will include the development of the Test Area Scope of work, the required asbestos monitoring during the flooring removal in the test area, the oversight of the Test Area scarification/cleaning, and the testing of the concrete for residual PCB concentrations.

Consulting Services				
Description		Unit Cost		Total
Test Area Work Plan Development		\$2,500.00		\$2,500.00
PE Oversight - 3 hours		\$250.00		\$750.00
Field Labor (Assumes 2 days @ \$500/day)		\$500.00		\$1,000.00
Labor Total				\$4,250.00

Sample Analysis				
Sample Type	Analysis Type	Quantity	Unit Cost	Total
PCM	PCM Air Sample Analysis for Asbestos	16	\$10.00	\$160.00

PCB	Aroclor Analysis – Bulk Sample	0	\$125.00	\$0.00
PCB	Aroclor Analysis – Concrete Core Sample	8	\$125.00	\$1,000.00
<b>Analysis Total</b>				<b>\$1,160.00</b>

**Total Test Area Scope Development and Oversight Estimate = \$5,410.00**

If you have any questions regarding the enclosed, please do not hesitate to email me at [barthur@paradigmenv.com](mailto:barthur@paradigmenv.com) or call me at 315.771.3738. Thank you for your time and consideration.

Sincerely,  
Paradigm Environmental, LLC.

*H. Bradford Arthur*

H. Bradford Arthur  
Vice President

Project Location & Description	
146 Arsenal St. Watertown, NY 13601 PCB Pilot Test Area	
Accepted by:	Date:



**ERSI of New York LLC.**  
Demolition ■ Asbestos Abatement

**PROPOSAL**

<b>CLIENT:</b> Paradigm Environmental Services		<b>CONTACT:</b> Brad Arthur		<b>DATE:</b> 6/11/21
<b>PHONE:</b> (315) 455-2714	<b>CELL:</b> (315) 771-3738	<b>FAX:</b>		<b>EMAIL:</b> barthur@paradigmenv.com
<p><b>Proposal: NY21-157 Watertown YMCA PCB Test Areas</b></p> <p>Thank you for the opportunity to offer on the continually evolving YMCA Watertown project. Pricing below was developed based on the revised YMCA PCB Test Area Scope of Work provided via email on 6/9/21.</p>				
<p><b>INCLUSIONS AND CLARIFICATIONS:</b></p> <ul style="list-style-type: none"> <li>1,000,000/2,000,000 occurrence based Liability Insurance with 1,000,000 umbrella &amp; state approved workers compensation; Additionally insured parties must be identified in writing prior to project commencement and agreed on by ERSI</li> <li>Required Federal and State asbestos notifications are included</li> <li>Work is to be done during normal business hours; weekends and overtime are not included.</li> <li>Work is to be completed utilizing non-union labor and without union project labor agreements</li> <li>Disposal of all materials generated by ERSI; ERSI to retain all ferrous and non-ferrous metals.</li> <li>ERSI is to have unencumbered access to all ERSI work areas and waste routes; site conditions that do not allow for this will be considered a change in scope and will constitute a loss of production, with loss of production rates determined by ERSI</li> <li>Retainage if applicable is to be released within 30 days of ERSI completion, not project completion</li> </ul>		<p><b>EXCLUSIONS:</b></p> <ul style="list-style-type: none"> <li>Drawings from other scopes/trades not specific to abatement or demolition or not identified in this proposal</li> <li>Weather protection</li> <li>Bracing and shoring</li> <li>Utility disconnects</li> <li>Supply and connection of temporary services</li> <li>Universal or hazardous materials not defined in the above proposal</li> <li>Build backs and patch and repair</li> <li>Layout of openings or items associated with finish work</li> <li>Additional mobilizations other than defined above, 1 included</li> <li>Demolition of below grade structures not identified such as grade beams, footings and vaults.</li> <li>Local demolition/building permits</li> <li>Owner is responsible for all 3rd party air monitoring and project monitoring</li> <li>Sales tax is excluded in the above prices. Taxes will be charged if a completed and signed Certificate of Capital Improvement or other Tax Exempt documentation is not provided.</li> <li>Excludes any put backs, repairs and repointing</li> </ul>		
<b>PROPOSAL AMOUNT (IN DOLLARS): \$16,500.00</b>		<b>PAYMENT TERMS:</b> Net 10		
<p align="center"><b>ACCEPTANCE OF PROPOSAL</b></p> <p>Your signature or email confirmation to proceed is and acknowledgement that you are authorized to sign this document and/or give notice to proceed by your organization and are authorizing ERSI to proceed with the scope of work that is defined in association with the terms and conditions outlined in this proposal. If another form of contract is utilized this document is considered incorporated regardless of conflicting contract verbiage; this scope of work and terms and conditions are considered binding.</p>				
<b>SUBMITTED BY:</b> Chad Parks		<b>EMAIL/CONTACT#:</b> <u>Chad@ersi-usa.com</u> Cell: (315) 569-8995		<b>DATE:</b>
<b>PRINT NAME:</b>	<b>AUTHORIZED SIGNATURE:</b>		<b>DATE:</b>	





Decommissioning Services • Remediation Services • Facility Services • Disaster Relief

June 14, 2021

Mr. David Zembiec  
CEO  
JCIDA  
800 Starbuck Ave., Suite 800  
Watertown, NY 13601

RE: Pilot Testing  
146 Arsenal St.  
Watertown, NY

Sessler Environmental Services, LLC (SES) is pleased to provide pricing for the above-mentioned property to Mr. David Zembiec (Client). Pricing is reflective of remediation pilot test drafted Paradigm dated June 9<sup>th</sup>, 2021.

**Pre-Mobilization Activities:**

- SES will post the building with asbestos notifications 3 days prior to commencement of abatement activities.
- SES will coordinate schedule of the project / testing with client and project consultant.

**Item 1: Pilot Test**

- SES will conduct tests in complete accordance with Paradigm's drafted scope.

**Waste Disposal:**

- Waste generated during abatement activities will be disposed of in accordance with local, state and federal regulation.
- Waste will be disposed of at an approved landfill via a waste shipment record, disposal receipts will be provided to the client with a closeout package.



Decommissioning Services • Remediation Services • Facility Services • Disaster Relief

**Assumptions:**

- Pricing assumes owner will provide electric at no cost to SES for the duration of the project.
- Pricing assumes owner will provide water to SES at no cost for the duration of the project.
- Pricing includes NYS Prevailing Wage Rates.
- Pricing excludes NYS Sales Tax. Client will need to provide Tax Exempt Form to SES prior to invoicing.

**Pricing:**

146 Arsenal St. Watertown					
Item	Description	Units	Quantity	Unit Rate	Extended Costs
1	Test Spots	LS	1	\$ 13,150.00	\$ 13,150.00
	Per Paradigm's Pilot Test Scope Of Work				
				Estimated Project Costs: \$	13,150.00
				NYS Sales Tax:	NA
				Total Project Costs: \$	13,150.00

SES appreciates the opportunity to provide this proposal, please feel free to call or email with any questions.

**Respectfully,**

**Mitch Phillips**

**Branch Manager**

Email: [mphillips@sesslerenv.com](mailto:mphillips@sesslerenv.com)

Cell: 585.613.2165





AAC Contracting, Inc.  
175 Humboldt Street – Suite 200  
Rochester, New York 14610  
Tel: (585) 527-8000 • (800) 458-8745  
Fax: (585) 783-1464  
www.aac-contracting.com

**A.A.C. Contracting, Inc.**  
*Environmental Remediation and Construction Services*

June 11, 2021

JCIDA  
800 Starbuck Avenue  
Watertown, New York 13601  
Attn: Mr. David Zembiec

**RE: PCB CONTAMINATED CONCRETE REMEDIATION TEST PILOT AREA  
ASBESTOS & PCB ABATEMENT  
Page 1**

Please find below confirmation of our prices for all labor, material, equipment and supervision to complete the work described. All work to be completed in strict accordance with local, state and federal regulations relating to the Environmental Remediation and General Construction industries.

**ASBESTOS & PCB ABATEMENT**

**\$ 20,250.00**

All prices are based on the following statements, conditions and qualifications.

- **SCOPE – ASBESTOS & PCB ABATEMENT** – This price includes the removal and disposal of Asbestos & PCB Containing Materials identified as floor tile and mastic per the PCB Pilot Test Scope of work and work plan provided by Paradigm Environmental, LLC and as requested by the Client located at 146 Arsenal Street in Watertown, New York. This work will be completed per the work plan and all debris shall be disposed of as asbestos & PCB bulk waste.
- **SCHEDULE** – We feel all work can be completed in accordance with the construction schedule pending on air sampling results. Our prices are based on an EIGHT HOUR working shifts, Monday through Friday. Any other night, weekend, holiday shifts, or variation or acceleration of proposed schedules may require additional compensation. All work shall be completed per the schedule shown in the bidding documents
- **EMPLOYEE WAGE RATES** - Our prices are based on payment of New York State Prevailing Wage Rates for Jefferson County.
- **DAMAGE TO EXISTING FINISHES** – The abatement process often requires temporary isolation consisting of tape, staples, polyethylene sheeting, etc. that may result in removal of finishes and/or minor damages. Repairs of these damages is excluded from our proposal unless specifically stated otherwise.

Rochester, Buffalo, Syracuse, Waddington  
*AAC Contracting is an equal opportunity employer*

June 11, 2021

**RE: PCB CONTAMINATED CONCRETE REMEDIATION TEST PILOT AREA  
ASBESTOS & PCB ABATEMENT**

Page 2

- **OTHER ENVIRONMENTAL REMEDIATION** – Our pricing does **NOT** include the remediation or handling of any other environmental issues that may be present in the buildings (i.e. PCB's, PCB containing caulk and/or glazing, Heavy Metals, Lead Paint, Hazardous Materials, Fuel Oils, Contaminated Soils, etc.) unless specifically stated otherwise. Please note, in some cases, additional testing, by the customer, may be required due to deficiencies in original customer provided sampling survey information
- **INTERIOR & STRUCTURAL DEMOLITION OR ABATEMENT** - Pricing is based on the information provided. A full survey of any materials anticipated to be removed or disturbed is required prior to start of work. Additionally, any areas of suspect structural integrity leading to, or within the scheduled work area will require a structural review by a licensed engineer prior to mobilization to the area in question. The cost of any surveys or reviews is **NOT** included in our pricing, unless specifically noted.
- **UTILITIES & ACCESS** – Unless otherwise stated, all utility shutdowns (electric, telecommunications, data, fire alarm, HVAC, plumbing, etc.) required to perform our work shall be shut down and locked out, by others, prior to our mobilization. AAC will provide temporary GFI power panels and temporary lighting for our work, as necessary. Connection of power panels to owner power source to be by a licensed electrician at no cost to AAC. Unless otherwise stated, owner shall provide access to the work area, and adequate source of temporary power, water and sewer.
- **NOTIFICATIONS / VARIANCES** – Our price includes processing all required state and Federal 10 day notifications and variance applications, if applicable, pertaining to asbestos abatement and their associated fees.
  - Regardless of the presence of any hazardous or regulated materials, any complete structure demolition, or interior selective demolition involving structural supporting components, requires an EPA 10 day notification prior to start of work, and should be factored into any scheduling accordingly.
- **AIR / PROJECT MONITORING** - The cost for an independent testing lab to perform all required air/project monitoring is **NOT** included in our proposal. NYS asbestos regulations require this service be hired directly by the owner or their representative. The cost of OSHA required personnel air sampling is included in our pricing.
- **SALVAGE RIGHTS** – Excluding hazardous, regulated and general waste, and unless specifically stated otherwise, AAC Contracting retains rights to all removed fixtures, furnishings, MEP systems, structural steel and related items.

Rochester, Buffalo, Syracuse, Waddington  
*AAC Contracting is an equal opportunity employer*

June 11, 2021

**RE: PCB CONTAMINATED CONCRETE REMEDIATION TEST PILOT AREA  
ASBESTOS & PCB ABATEMENT**


Page 3

- **WASTE DISPOSAL** - Transportation and disposal of all waste is included in our price, unless indicated otherwise.
- **PERFORMANCE / PAYMENT BOND** - Our pricing does **NOT** include the cost of providing a Performance/Payment Bond. If required, bonds will be provided for the additional cost of 2% of our quoted price.
- **TAXES** - Our price does **NOT** include NYS sales and use tax. Tax will be added to all invoices unless we are provided with a tax-exempt certificate, capital improvement certificate or direct pay permit.

Our prices are good for thirty days from the date of this letter. Our payment terms are net thirty days. Work may be scheduled upon receipt and/or execution of a binding contract or purchase order.

Should you have questions or require further information, please do not hesitate to contact me.

Sincerely,



Richard Fairbridge  
Estimator/Project Manager

Rochester, Buffalo, Syracuse, Waddington  
*AAC Contracting is an equal opportunity employer*