



414 High Street | PO Box 1100
Seaford, DE 19973
302.629.9173 fax 302.629.9307
www.seafordde.com

INVITATION TO BID

November 4, 2016

Dear Vendor,

Enclosed you will find a bid package for the **DEMOLITION OF STRUCTURES LOCATED AT 60 N. PINE STREET EXTENDED** for the City of Seaford. All pertinent information is contained within.

The bid opening will be held at 2:00 p.m., on Wednesday December 14th, 2016, inside the Council Chambers at City Hall, 414 High Street, Seaford, DE.

Should you need clarification on any item, please contact Mr. Charles Anderson, Assistant City Manager at 302-629-9173.

Thank you for reviewing this information and participating in our bidding process.

Sincerely,

City of Seaford

Dolores J. Slatcher

City Manager

Enclosure

**BID NOTICE
CITY OF SEAFORD
DEMOLITION OF STRUCTURES LOCATED AT 60 N. PINE STREET EXTENDED**

Sealed bids will be received by the City Manager of the City of Seaford, 414 High Street, Seaford, Delaware until **2:00 p.m., E.T. on Wednesday, December 14th, 2016**. All bids will be opened in Council Chambers, 414 High Street, and read aloud at this time. The City Manager and staff will then evaluate them for compliance.

Bidders are hereby notified that the project generally consists of all materials, equipment, transportation, disposal fees, manpower and services, required to properly remove asbestos, lead containing materials, two (2) fuel (oil) storage tanks and demolish all structures located at 60 N. Pine Street Extended (TMP# 331-5.18-35.00) in Seaford, Delaware.

Proposals must be submitted in a sealed envelope, addressed – Attn. Dolores J. Slatcher, City Manager, 414 High Street, PO Box 1100, Seaford, DE 19973. The outside of the envelope must be marked, **“Demolition-60 N. Pine Street Extended”** and the Bidder’s name and license number, if required, shall be shown thereon. Any BID received after the time and date specified shall not be considered. All proposals must conform to the bid documents. Any exceptions will be evaluated for suitability and acceptance is at the sole discretion of the owner.

All BIDS must be made on the required BID proposal form provided in the specifications. All blank spaces for BID prices must be filled in, in ink, or type written, and the BID form must be fully completed and executed when submitted. One copy of the BID form is required. BIDS and/or alternate bids submitted by FAX will not be accepted.

The Contractor awarded the bid will commence the work required by the CONTRACT DOCUMENTS after the NOTICE TO PROCEED and will complete the work in sixty (60) calendar days, unless the period for execution is extended in writing by the City Manager. No work will take place on Sundays. The Contractor will be charged liquidated damages in the amount of \$100 per day if the WORK extends past the sixty (60) consecutive calendar days or after the agreed upon extension date.

The successful bidder must also present the City Manager with a performance bond in an amount equal to the contract amount.

The successful bidder shall also secure and maintain, at its own expense, during the contract term, the types and limits of insurance outlined in the contract documents.

A pre-bid meeting will be held at City Hall, 414 High Street, Seaford, Delaware on Wednesday November 30th, 2016 at 2:00 p.m., to allow potential bidders an opportunity to obtain information from the City regarding the bid documents. Immediately following the meeting, city staff will conduct a tour of the subject properties.

Bid documents may be obtained from City Hall, 414 High Street, Seaford, Delaware between the hours of 8:00 a.m. and 4:30 p.m. Monday thru Friday. Copies may be obtained by calling Tracy Torbert, Executive Secretary at (302) 629-9173. No bids may be withdrawn after the scheduled time for the receipt of bids for a period of sixty (60) days. Bids may be presented to the Mayor and Council at the January 10th, 2017 meeting at which time they may be awarded. The City of Seaford reserves the right to reject any and all bids and to waive any or all informalities in any or all bids. Award may be made to the lowest, responsible BIDDER.

Dolores J. Slatcher
City Manager

END OF BID NOTICE

DETAILED SPECIFICATIONS

SITE AND PROJECT DESCRIPTION:

1. The location of work is 60 N. Pine Street Extended in Seaford, DE 19973. The total lot is approximately 1.2 acers in area. The lot contains an office/warehouse building of block construction and a small parking/paved area associated with the building. Several other sheds/out buildings exist on the site in various states of disrepair. The intent of this demolition contract is to provide a prepared site free of all structures and other items in advance of the installation of an electrical substation facility to be operated and maintained by the City of Seaford.
2. The area of work is located adjacent to the existing City of Seaford Pine Street electrical substation. This facility and its improvements are critical to the City of Seaford's power supply, commerce and safety; as such the requirement for electrical power reliability 100% of the time is of the highest importance to the City and its customers. The Contractor shall bid, plan, schedule and execute the proposed work in a way that will not disrupt the facilities or any of the circuitry into, on or adjacent to the site. All work needs to be planned, bid and executed carefully and with close coordination between the City and the contractor. The City will discuss contractor means and methods in advance of accepting bids in an effort to assist the contractor to the extent possible. The Contractor's attention is directed to the sequence of operations listed in the documentation below for further information.
3. Bidders are hereby made aware that the City of Seaford will photo document the condition of all portions of the subject property prior to demolition operations. Items such as (but not limited to) sidewalks, curbs, driveways, roads, fencing, adjacent properties or other features that are identified to remain and are damaged once the Contractor commences operations on the property (or any adjacent location) must be restored to a "before construction or better" condition by the Contractor at no additional compensation beyond the prices bid. The Contractor is notified to use extreme caution and care during all operations.

HAZARDOUS MATERIALS:

4. The City of Seaford has had the location surveyed and tested by qualified individuals for the presence of asbestos, lead based paint and underground storage tanks. **Asbestos containing materials, lead based paint and underground storage tanks were found to be present on the site.** These particulars are detailed in the attached reports by Brightfields, Inc. Environmental Services. The asbestos abatement; lead based paint and underground storage tanks removal will be the Contractor's responsibility in conjunction with demolition operations. All prices for asbestos removal, lead based paint and underground storage tanks removal shall be included within the bid prices provided by the Contractor. No additional compensation will be provided by the City beyond the bid prices submitted by the contractor at bid time.
5. All removal of asbestos and other hazardous materials shall be accomplished in accordance with all applicable Delaware Division of Natural Resources and Environmental Control (DNREC) and Environmental Protection Agency (EPA) requirements. The Contractor (or Subcontractor for the General Contractor) shall possess all valid licenses issued by DNREC for the removal of hazardous materials identified in the attached reports. Proof of such licensure shall be provided

to the City Manager prior to the start of removal. The City shall be provided all disposal manifests and other required documentation that ensures the proper removal, handling and disposal of all hazardous materials removed from the location prior to final payment to the contractor.

6. Disturbance of lead paint in the structures should be kept to a minimum. Lead paint should be removed by a Delaware-licensed paint abatement firm prior to demolition activities. All lead-painted components shall be properly disposed of by the Contractor.
7. The site contains two (2) Underground Storage Tanks (USTs) located along the south property line. The storage tanks shall be completely removed (including fill ports, vent lines and other associated piping) by the Contractor as part of the demolition contract. Prior to removal the Contractor shall empty all contents from the tanks and properly dispose of the product(s) removed. The tanks must be removed in accordance with the State of Delaware DNREC Tank Management Section requirements.
8. Due to the proximity of existing energized 12.5kV overhead primary electrical lines, the Contractor is urged to consider removing the buildings adjacent to the USTs prior to their removal to provide a safe work area for tank removal.
9. The tanks must be completely removed from the site (to accommodate future grounding grid and foundation installations) and properly disposed of. Once the tanks are removed, the areas remaining shall be field screened by a qualified consultant with a photoionization detector to verify that no additional contamination exists. Should further contamination be detected, the City will advise the Contractor of a direction forward.
10. After removal of all of the necessary UST materials the contractor shall fill the excavated areas with controlled fill (type G borrow or equal), the fill shall be placed in the required areas and mechanically placed and compacted in 6" layers to a minimum of 95% of maximum density at optimum moisture content for the specific soil calcification as determined by the Modified Proctor Tests and shall be in accordance with the AASHTO T-180 Method.
11. The Contractor is responsible for removal of any mechanical equipment. This shall include the proper evacuation of any Freon, refrigerant or fuel that may be contained within any of the mechanical equipment.

DEMOLITION:

12. The Contractor shall demolish and completely remove all structures and ancillary items as directed by the City at the location. All debris removed from the site by the contractor shall be legally transported and disposed of at a DNREC approved facility, recycling facility or the DSWA landfill. Demolition debris may not be disposed of on-site.
13. **The Contractor shall be responsible for excavation and removal of all existing structures and foundations on the site in their entirety.** Any incidental items and or debris remaining shall also be removed by the Contractor as necessary to prepare the area for structural controlled back fill of the excavations.

14. After removal of all of the necessary items, the Contractor shall fill the excavated areas with controlled fill (type G borrow or equal). The fill shall be placed in the required areas and mechanically placed and compacted, in six inch (6") layers, to a minimum of 95% dry density as determined by field testing.
15. The Contractor shall within the prices bid, contract with a qualified testing firm and perform a minimum of ten (10) sand cone density tests (with necessary proctor values determined) as directed by the City during the filling operations. Modified Proctor Tests shall be in accordance with the AASHTO T-180 Method.
16. The final grade of all filled areas shall match adjacent areas not disturbed by demolition operations. The areas filled shall be graded to provide positive drainage and eliminate standing water on the site.
17. The entire site perimeter shall have geo-synthetic silt fencing installed to protect the soil areas from undue erosion runoff. The silt fencing shall be installed prior to the start of demolition operations. The cost for the silt fencing and installation shall be included in the total demolition pricing submitted by the Contractor.
18. The Contractor shall remove all pavement on the site to the fence line along Pine Street Extended. In addition, the Contractor shall remove all pavement to the limits shown on the attached drawing SK-1; dated 11/1/16, prepared by Downes Associates. The Contractor shall also remove all out buildings, sheds, other materials and other structures on the site. All trees, shrubs, stumps and other vegetation shall be completely removed (including roots).
19. The Contractor shall remove all contents within the structures and properly dispose of with the demolition debris.
20. The Contractor shall remove all of the perimeter fencing and gates in their entirety (including posts and post foundations) as part of the demolition and removal operations. This shall not include the existing Pine Street substation enclosure fencing on the south side of the property and the T-Mobile Communications Tower fencing on the north side of the property. The Contractor shall maintain the integrity of the substation and communications tower fencing at all times for safety and security purposes.
21. The City shall be provided weight tickets for all items removed and disposed of at the location prior to final payment to the Contractor. The weight tickets can be from the Delaware Solid Waste Authority landfill (or other approved location) or from an appropriate State licensed recycling facility (as approved by the City of Seaford) prior to disposal of the items to be recycled. The Contractor shall provide the City with copies of all paperwork documenting the disposal of all hazardous materials from the site.
22. All dumpsters must be placed on the property and not on the street.
23. NO WORK will be performed on Sundays or Holidays observed by the City of Seaford.
24. **EXPLOSIVES – NOT PERMITTED!**

UTILITES DISCONNECTIONS:

- 25. The City Electric Department will disconnect the electric service to the site at the point of service. The Contractor is responsible for coordinating the service disconnection with the City Electric Department and all other electrical demolition on the site. The Contractor must notify the City Electric Department of any overhead primary electric wires that need to be safety "hosed" prior to the start of demolition. The point of contact for the Seaford Electric Department is Mr. Bill Bennett, Superintendent; call 302.629.9841 for additional information.**
- 26. The City Public Works Department will disconnect the water services to the site at the point of service, at the curb stop valve. The Contractor is responsible for coordinating the service disconnects with the City Public Works Department and all other water service demolition on the site. The point of contact for the Seaford Public Works Department is Mr. Berley Mears, III, Director; call 302.629.8307 for additional information.**
- 27. The Contractor shall locate and disconnect all sewer service lines at the property line, cut the sewer laterals at this location and install a cap on the existing lateral. This must be inspected by the City Code Department prior to back fill.**
- 28. The Contractor is responsible for contacting all other utility providers to the location for disconnect including gas, phone, cable, etc.**
- 29. Information obtained from an officer, agent or employee of the CITY or any other person shall not affect the risks or obligations assumed by the CONTRACTOR or relieve CONTRACTOR from fulfilling any of the conditions of the contract.**
- 30. The CITY may make such investigation as it deems necessary to determine the ability of the BIDDER to provide the necessary materials and/or labor and equipment to carry out the work and the BIDDER shall furnish to the CITY all such information for this purpose as the CITY may request. The CITY reserves the right to reject any BID if the evidence submitted by, or investigations of, such BIDDER fails to satisfy the CITY that such BIDDER is properly qualified to carry out the obligations of the Agreement. A conditional or qualified BID will not be accepted.**
- 31. The Contractor shall submit a written certificate with each progress payment request that states he has paid his vendors, suppliers, and subcontractors in full, less applicable 10% retainage, for the period covered by his previous payment request. The Contractor shall provide the CITY proof of release of liens prior to the CITY issuing the final payment for the project.**
- 32. All applicable laws, ordinances and the rules and regulations of all authorities having jurisdiction over the WORK shall apply to the contract throughout.**
- 33. Each BIDDER is responsible for reading and being thoroughly familiar with the CONTRACT DOCUMENTS. The failure of the BIDDER to do any of the foregoing shall in no way relieve any BIDDER from any obligation respective to their BID.**

DUST & NOISE CONTROL:

34. The Contractor shall take appropriate actions to control the spread of dust and to avoid the creation of a nuisance in the surrounding area.
35. The Contractor shall observe all City noise regulations and shall not begin any on-site operations prior to 7:00 a.m. and shall curtail all operations by 9:00 p.m. on a daily basis.

PROTECTION:

36. Personnel safety – The Contractor shall perform all work in a safe manner in order to avoid accidents and property damage. Workers must be experienced in this type of work. Equipment should be a suitable type, in good working condition and operated by skilled operators. Safety is the sole responsibility of the Contractor.
37. All workers shall wear necessary safety appurtenances (hard hats, retro-reflective vests and safety glasses) at all times during the execution of the work.
38. The Contractor shall take all necessary measures to protect adjacent structures, utilities and items to remain from damage during operations. Any items damaged by the contractors operations required to remain shall be repaired or replaced by the contractor within the prices bid.
39. The Contractor shall not allow scavenging or salvaging on the site.
40. Traffic – Where pedestrian and driver safety is endangered in the area of demolition work, use traffic barricades with flashing lights and provide alternate routes around closed or obstructed traffic ways. Pine Street Extended is a State of Delaware maintained roadway; any lane restrictions or road closure must be coordinated with, and approved by, the Delaware DOT one (1) week in advance so that emergency services, schools, and local residents may be properly notified. Traffic control flagmen, if required, shall hold current State certification for such work.
41. The contractor shall contact “Miss Utility” prior to start of any work.

INSURANCE:

42. The successful bidder must also provide an insurance certificate prior to the commencement of work. Comprehensive Liability, Bodily Injury and Property Damage, and Workers’ Compensation will be required in the amounts listed herein. The contractor shall secure and maintain at its own expense, during the contract term a commercial general liability insurance which insures against claims for bodily injury, property damage, personal injury and advertising injury arising out of or in connection with, any operations or work under this contract whether such operations are by the contractor, its employees, or subcontractors or their employees. The policy shall provide minimum limits of liability as follows:
\$1,000,000.00 combined single limit – each occurrence
\$1,000,000.00 combined single limit – general aggregate
\$1,000,000.00 combined single limit – products/completed operations aggregate
\$300,000.00 Business auto liability – combined single limit
\$1,000,000.00 Workers’ compensation – each accident, each employee
43. All insurance shall name the owner; it’s appointed and elected officials, officers, servants, agents and employees as insured. The commercial general liability policy shall afford coverage for the explosion, collapse and underground hazards, contractual liability and liability arising from independent contractors. Products and completed operations insurance shall be maintained for

two (2) years after completion of the project. The contractor shall submit proposed insurance instruments to the City Manager prior to execution for approval.

PERFORMANCE BOND:

44. A performance Bond equal to 100% of the bid amount must be provided to the City Manager by the Contractor's surety prior to the start of operations by the Contractor.

SUBCONTRACTOR LISTING:

45. The Contractor shall provide the names and contact information of all major Subcontractors proposed to provide services for the project. At a minimum the City will require the following Subcontractors listed in the bid documents. The bid sheet provides a location for the Contractor to identify, asbestos removal, lead based paint removal and underground Storage tank removal Contractors.

END OF DETAILED SPECIFICATIONS

PEFORMANCE BOND

KNOWN BY ALL THESE PRESENTS, that we, the undersigned, _____, as principal, and the City of Seaford, as OWNER in the penal sum of _____ for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors and assigns.

Signed, this ____ day of _____, 2016.

The Condition of the above obligation is such that whereas the Principal has submitted to THE CITY OF SEAFORD a certain BID, attached hereto, and hereby made a part hereof to enter into a contract in writing for demolition of _____ and appurtenant work, which contract and the work to be done hereunder and the specifications accompanying the same shall be deemed a part thereof to the same extent as if fully set out herein.

NOW, THEREFORE,

- (a) If said BID shall be rejected, or
- (b) If said BID shall be accepted and the Principal shall execute and deliver a contract in the form of Contract attached hereto (properly completed in accordance with said BID) and shall furnish a BOND for his faithful performance of said contract and for the payment of all persons performing labor or furnishing materials in connection therewith and shall in all other respects perform the agreement created by the acceptance of said BID.

Then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its BOND shall be in no way impaired or affected by any extension of the time within which the OWNER may accept such BID; and said Surety does hereby waive notice of any such extension.

In WITNESS THEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have cause their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set for above.

Principal (L.S.)

Surety

By: _____

IMPORTANT: Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.

END OF PERFORMANCE BOND

**BID PROPOSAL FOR
DEMOLITION OF STRUCTURES AND SITEWORK LOCATED AT 60 N. PINE STREET
EXTENDED**

Date: _____

**TO: Dolores J. Slatcher
City Manager
City of Seaford
414 High Street
PO Box 1100
Seaford, DE 19973**

Gentlemen,

Proposal of _____ (hereinafter called "BIDDER"
organized and existing under the laws of the State of Delaware, Doing business as

(Insert "a corporation", "a partnership" or "an
individual" as applicable) to the City of Seaford (herein called "CITY").

In compliance with your Advertisement for Bids, BIDDER hereby proposes to supply all asbestos removal, disposal, equipment, materials and labor necessary for the "**DEMOLITION - 60 N. Pine Street Extended**" in strict accordance with the CONTRACT DOCUMENTS, **within sixty (60) calendar days**, and at the prices stated below.

By submission of this BID, each BIDDER certifies, and in the case of a joint BID each party thereto certifies as to his own organization, that this BID has been arrived at independently, without consultation, communication or agreement as to any matter relating to this BID with any other BIDDER or with any competitor.

BIDDER hereby agrees to commence WORK under this contract on or before the date to be specified in the NOTICE TO PROCEED and to fully complete the PROJECT within SIXTY CALENDAR DAYS. WORK will commence within TEN DAYS OF NOTICE TO PROCEED and CONTRACTOR is to fully complete the project within SIXTY CALENDAR DAYS. **BIDDER further agrees to pay liquidated damages, in the sum of \$100.00 for each consecutive calendar day thereafter that he is in default in completing the contract.**

NOTE: Bids shall include all sales taxes and all other applicable taxes and fees.

Furnish all hazardous materials removal, demolition, disposal, materials, labor and equipment for the following demolition projects for the price stated below:

60 N. Pine Street Extended: All structures and ancillary items; lump sum cost for the specified work:

\$ _____.

The City of Seaford has had the property surveyed by qualified individuals for the presence of asbestos lead based paint and UST's. Asbestos containing materials, lead based paint and underground tanks (2) were found at the site, which is detailed in the attached reports by Brightfields, Inc, Environmental

Services. The asbestos abatement, lead based paint and UST removal/disposal will be the Contractor's responsibility as part of demolition and removal operations. All prices for hazardous materials removal shall be included within the bid price provided by the Contractor. No additional compensation will be provided by the City beyond the bid price submitted by the Contractor at bid time.

Please provide the proposed firm, Subcontractor or entity who will be completing the hazardous materials removal for this contract. The City intends to use this information to assist us in our bid evaluations:

Asbestos removal to be performed by: _____

Lead Based Paint removal to be performed by: _____

Two (2) underground Storage Tank removals to be performed by: _____

THE UNDERSIGNED DECLARES THAT HE HAS CAREFULLY EXAMINED AND FULLY UNDERSTANDS THE PROPOSAL AND FOLLOWING SPECIFICATIONS AND WILL FURNISH ALL EQUIPMENT AND MATERIALS TO COMPLETE THE HAZARDOUS MATERIALS REMOVAL, DEMOLITION, DISPOSAL AND SITE WORK AS STATED.

Signature: _____

Date: _____

Printed Name: _____

Title: _____

Address:

E-mail address: _____

Telephone No.: _____

Cell Phone No.: _____

END OF BID PROPOSAL



Date - 11/1/16

Drawing SK-1

Targeted Lead-Based Paint Testing

For the Structure Located at:

**60 Pine Street
Seaford, Delaware 19973**

Prepared for:

**Mr. Charles Anderson
City of Seaford
414 High Street
Seaford, Delaware 19973**

Prepared by:



BrightFields, Inc.
Environmental Services

**801 INDUSTRIAL STREET
SUITE 1
WILMINGTON, DE 19801
(302) 656-9600**

BrightFields File Number: 3113.02.21

March 2016

1.0 Identifying Information

1.1 Report Preparer

BrightFields, Inc.
Kelli E. Platt
Delaware Lead Risk Assessor #LRA-15-0202

1.2 Property Owner

City of Seaford
414 High Street
Seaford, Delaware 19973
(302) 629-9173

1.3 Background

Although lead has been used in numerous consumer products, lead is a toxic metal now known to be harmful to human health if inhaled or ingested. In 1978, the federal government banned the use of lead as an additive to paint for residential use. Children under six and women who are pregnant or plan to become pregnant are the most susceptible to health effects from lead exposure.

The purpose of this undertaking was to identify the lead content of painted surfaces that could be disturbed by upcoming demolition activities. A Lead Paint Risk Assessment, which is intended to identify hazards, primarily caused by deteriorating lead-based paint (LBP) inside and outside the structure and to provide hazard control options was not requested or conducted and the condition of the paint was not recorded.

BrightFields, Inc. (BrightFields) conducted a targeted lead paint testing at the above-referenced site on March 16, 2016. The construction date of the building was not provided to BrightFields but it is assumed to have been built before 1978. BrightFields used an X-ray fluorescence (XRF) lead paint analyzer to sample paint for lead throughout the structure. The serial number for the Innov-X XRF is 5835. The XRF analyzes through all layers of paint through to the substrate. In cases where LBP is present underneath newer layers of paint, the lead paint layer is detected. The instrument was checked for calibration at the beginning of each day and end of the project.

The results presented in this report represent all layers of paint. In most cases, the LBP layer(s) have been coated with newer layers of non-lead paint. Certain building components that were adjacent to each other and/or not likely to have different painting histories were grouped together into a single testing combination, as follows:

- Interior window casing, stops, jambs and aprons
- Interior window mullions and window sashes
- Exterior window mullions and window sashes

- Exterior window casings and sills
- Window jambs, stops and troughs
- Door jambs, stops, transoms, casings and other door frame parts
- Door stiles, rails, panels, mullions and other door parts
- Baseboards and associated trim (such as quarter-round or other caps)
- Walls and ceilings
- Painted electrical sockets, switches or plates were grouped with walls

For example, if a window stool was sampled, the apron, casing and interior stop are assumed to have the same result, unless otherwise sampled and noted in the data tables in Appendix A. If the interior side of a window or door was found to be coated with LBP, the exterior components of the windows or doors in that room are assumed to be positive for LBP as well.

2.0 Paint Sampling

2.1 Findings

Lead paint, as defined by Environmental Protection Agency/Department of Housing and Urban Development (EPA/HUD) and by 16 Delaware Administrative Code 4459 *Lead Based Paint Hazards* as a surface coating containing lead in concentrations greater than or equal to 1.0 mg/cm², was found throughout the structure, primarily on door components and select walls. The sample results are presented in Appendix A and LBP-coated components are listed in Table 1 below.

Location	Component	Side	Color	Substrate	Result mg/cm ²
Exterior	Door	D	White	M	1.13
Work Room	Wall	B,C	Blue	D	>1.0
Work Room Lavatory	Door Casing	B	White	W	>2.23
Work Room Lavatory	Door Jamb	B	White	W	>3.40
Work Room Lavatory	Door	B	Black	W	2.07
Office Foyer	Front Door	D	Brown	M	1.38

NOTES: *Result is in the XRF "inconclusive range" and should be considered to be positive.
Substrate Abbreviations: W = wood, D = drywall/plaster, M = metal, C = concrete, B = brick, PL = plastic/vinyl
Condition Abbreviations: F = friction surface, P = poor/damaged condition, I = intact condition, FA = fair condition

Representative surfaces of painted interior and exterior components were sampled with the XRF. The sample results are presented in Appendix A. When identifying locations to sample, BrightFields targeted surfaces that were representative of the paint within a given area. Unless otherwise stated, the sample result for a component should be assumed to be representative of all similar components within the room. For example, if the windows in a room appeared to have a similar maintenance history, the components of one of the windows was sampled and all window components in the room were assumed to have similar lead content. Diagrams identifying different types of building components are provided as Appendix B.

The paint sampling identified the lead content of painted components inside and outside the building. All sample results collected during the on-site evaluation are listed in the data tables provided in Appendix A. The lead content, location, component type, and paint color of the sampled painted surfaces are identified in the data tables. The side of the room (or building exterior) in which each sample was collected is also noted with an A, B, C or D. Side A of each room is the side closest to the front/address side of the building. Sides B, C and D are the sides progressing from A in a clockwise direction. A diagram with this notation is included at the top of each data table in Appendix A. **If a sample was collected on a side, similar components on other sides within the room should be assumed to have the same lead content, unless otherwise noted in Appendix A.** For example, if a baseboard was sampled on side B, the baseboards on sides A, C and D are assumed to have the same lead content.

2.2 Limitations

The on-site evaluation conducted at the site was non-destructive. Only accessible components were sampled. Components covered or blocked by newer construction, including but not limited to drywall, flashing, wrapping and/or siding were not sampled. The possibility exists that lead painted components are present underneath newer components.

3.0 Signature of Preparer



Kelli E, Platt,
Delaware Lead Risk Assessor #LRA-15-0202

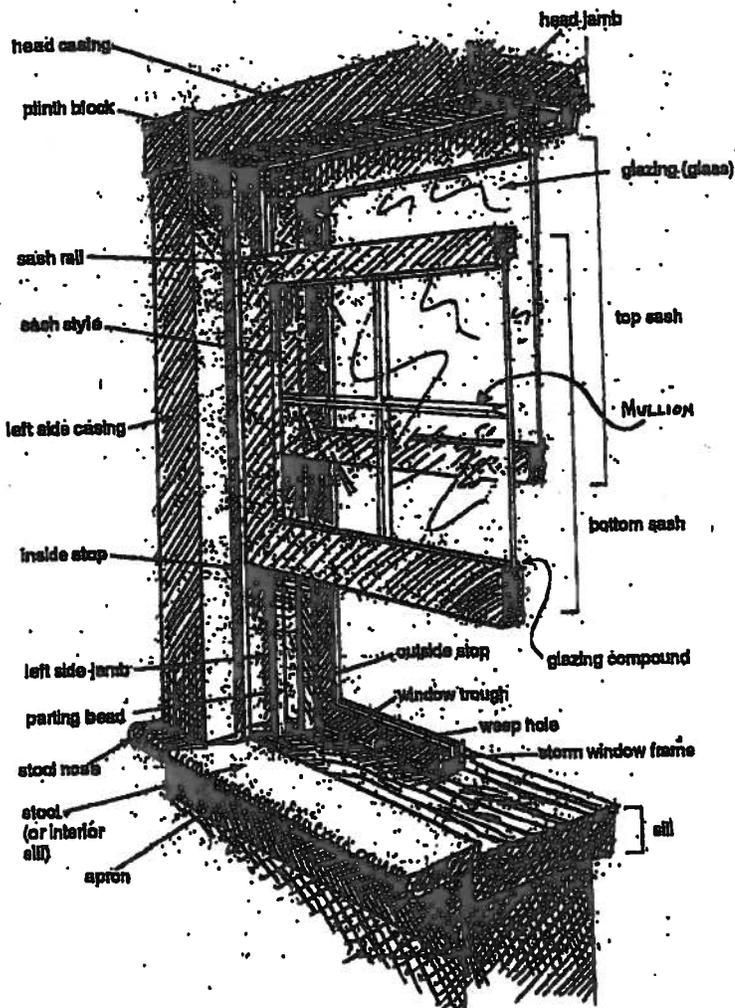
3/17/16

date

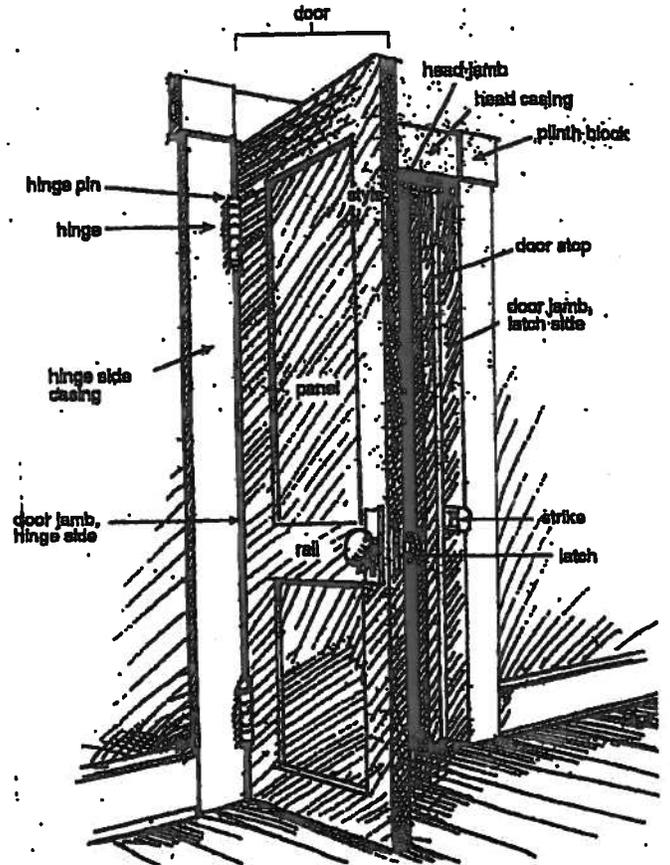
Appendix A
Lead Paint Sampling Data Sheets

Appendix B
Building Component Diagrams

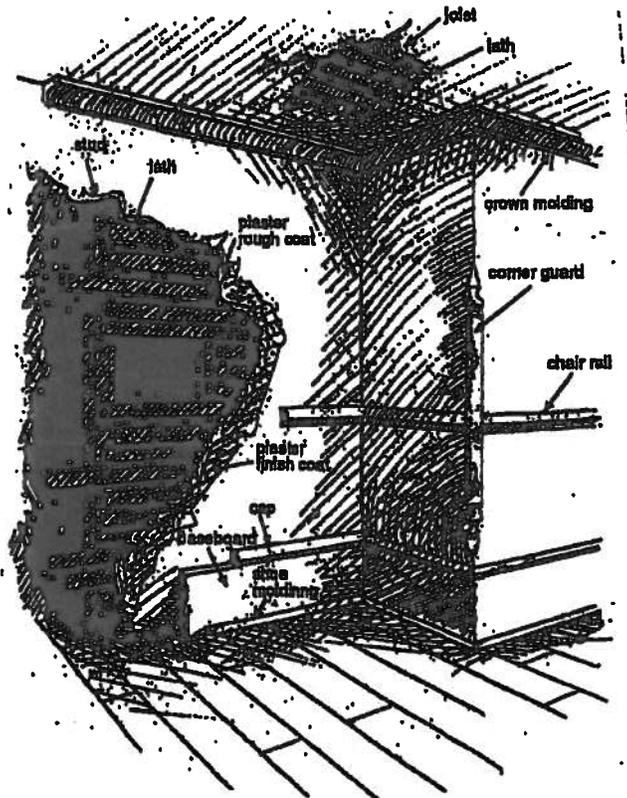
Window components



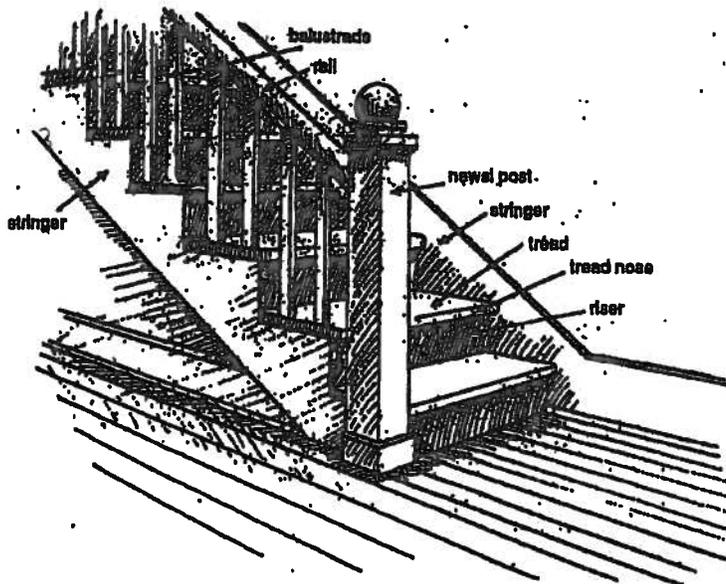
Door components



Wall/trim components



Stair components





Intrusive Asbestos Assessment Form

Site Address:	60 Pine Street	Brief description of task: BrightFields (MWK) was tasked by the City of Seaford to conduct a destructive asbestos survey of the building located at 60 Pine Street in Seaford, DE.
City, State ZIP:	Seaford, Delaware	
Inspection Date:	3/16/16	
BrightFields file:	3113.02.21 Task 05	
The following suspect asbestos building components were sampled as per the building owner and / or owner's general contractor's direction during the time of the assessment: NAD = No Asbestos Detected, SF = Square Feet, F = Friable D = Damaged, SD = Significantly Damaged, NF = Non-friable		

Area/Floor/Room	Component	Condition	Notes	Result (asb %)
Exterior Roofing	Asphalt built up/rolled roofing (Black)	G/D	Main flat roofing as top layer. Est. 14,207 SF	5% Chrysotile
	Asphalt built-up/rolled roofing (black)	G/D	SA HA1, as original layer Est. 14,207 SF	NAD
	Roofing felt assoc. with HA1 & HA2 (black)	G/D	SA HA1 and HA2, (2) layers Est. 14,207 SF	<1% Chrysotile
	Roofing flashing (black)	G/D	SA HA1-3, as perimeter roof edges, knee walls, and penetrations w/ (1) penetration at 3 tier roofing area Est. 14,207 SF	NAD
	3 tier roofing shingle (black)	G/D	At lower rear roofs, (2) w/ 2 layers each Est. 1,008 SF	NAD
	Associated felt to HA5 (black)	G	SA HA5 Est. 1,008 SF	NAD
Main Area and Office Areas	Plaster skim coat (painted) (white)	D/SD	Throughout at walls, ceilings, at main area & office area original Est. 11,392 SF	NAD
	Associated substrate to HA7 (beige/tan) (w/ specs)	D/SD	SA HA7 Est. 11,392 SF	NAD

NOTES: The purpose of the intrusive asbestos assessment was to locate regulated ACM pursuant to the requirements of NESHAPs, 40 CFR Part 61.145, which requires removal and disposal of friable asbestos containing building materials of category I & II, and materials that will become friable as a result of demolition and/or renovation. BrightFields recommends additional component testing when the proposed limited renovation activities above change and require additional components to be removed as a part of that change. This limited asbestos assessment will aid in the L & I issuance of the renovation (building) permit.

Intrusive Asbestos Assessment Form



Site Address:	60 Pine Street	Brief description of task: BrightFields (MVK) was tasked by the City of Seaford to conduct a destructive asbestos survey of the building located at 60 Pine Street in Seaford, DE.
City, State ZIP:	Seaford, Delaware	
Inspection Date:	3/16/16	
BrightFields file:	3113.02.21 Task 05	
The following suspect asbestos building components were sampled as per the building owner and / or owner's general contractor's direction during the time of the assessment: NAD = No Asbestos Detected, SF = Square Feet, F = Friable D = Damaged, SD = Significantly Damaged, NF = Non-friable		

Area/Floor/Room	Component	Condition	Notes	Result (asb %)
Main Area and Office Area	Firewall/Drywall assoc. to HA7 & 8 (No joint compound) (gray)	D/SD	SA HA7 & 8 as firewall behind HA7 & 8 Est. 11,392 SF	NAD
Main Area	Cork insulation block (2 layers) (brown)	D	Throughout deck and wall insulation Est. 1,704 SF	NAD
	Assoc. cork insulation adhesive (black)	D	SA HA10 & at main are as residual wall/deck coating (no cork) Est. 8,522 SF	NAD
	Assoc. residual cork adhesive silver slop coat (silver)	G	As residual at main area over black cork adhesive-throughout Est. 1,376 SF	NAD
	Felt associated w/ HA10 (2 layers) (black)	G	SA HA10 Est. 2,376	8% Chrysotile
Main Area and Office Area	2'x4' ceiling tile & 2'x2' ceiling tile (gray)	G	Throughout office and main area Est. 2,720 SF	NAD
Office/Entrance Foyer	Sheet goods w/ felt backing (brown/small square pattern)	G	Office/entrance foyer Est. 384 SF	20% Chrysotile
	Associated adhesive to HA15	G	SA HA15 Est. 384 SF	NAD

NOTES: The purpose of the intrusive asbestos assessment was to locate regulated ACM pursuant to the requirements of NESHAPs, 40 CFR Part 61.145, which requires removal and disposal of friable asbestos containing building materials of category I & II, and materials that will become friable as a result of demolition and/or renovation. BrightFields recommends additional component testing when the proposed limited renovation activities above change and require additional components to be removed as a part of that change. This limited asbestos assessment will aid in the L & I issuance of the renovation (building) permit.



Intrusive Asbestos Assessment Form

Site Address:	60 Pine Street	Brief description of task: BrightFields (MWK) was tasked by the City of Seaford to conduct a destructive asbestos survey of the building located at 60 Pine Street in Seaford, DE.
City, State ZIP:	Seaford, Delaware	
Inspection Date:	3/16/16	
BrightFields file:	3113.02.21 Task 05	

The following suspect asbestos building components were sampled as per the building owner and / or owner's general contractor's direction during the time of the assessment:
 NAD = No Asbestos Detected, SF = Square Feet, F = Friable
 D = Damaged, SD = Significantly Damaged, NF = Non-friable

Area/Floor/Room	Component	Condition	Notes	Result (asb %)
Office/Entrance Foyer	12"x12" floor tile (beige/gray)	G	Throughout office area, closet, and bathroom Est. 560 SF	NAD
	Associated adhesive to HA17	G	SA HA19 Est. 560 SF	NAD
	Sheet goods w/ felt backing (light yellow)	G	At entrance foyer bathroom Est. 25 SF	20% Chrysotile
	Associated adhesive to HA19 (yellow/brown)	G	SA HA19 Est. 25 SF	NAD
Main Area	Window glaze/caulk (white/gray)	D/SD	At all original metal window units & 2 small units affixed to rear garage door by owner Est. 5 units	3% Chrysotile

Asbestos-containing materials (ACM) were confirmed by the laboratory analysis.

A State of Delaware approved/licensed asbestos abatement contractor MUST remove the ACM prior to slated demolition activities.

END OF SUMMARY

Building Inspector Signature: Monty W. Krough, Sr.
 Monty W. Krough, Sr.

Building Inspector License # PA 016725, DE PM #323

Professional Services Firm # PS-125

Attachment(s): Laboratory Analytical Data and State of Delaware Asbestos Inspection Form

NOTES: The purpose of the intrusive asbestos assessment was to locate regulated ACM pursuant to the requirements of NESHAPs, 40 CFR Part 61.145, which requires removal and disposal of friable asbestos containing building materials of category I & II, and materials that will become friable as a result of demolition and/or renovation. BrightFields recommends additional component testing when the proposed limited renovation activities above change and require additional components to be removed as a part of that change. This limited asbestos assessment will aid in the L & I issuance of the renovation (building) permit.



EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 788-5974
http://www.EMSL.com / cinnaslab@EMSL.com

EMSL Order: 041606560
Customer ID: WIK50
Customer PO: 13524
Project ID:

Attention: Monty W. Krough, Sr.
BrightFields, Inc.
801 Industrial Street
Suite 1
Wilmington, DE 19801
Project: Pine Street / Sub-station Expansion / 60 Pine Street / #3113.02.21 / Task 5 ASB / City of Seaford

Phone: (302) 658-9600
Fax: () -
Received Date: 03/17/2016 9:30 AM
Analysis Date: 03/17/2016
Collected Date: 03/16/2016

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
B01 041606560-0001	Main Flat Roof as Top Layer - Asphalt Built-up Rolled Roofing- Black	Black Non-Fibrous Homogeneous	20% Cellulose	75% Non-fibrous (Other)	5% Chrysotile
HA: 1					
B02 041606560-0002	Main Flat Roof as "O" Layer - Asphalt Built-up Rolled Roofing- Black	Black Fibrous Homogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
HA: 2					
B03 041606560-0003	Main Flat Roof - Roofing Felt a/w HA-1&2- Black	Black Fibrous Homogeneous	10% Cellulose 15% Glass	75% Non-fibrous (Other)	<1% Chrysotile
HA: 3					
B04 041606560-0004	Main Flat Roof- as perimeter roof edges, knee walls & penetrations - Roofing Flashing- Black	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: 4					
B05 041606560-0005	At Lower Rear Roofs - 3 Tier Roofing Shingle	White/Black Fibrous Homogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
HA: 5					
B06 041606560-0006	At Lower Rear Roofs - A/W Felt to HA-5- Black	Black Fibrous Homogeneous	80% Cellulose	40% Non-fibrous (Other)	None Detected
HA: 6					
B07 041606560-0007	Throughout walls, ceiling at main area & office areas as "O" - Plaster Skim Coat (painted)- White	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: 7					
B08 041606560-0008	Throughout walls, ceiling at main area & office areas as "O" - A/W Substrate to HA-7- Beige/Tan w/ Specs	Tan/Beige Non-Fibrous Homogeneous		10% Vermiculite 80% Non-fibrous (Other)	None Detected
HA: 8					
B09 041606560-0009	Throughout walls, ceiling at main area & office areas as "O" - Fire Wall/ Drywall a/w HA-7&8- Gray	Gray Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
HA: 9					
B10 041606560-0010	Throughout as deck & wall insulation - Cork Insulation Block- Brown	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: 10					

Initial Report From: 03/17/2016 17:14:39



EMSL Analytical, Inc.
 200 Route 130 North Cinnaminson, NJ 08077
 Tel/Fax: (800) 220-3875 / (856) 786-5974
 http://www.EMSL.com / cinnaslab@EMSL.com

EMSL Order: 041606580
 Customer ID: WIK50
 Customer PO: 13524
 Project ID:

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

Sample	Description	Appearance	Non-Asbestos		Asbestos % Type
			% Fibrous	% Non-Fibrous	
B11 041606580-0011	Throughout as deck & wall insulation - @ main areas - Associated Cork Insulation Adhesive-Black	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 11		
B12 041606580-0012	As residus @ main area over black cork adhesive- throughout - Associated residus cord adhesive silver slop coat- Silver	Silver Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 12		
B13 041606580-0013	Throughout as deck & wall insulation - Felt a/w HA-10- Black	Black Non-Fibrous Homogeneous		92% Non-fibrous (Other)	8% Chrysotile
			HA: 13		
B14 041606580-0014	Throughout office & main area - 2'x4' CT & 2'x2' CT- Gray	Gray/White Fibrous Homogeneous	50% Cellulose 30% Min. Wood	20% Non-fibrous (Other)	None Detected
			HA: 14		
B15 041606580-0015	Office/ Entrance Foyer - Sheetgoods w/Felt Backing- Small Brown Square Pattern	Brown Fibrous Homogeneous		80% Non-fibrous (Other)	20% Chrysotile
			HA: 15		
B16 041606580-0016	Office/ Entrance Foyer - Associated Adhesive to HA-15- Yellow/ Brown	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 16		
B17 041606580-0017	Throughout office area, closet & bath - 12"x12" Floor Tile- Beige/ Gray	Gray/Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 17		
B18 041606580-0018	Throughout office area, closet & bath - Associated Adhesive to HA-17- Yellow/ Brown	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 18		
B19 041606580-0019	At Entrance Foyer Bath - Sheetgoods w/ Felt Backing- Light Yellow	Yellow Fibrous Homogeneous		80% Non-fibrous (Other)	20% Chrysotile
			HA: 19		
B20 041606580-0020	At Entrance Foyer Bath - Associated Adhesive to HA-18- Yellow/ Brown	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 20		
B21 041606580-0021	At all "O" metal window units - Window Glaze/ Caulk- White/ Gray	Gray Non-Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile
			HA: 21		

Initial Report From: 03/17/2016 17:14:39



EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3875 / (856) 788-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 041606560
Customer ID: WIK50
Customer PO: 13524
Project ID:

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

Analyst(s)
Steven Quinn (21)


Benjamin Ellis, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported 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. Interpretation and use of test results are the responsibility of the client. 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. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%
Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10672, NJ DEP C3036, PA ID# 68-00367

Initial Report From: 03/17/2018 17:14:38

Chain of Custody - Asbestos Lab Services

041606560

Company:	BrightFields, Inc.	Bill To:	BrightFields, Inc.
Address1:	801 Industrial Street	Address1:	801 Industrial Street
Address2:	Suite 1	Address2:	Suite 1
City, State:	Wilmington, Delaware	City, State:	Wilmington, Delaware
Zip/Post Code:	19801	Zip/Post Code:	19801
Contact:	Monty W. Krough, Sr.	Email:	RESULTS: mkrough@brightfieldsinc.com
Phone:	(302) 656-9600	Phone:	CELL (302) 420-1691
Phone:	(302) 656-9700	Fax:	(302) 656-9700
Name:	Josh Silverman	P.O. Number:	13524
Address:	Pine Street Substation Expansion 60 Pine Street		#3113.02.21 TASK 5 MSB

MATRIX

TURNAROUND

<input type="checkbox"/> Air	<input type="checkbox"/> Soil	<input type="checkbox"/> Micro-Vac	<input type="checkbox"/> 3 Hours	<input type="checkbox"/> 6 Hours	<input type="checkbox"/> Same Day or 12 Hours*	<input checked="" type="checkbox"/> 24 Hours (1 day)
<input checked="" type="checkbox"/> Bulk	<input type="checkbox"/> Drinking Water		<input type="checkbox"/> 48 Hours (2 days)	<input type="checkbox"/> 72 Hours (3 days)	<input type="checkbox"/> 96 Hours (4 days)	<input type="checkbox"/> 120 Hours (5 days)
<input type="checkbox"/> Wipe	<input type="checkbox"/> Wastewater		<input type="checkbox"/> 144+ hours (6-10 days)			

TEM AIR, 3 hours, 6 hours, Please call ahead to schedule. There is a premium charge for 3-hour test, please call 1-800-220-3676 for price prior to sending samples. You will be asked to sign an authorization form for this service.

*12 hours (must arrive by 11:00a.m. Mon -Fri), Please Refer to Price Quote

PCM - Air

- NIOSH 7400(A) Issue 2: August 1994
- OSHA w/TWA
- Other:
- PLM - Bulk**
- EPA 600/R-93/116**
- EPA Point Count
- NY Stratified Point Count
- PLM NOB (Gravimetric) NYS 198.1
- NIOSH 9002:
- EMSL Standard Addition:

TEM Air

- AHERA 40 CFR, Part 763 Subpart E
- NIOSH 7402
- EPA Level II
- TEM BULK**
- Drop Mount (Qualitative)
- Chatfield SOP - 1988-02
- TEM NOB (Gravimetric) NYS 198.4
- HMSL Standard Addition:

TEM WATER

- EPA 100.1
- EPA 100.2
- NYS 198.2
- TEM Microvac/Wipe**
- ASTM D 5755-95 (quantative method)
- Wipe Qualitative
- XRD**
- Asbestos
- Silica NIOSH 7500

SEM Air or Bulk

- Qualitative
- Quantitative
- PLM Soil**
- EPA Protocol Qualitative
- EPA Protocol Quantitative
- EMSL MSD 9000 Method fibers/gram

OTHER

Client Sample # (s) B01 B21

Relinquished: Monty W. Krough, Sr. Date: 3/16/2016

Received: Abboty email Date: 3/17/16

Relinquished: _____ Date: _____

Received: _____ Date: _____

Total Samples #: 21

Time: 1700 hrs.

Time: 9:30

Time: _____

Time: _____

STOP ANALYSIS AT FIRST POSITIVE RESULT OF A HOMOGENOUS AREA

21

CHRYSLER
CAMERON, NJ



BULK SAMPLE DATA AND CHAIN OF CUSTODY FORM

PROJECT INFORMATION

Client: City of Seaford	Project Name: Pine Street Substation Expansion Address: 60 Pine ST, Seaford, DE	Project No.: #3113.02.21 TASK 5 ASB	Project B.I. (M) Monty Krough Project M.P.: Monty Krough
Date: 3/16/2016	Building Name: 60 Pine Street Sampling Area: ALL SUSPECT	Turnaround Time: <input checked="" type="checkbox"/> RUSH <input checked="" type="checkbox"/> 24 HRS <input type="checkbox"/> 72 HRS <input type="checkbox"/> 6 HRS <input type="checkbox"/> 48 HRS <input type="checkbox"/> Other _____	Comments: Purchase Order No. 13524

SAMPLE INFORMATION

HA Area No.	Bulk Sample ID No.	Material Description	Color	Condition	Suspect ACM Sample Locations / Coordinates	Material Total Quantity (LF, SF, PCS)	Asbestos Content Type & %
HA 1	B 01	Asphalt built up / rolled roofing	black	G/D	MAIN Flat roof AS top Layer	41' x 17' 63' x 85' 3.5K 233'	
HA 2	B 02	Asphalt built up / rolled roofing	black	G/D	SAHA 1, AS "0" Layer		
HA 3	B 03	Roofing felt assoc. w/ HA 1 & 2	black	G/D	SAHA 1 & 2 (2) Layers		
HA 4	B 04	Roofing Flashing	black	G/D	SAHA 1-3 ea. perimeter roof edge, knee walls & penetrations w/ (1) penetrat at 3 T.4 roofing areas.		
HA 5	B 05	3 tier roofing shingles			AT Lower rear roof (2) w/ 2 layers each	48' x 18'	Y2 FIRST WASHINGTON, DE

CHAIN OF CUSTODY

Relinquished by:	Date:	Time:	Received by:	Date:	Time:	Method of Submittal
(M)	3/16/16	noon				Field
II.						Walk in
III.						US Mail
IV.						Fed Ex
V.						Other.

LAB INFORMATION

Name and Signature:	Date:	Time:
Analyzed by:		
Analyzed by:		
QC by:		

Email Results:
mkrough@rightfieldsinc.com
Attention: Monty Krough, Sr.
801 Industrial Street, Suite 1
Wilmington, DE 19801

!!! STOP ANALYSIS AT FIRST POSITIVE RESULT OF A HOMOGENOUS AREA !!!



BULK SAMPLE DATA AND CHAIN OF CUSTODY FORM

PROJECT INFORMATION

Client: City of Seaford	Project Name: Pine Street Substation Expansion	Project No.: # 3113.02.21	Project M.P.: Monty Krough
Date: 3/16/2016	Address: 60 Pine St. Seaford, DE	Task: TASK 5 ASB	Project M.P.: Monty Krough
Building Name: 60 Pine Street	Turnaround Time: <input type="checkbox"/> RUSH <input checked="" type="checkbox"/> 24 HRS <input type="checkbox"/> 72 HRS	Comments:	
Sampling Area: ALL SUSPECT	<input type="checkbox"/> 6 HRS <input type="checkbox"/> 48 HRS <input type="checkbox"/> Other _____	Purchase Order No. 13524	

SAMPLE INFORMATION

HA Area No.	Bulk Sample ID No.	Material Description	Color	Condition	Suspect ACM Sample Locations / Coordinates	Material Total Quantity (LF, SF, PCS)	Asbestos Content Type & %
HA 6	B 06	Associated felt to HA 5	black	G	SA HA 5		
HA 7	B 07	Plaster skim coat (painted)	white	D/SB	throughout at walls, ceilings at main area & office areas as "0"	85'x12', 85'x12', 253'x12', 41'x17', 65'x95', 42'x12'	
HA 8	B 08	Associated substrate to HA 7	beige/tan	D/SB	SA HA 7		
HA 9	B 09	Fire wall/dry wall associated w/HA 7 & 8 (New Joint Compound)	gray	D/SB	SA HA 7 & 8 as fire wall behind HA 7 & 8		
HA 10	B 10	Cork insulation block (2Lampoo)	brown	D	throughout as deck & wall insulation	25'x18', 25'x12', 46'x18', 46'x12', 25'x46'	
HA 11	B 11	Associated cork insul. <i>Not known</i>	black	D	SA HA 10 & at main area as per deck wall/deck coating (horod)	1.98'x1.92', 25'x12', 25'x12', 46'x12', 46'x12'	

CHAIN OF CUSTODY

Relinquished by:	Date:	Time:	Received by:	Date:	Time:	Method of Submission
(Signature)	3/16/16	12:00				Field
						Walk in
						US Mail
						Fed Ex
						Other:

LAB INFORMATION

Name and Signature:	Date:	Time:
Analyzed by:		
Analyzed by:		
QC by:		

Email Results:
 mkrough@brightfieldsinc.com
 Attention: Monty Krough, Sr.
 801 Industrial Street, Suite 1
 Wilmington, DE 19801

!!!! STOP ANALYSIS AT FIRST POSITIVE RESULT OF A HOMOGENOUS AREA !!!!



BULK SAMPLE DATA AND CHAIN OF CUSTODY FORM

PROJECT INFORMATION

Client: City of Seaford	Project Name: Pine Street Substation Expansion Address: 60 Pine St Seaford, DE	Project No.: #3113, 02.21 TASK 5 ASB	Project B.L. (M) Monty Krough Project M.P.: Monty Krough
Date: 3/16/2016	Building Name: 60 Pine Street Sampling Area: ALL SUSPECT	Turnaround Time: <input type="checkbox"/> RUSH <input checked="" type="checkbox"/> 24 HRS <input type="checkbox"/> 72 HRS <input type="checkbox"/> 6 HRS <input type="checkbox"/> 48 HRS <input type="checkbox"/> Other _____	Comments: Purchase Order No. 13524

SAMPLE INFORMATION

HA Area No.	Bulk Sample ID No.	Material Description	Color	Condition	Suspect ACM Sample Locations / Coordinates	Material Total Quantity (LF, SF, PCS)	Asbestos Content Type & %
HA 12	B12	Associated residential cork adhesion silver slip coat	Silver	G	AC residential at main area over black cork adhesion - throughout	64'x12', 80'x12', 54'x92'	
HA 13	B13	Felt associated w/ HA10 (2 Lx 100)	Black	G	SA HA 10		
HA 14	B14	2'x4' CT & 2'x2' CT	gray	G	throughout office & main area	14'x8', 10'x32', 8'x14', 28'x64', 12'x24', 4'x24', 40'x14'	
HA 15	B15	Shut Goods w/ cork felt backing.	brown / light yellow	G	office / entrance foyer	10'x24', 12'x24', 4'x24'	
HA 16	B16	Associated adhesion to HA 15	yellow brown	G	SA HA		

CHAIN OF CUSTODY

Relinquished by:	Date:	Time:	Received by:	Date:	Time:	Method of Submission:
(Signature)	3/16/16	12:06				Field
II.						Walk In
III.						US Mail
IV.						Fed Ex
V.						Other:

LAB INFORMATION

Name and Signature:	Date:	Time:
Analyzed by:		
Analyzed by:		
QC by:		

Email Results:
 mkrough@brightfieldsinc.com
 Attention: Monty Krough, Sr
 801 Industrial Street, Suite 1
 Wilmington, DE 19801

!!!! STOP ANALYSIS AT FIRST POSITIVE RESULT OF A HOMOGENOUS AREA !!!!



BULK SAMPLE DATA AND CHAIN OF CUSTODY FORM

PROJECT INFORMATION

Client: City of Seaford	Project Name: Pine Street Substation Expansion	Project No. #3113.02.21	Project E.P. M
Date: 3/16/2016	Building Name: 60 Pine Street	Address: 60 Pine St Seaford DE	Project M.P.: Monty Krough
Sampling Area: ALL SUSPECT	Turnaround Time: <input type="checkbox"/> RUSH <input checked="" type="checkbox"/> 24 HRS <input type="checkbox"/> 72 HRS <input type="checkbox"/> 6 HRS <input type="checkbox"/> 48 HRS <input type="checkbox"/> Other _____	Comments:	
			Purchase Order No. 13524

SAMPLE INFORMATION

HA Area No.	Bulk Sample ID No	Material Description	Color	Condition	Suspect ACM Sample Locations / Coordinates	Material Total Quantity (LF, SF, PCS)	Asbestos Content Type & %
HA 17	B 17	12"x12" Floor tile	beige/grey	G	throughout of job area, close to bath.	40'x14'	
HA 18	B 18	associated adhesion to HA 17	yellow/brown	G	SA HA 17		
HA 19	B 19	Sheet Goods w/ felt backing	light yellow	G	at entrance foyer bath	5'x5'	
HA 20	B 20	Associated adhesion to HA 19	yellow/brown	G	SA HA 19		
HA 21	B 21	Window glaze / paint	white/grey	N/S	at all "0" metal window units. & 2 small units affixed to rear garage door by owner		

CHAIN OF CUSTODY

Relinquished by:	Date:	Time:	Received by:	Date:	Time:	Method of Submission:
M	3/16/16	17:00				Field
II.						Walk in
III.						US Mail
IV.						Fed Ex
V.						Other:

LAB INFORMATION

Name and Signature:	Date:	Time:
Analyzed by:		
Analyzed by:		
QC by:		

Email Results:
 mkrough@brightfieldsinc.com
 Attention: Monty Krough, Sr
 801 Industrial Street, Suite 1
 Wilmington, DE 19801

!!! STOP ANALYSIS AT FIRST POSITIVE RESULT OF A HOMOGENOUS AREA !!!



STATE OF DELAWARE ASBESTOS INSPECTION FORM



FACILITY NAME: 60 Pine Street (Demolition)			
ADDRESS: 60 Pine Street		TAX PARCEL:	
CITY: Seaford	COUNTY: Kent	STATE: Delaware	ZIP:
SITE CONTACT NAME: Charles Andersen		CONTACT PHONE: 302-629-9173	
OWNER NAME: City of Seaford			
OWNER ADDRESS: 414 High Street			
CITY: Seaford	COUNTY: Kent	STATE: Delaware	ZIP: 19973
OWNER CONTACT: Charles Andersen		OWNER PHONE: 302-629-9173	
FACILITY DESCRIPTION: <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Public <input type="checkbox"/> Residential			
BUILDING DESCRIPTION (describe structure and size): One story HVAC/sheet metal facility slated for demolition. NOTE: This Survey Form was designed to be used for ONE Building/Structure only. Use additional forms for additional structures.			
PROFESSIONAL SERVICE FIRM: BrightFields, Inc.			
ADDRESS: 801 Industrial St.			
CITY: Wilmington	COUNTY: New Castle	STATE: Delaware	ZIP: 19801
INSPECTOR'S NAME: Monty W. Krough, Sr.		PHONE NUMBER: 302-656-9600	
AHERA BUILDING INSPECTION CERTIFICATION: # PA 016725, DE PM # 323		PROFESSIONAL SERVICE FIRM CERTIFICATION: PS# - 125	
TYPE OF INSPECTION: <input type="checkbox"/> RENOVATION <input checked="" type="checkbox"/> DEMOLITION		DATE OF INSPECTION: 3/16/2016	
IS ASBESTOS CONTAINING MATERIAL PRESENT? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <i>See summary results on page 2.</i>			
<i>I hereby certify, that I am a Delaware Licensed Inspector employed by a Delaware Licensed Professional Service Firm and that the building and/or contents therein located at the property identified above have been inspected for asbestos containing materials in accordance with the State of Delaware Regulations Governing the Control of Air Pollution, Regulation #21 Section 10</i>			
Name: <u>Monty W. Krough, Sr.</u>		Title: <u>Technical Manager, Asbestos, Mold & IAQ</u>	
Signature: <u><i>Monty W. Krough, Sr.</i></u> DEPM 323		Date: <u>3/21/2016</u>	
If ACM is present and will be disturbed, removed or abated:		REQUIRES ABATEMENT	
Name of Abatement Company (Print Company Name)		To be determined by OWNER	
Phone #		Asbestos Abatement Contractor License #	
<i>The State of Delaware requires a licensed asbestos abatement contractor for all abatement projects except for work performed in an owner-occupied single family dwelling.</i>			
Asbestos Abatement & Demolition/Renovation Notification Form submitted to DNREC/USEPA Region 3 on (insert date), NON-Applicable (insert DOANS #), NON-Applicable <i>The Notification must be submitted a minimum of 10-days prior to beginning the abatement project (see 40 CFR 61 Subpart M).</i>			

SUMMARY OF ABESTOS SURVEY/INSPECTION						
Material/Product Surveyed ¹	Sampled? - Yes/No ²	ACM Present (%) ³	Condition of ACM/ Suspected ACM (e.g. good, damaged)	ACM Present YES / NON Detect	Friable? - Yes/No	
ROOFING & SIDING						
o Roof felt shingles	<input type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Roofing shingles	<input type="checkbox"/> Yes <input type="checkbox"/> No	NAD	Good/Damaged	NAD	<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Roofing Tiles	<input type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Siding shingles	<input type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Clapboards	<input type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Other - Asphalt rolled roofing	<input type="checkbox"/> Yes <input type="checkbox"/> No	5%	Good/Damaged	YES	<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Other - Roofing felt	<input type="checkbox"/> Yes <input type="checkbox"/> No	NAD	Good/Damaged	NAD	<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Other - Roofing flashing	<input type="checkbox"/> Yes <input type="checkbox"/> No	NAD	Good/Damaged	NAD	<input type="checkbox"/> Yes <input type="checkbox"/> No	
WALLS & CEILINGS						
o Ceiling Tiles	<input type="checkbox"/> Yes <input type="checkbox"/> No	NAD	Good	NAD	<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Ceiling Tile Mastic	<input type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Sprayed/Troweled coating	<input type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Asbestos-cement sheet	<input type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Paneling, Tile, Baseboard Mastic	<input type="checkbox"/> Yes <input type="checkbox"/> No	NAD	Damaged	NAD	<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Spackle/Joint compounds	<input type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Textured paints	<input type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Millboard, rollboard	<input type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Vinyl wallpaper	<input type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Insulation board (cork board)	<input type="checkbox"/> Yes <input type="checkbox"/> No	NAD	Damaged	NAD	<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Other- Plaster skim coat / substrate	<input type="checkbox"/> Yes <input type="checkbox"/> No	NAD	Damaged	NAD	<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Other- Drywall / firewall	<input type="checkbox"/> Yes <input type="checkbox"/> No	NAD	Damaged	NAD	<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Other- Felt (assoc. with cork board)	<input type="checkbox"/> Yes <input type="checkbox"/> No	8%	Good	YES	<input type="checkbox"/> Yes <input type="checkbox"/> No	
FLOORS						
o Vinyl-asbestos tile	<input type="checkbox"/> Yes <input type="checkbox"/> No	NAD	Good	NAD	<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Asphalt-asbestos tile	<input type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Resilient sheet flooring / felt backing	<input type="checkbox"/> Yes <input type="checkbox"/> No	20%	Good	YES	<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Mastic adhesives	<input type="checkbox"/> Yes <input type="checkbox"/> No	NAD	Good	NAD	<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Other-	<input type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No	
PIPES & BOILERS						
o Cement pipe and fittings	<input type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Block Insulation	<input type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Preformed pipe wrap	<input type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Corrugated asbestos paper	<input type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Paper tape	<input type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Putty (mudding)	<input type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Other-	<input type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No	
OTHER PRODUCTS						
o Window Glazing	<input type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Building Caulk	<input type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Gaskets/Packing	<input type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Clothing/Cloth/Blankets	<input type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Cement/mortar	<input type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Metal-clad firebrick	<input type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Gunnite/fire-proofing spray	<input type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Hot-tops (Ingot mold covers and inserts)	<input type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No	
o Other - Window caulking / glaze	<input type="checkbox"/> Yes <input type="checkbox"/> No	3%	Damaged	YES	<input type="checkbox"/> Yes <input type="checkbox"/> No	

¹This list is not an exclusive list of potential materials containing asbestos and the inspector should use it only as a minimal reference of potential asbestos containing materials present.

²No sampling is required if the inspector suspects that the materials are ACM and treats them as ACM. For a suspect material to be classified as non-ACM, a minimum number of samples must be collected and analyzed as required by AHERA/ASHARA regulations.

³All materials identified as having an asbestos content greater than 1% are considered to be regulated asbestos containing materials (RACM).

NOTE: If this structure is to be demolished by intentional burning by a Delaware Fire Company. This form must be provided to the Fire Company in order for DNREC-AQM to process the Fire Fighting Instruction by intentional burning application.