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Mr. David Chapman
Maine Department of Environmental Protection
17 State House Station
Augusta, Maine 04333
Submitted via email: David.chapman@maine.gov

**Subject: Proposed Scope of Work for a Hazardous Building Materials Survey & Limited Environmental Site Assessment
2313 North Belfast Avenue, Augusta, Maine**

Dear Mr. Chapman:

This proposal is for the performance of a Hazardous Building Materials Survey (HBMS) and Limited Environmental Site Assessment (LESA) for the above listed property. The following describes the proposed scope of work.

Task 1a – Hazardous Building Materials Survey

Asbestos Survey

Certified Maine Department of Environmental Protection (DEP) Asbestos Inspectors will survey and collect samples from Site buildings for suspect asbestos-containing building materials (ACM). In accordance with Maine DEP Chapter 425 Asbestos Management Regulations (Chapter 425), each type of suspected homogenous and miscellaneous ACM will be collected in triplicate (i.e., three samples per suspect building material sampled) and submitted for laboratory analysis.

Every effort will be made to minimize analytical costs within the constraints of the regulatory requirements, including instructing the laboratory to not analyze triplicate samples following a positive result (i.e., a “positive stop”). Based on Credere’s March 30, 2020, Hazardous Building Material Inventory (HBMI), an estimated five unique “friable” building materials (e.g., pipe wrap, plaster, etc.) samples (i.e., 15 total in triplicate) will be collected and analyzed by polarized light microscopy (PLM) using U.S. Environmental Protection Agency (EPA) Method 600/R-93/116, and up to 22 unique “non-friable” building materials (e.g., floor tile, asphaltic materials, mastics) samples (i.e., 66 total in triplicate) will be analyzed by PLM using the non-friable organically bound (NOB) preparation EPA Method 600/R-93/116. If greater than 81 total samples are required, the Maine DEP will be notified prior to laboratory analysis.

As the Site buildings are intended to be demolished and are currently in a deteriorated state, this survey will involve destructive sampling, and no repair is assumed to be part of this scope, and there are some areas that may not be safe to access. Every effort will be made to collect representative samples as safe work practices allow.

Lead-Containing Paint Screening

A lead-containing paint (LCP) screening of painted or coated surfaces will be conducted in general accordance with Maine DEP Chapter 424 Lead Management Regulations (Chapter 424) to define where LCP is located in and on the Site buildings, if any, and to assess the condition of identified LCP. LCP screening will be conducted by a certified Lead Inspector using an X-ray fluorescence meter (XRF). The LCP screening is intended to follow appropriate work practices and notification requirements in accordance with the Occupational Safety and Health Administration (OSHA) Lead in Construction standard. This determination will **not** constitute a full lead inspection per Chapter 424 because the buildings are not expected to continue use as a residential structure or barn.

Universal, Hazardous, and Other Regulated Waste Inventory (U-Waste)

During the HBMS, confirm the presence of U-Waste previously identified in the March 30, 2020 HBMI, and inventory any additional wastes not previously observed that may require special disposal under Maine's solid waste rules. These wastes may include: universal wastes (fluorescent light fixtures, mercury thermostats), hazardous wastes (solvents, paints), and other wastes such as Freon-containing equipment. No laboratory analyses of these wastes are included in this proposal.

Task 1b – HBMS Report

Prepare an HBMS Report for the Site summarizing results of the asbestos survey, LCP screening, and U-Waste inventory. The report should include recommendations for any additional testing as necessary (e.g., in areas that could not be tested due to unsafe or limiting weather conditions). The report will provide a summary of materials tested, methodologies, results, conclusions, and recommendations. In addition, sketches will be provided showing locations of hazardous building materials identified at the Site.

Task 2a – Limited Environmental Site Assessment

The purpose of this LESA is to assess the data gap in association with the inaccessible onsite fuel oil aboveground storage tank (AST) located in the earthen floor-basement of the residence identified in Credere's March 31, 2020 Phase I ESA. The following scope of work is proposed to assess the integrity and condition of the AST, and observe for evidence of a release to the ground surface:

Observations of AST during demolition of the Site building

The AST is currently inaccessible in unsafe conditions of the Site's dilapidated residential building basement. Observations will be conducted during future Site building demolition to determine the condition of the AST once it is accessible. The AST contents, if any, should be determined, and evidence of a petroleum release to the ground surface in the area of the AST (staining, olfactory cues) will be verified.

Surface Soil Sampling

If a potential release is observed; up to four (4) surface soil samples will be collected beneath/around the AST and field screened for petroleum saturation with oleophilic dye testes. If requested by the Maine DEP, collect soil samples for laboratory analysis of extractable petroleum hydrocarbons (EPH) beneath the AST. Soil samples would be collected at a near surface location

at the location of the highest petroleum saturation result using a bucket auger or other hand tool, placed in laboratory provided containers, and submitted to a Maine DEP approved laboratory. Analytical results would be compared with the Maine DEP Park User Remedial Action Guidelines (RAGs) based on the planned reuse of the property for public recreation.

Task 2b – LESA Report

Prepare a LESA letter report to include a summary of the methodologies, sample results, and any conclusions. The report would conclude with a recommendation as to whether further action is needed.

