

Clay Point Associates, Inc.

www.claypointassociates.com



June 9, 2022

Mr. Steven Mackenzie
City of Barre
P.O. Box 418
Barre, Vermont 05641

Re: Preliminary Budget for Professional Consulting & Asbestos Abatement
Commercial Structure, 147 – 151 North Main Street, Barre, Vermont
CPAI Project #15664

Dear Mr. Mackenzie:

Enclosed is our preliminary budget for asbestos abatement and related professional consulting at the commercial structure located at 147 – 151 North Main Street, Barre, Vermont. In accordance with Federal and State regulations, any asbestos containing material that will be disturbed during performance of renovation or demolition activities must be properly removed by a licensed asbestos abatement contractor/personnel.

Based on our observations during performance of an asbestos inspection at the above referenced building, it is our opinion that all asbestos containing materials on/within the building should be removed as soon as possible. This is due to the fact that the structural integrity of the 1st floor of the building has been significantly impacted by water damage and extensive fungal growth. The root cause of the water damage/fungal growth is likely the result of ongoing water infiltration and the presence of approximately one (1) foot of standing water throughout all basement areas.

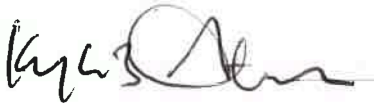
The use of traditional in-place abatement techniques is the most cost-effective method to remove asbestos containing materials. The alternative is that the building continues to deteriorate to the point that it is no longer safe for anyone to enter the structure. If that becomes the case, the only alternative would be to seek a waiver from the VT Department of Health/Asbestos & Lead Regulatory Program to demolish the building and dispose of the entire demolition waste stream as asbestos waste. This would result in abatement costs of approximately two (2) to four (4) times that of traditional in-place abatement.

The attached Table 1 outlines all estimated contracting and consulting costs associated with removal of all asbestos containing materials on/within the building. Please note that costs presented in Table 1 assumes that work will be performed utilizing traditional in-place abatement techniques.

Mr. Steven Mackenzie
June 9, 2022
Page 2

Thank you for the opportunity to service your professional environmental management needs. If you have any questions concerning the preliminary budget, or require additional information, please contact us at (802) 879-2600, or by email at info@claypointassociates.com.

Sincerely,
CLAY POINT ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Kyle B. Austin". The signature is fluid and cursive, with a large initial "K" and "A".

Kyle B. Austin
Environmental Associate

Cc: Stephanie Clarke/White + Burke Real Estate Advisors



TABLE 1
ESTIMATED ENVIRONMENTAL CONSULTING & ABATEMENT BUDGET

FULL ABATEMENT OF CONFIRMED ASBESTOS CONTAINING MATERIALS

Commercial Structure
147 – 151 North Main Street
Barre, Vermont

ASBESTOS INSPECTION – April 29, 2022 (Invoice 15664 A attached)	<ul style="list-style-type: none"> Asbestos inspection on/within building Sample collection/analysis Roof Patching Preparation of report Development of project budget 	\$ 3,235.
PROPOSED COST FOR ADDITIONAL ASBESTOS INSPECTION ACTIVITIES	<ul style="list-style-type: none"> Additional inspection of roof to determine the exact location/quantity of confirmed asbestos containing materials Sample collection/analysis Preparation of report 	\$ 615.
PROPOSED COST FOR ASBESTOS PROJECT DESIGN & BID ADMINISTRATION	<ul style="list-style-type: none"> Preparation of a comprehensive design document to include specifications, inventory of materials to be removed, drawings and bid form. Preparation of Invitation to Bid and distribution to selected abatement contractors. Administration of on-site pre bid walkthrough with a minimum of five (5) VT licensed asbestos abatement contractors. 	\$ 1,365.
ESTIMATED COST FOR PROPER REMOVAL/ DISPOSAL OF ALL ASBESTOS CONTAINING MATERIALS	<ul style="list-style-type: none"> Selected contractor to submit notification documents to VT Dept. of Health and U.S. EPA Region 1. Proper removal/disposal of all specified materials in accordance with applicable federal & state regulations and CPAI Design Document. 	\$ 130,000.
ESTIMATED PROJECT MONITORING & MGMT. BUDGET	<ul style="list-style-type: none"> Limited & random on-site Project Management abatement. Performance of clearance visual inspection and air sample collection/analysis. Reporting & Administrative 	\$ 12,650.
TOTAL ESTIMATED BUDGET AS OF JUNE 9, 2022:		\$ 147,865.00