

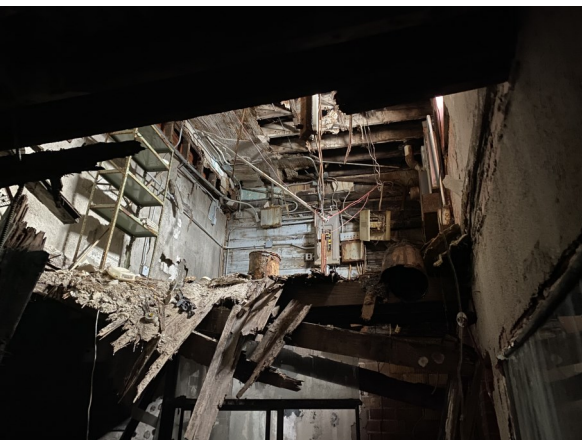
**Sullivan County
Division of Planning &
Community Development**

**Asbestos Containing Materials
(ACM) & Lead-Based Paint (LBP)
Survey Report**

**Broadway Theater
498 Broadway
Monticello, New York**



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.



Prepared for: **Sullivan County**
100 North Street
Monticello, New York 12701

Prepared by: **Tectonic Engineering Consultants,
Geologists & Land Surveyors, D.P.C.**
70 Pleasant Hill Road
Mountainville, New York 10953

October 30, 2023
Work Order: 9294.01

**ASBESTOS CONTAINING MATERIALS (ACM) AND LEAD-BASED PAINT (LBP) SURVEY REPORT
BROADWAY THEATRE BUILDING
500 BROADWAY
VILLAGE OF MONTICELLO, SULLIVAN COUNTY, NY 12701**

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1.0 INTRODUCTION

Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C. (Tectonic) has prepared this asbestos containing materials (ACM) and lead-based paint (LBP) survey for the property known as the “Broadway Theatre”, located at 500 Broadway in the Village of Monticello, New York (the “Site” or “Subject Property”). This Limited ACM Survey Report was prepared in substantial accordance with the United States Environmental Protection Agency (USEPA) approved site-specific Quality Assurance Project Plan (QAPP) dated June, 2021 and revised August, 2023.

The subject Limited ACM Survey Report was prepared in support of EPA Brownfield Hazardous Substance grant funds being administered by the Sullivan County Division of Planning & Community Development (DPCD). It is our understanding that the funds are being used to identify and assess brownfield sites in Sullivan County, focusing on the urban centers of Monticello, Liberty and South Fallsburg.

The primary objective of this ACM Survey Report was to collect physical and chemical data in order to evaluate the presence / absence of ACM due to the age of the building as indicated in the Phase II ESA for the Strong Building property, as outlined in our Phase II ESA Report dated October 3, 2022.

This ACM and LBP Survey Report includes the following:

- Summarization of suspect materials sampled, and painted surfaces inspected.
- Identification of ACM and LBP, their locations, and approximate quantities.
- Sketch maps of sampling locations.
- Tabulated analytical results comparing ACM bulk samples to regulatory criteria and LBP results to EPA standards for identification as a lead hazard.
- Laboratory Data Packages.

2.0 LIMITATIONS

The subject ACM & LBP survey was conducted under the following limitations:

1. The building was in poor structural condition, as such only areas of the first floor, crawl space and front catwalk (including access to front lower roof) were surveyed. The main, upper roof was not accessed. Documentation of inaccessible areas and presumed/assumed materials are included as **Appendix I**.

3.0 APPLICABLE DEFINITIONS TO ACM TERMINOLOGY

NYSDOL CR 56 defines asbestos as, “any naturally occurring hydrated mineral silicate separable into commercially usable fibers, including chrysotile (serpentine), amosite (cumingtonite-grunerite), crocidolite (riebeckite), tremolite, anthophyllite and actinolite.” Asbestos containing material (ACM) is defined as, “any material containing greater than one percent (1%) of asbestos.”

40 CFR 763.83 defines the following terminology that will be used throughout this document:

- Friable material – “material, when dry, may be crumbled, pulverized, or reduced to powder by hand pressure, and includes previously nonfriable material after such previously nonfriable

material becomes damaged to the extent that when dry it may be crumbled, pulverized, or reduced to powder by hand pressure.”

- Homogenous area – “an area of surfacing material, thermal system insulation material, or miscellaneous material that is uniform in color and texture.”
- Miscellaneous material – “interior building material on structural components, structural members or fixtures, such as floor and ceiling tiles, and does not include surfacing material or thermal system insulation.”
- Nonfriable material – “material which when dry may not be crumbled, pulverized, or reduced to powder by hand pressure.”
- Surfacing material – “material that is sprayed-on, troweled-on, or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members, or other materials on surfaces for acoustical, fireproofing, or other purposes.”
- Thermal system insulation (TSI) – “material applied to pipes, fittings, boilers, breeching, tanks, ducts, or other interior structural components to prevent heat loss or gain, or water condensation, or for other purposes.”

4.0 ACM INSPECTION AND BULK SAMPLING PROCEDURES

On September 26, 2023, Tectonic mobilized one (1) NYSDOL certified asbestos inspector to perform the survey and bulk sampling activities in all accessible areas with the potential to be disturbed during the proposed renovations on site: Marc Rutstein of Environmental Consulting and Management Services (ECMS), NYSDOL and NYCDEP certified asbestos investigator (NYS DOL Cert# 88-08731, NYC DEP cert# 115092). Mr. Rutstein was escorted to the Subject Property by Michael Martin of Tectonic, Structural Engineer. Upon arrival at the Site, samples were collected from the structurally sound portions interior and exterior of the current building.

ECMS’s Asbestos Handling License and the certification of ECMS’s inspector are provided in **Appendix II**.

4.1 ACM Visual Inspection Methods

Using reasonable care and professional judgement, visual inspections were performed to identify suspect asbestos containing materials (ACM) within all accessible areas with potential to be impacted by the proposed improvements. During the visual inspections, homogenous areas were identified and delineated to facilitate the collection of necessary ACM bulk samples. Additionally, the condition of visually identified suspect ACM was recorded during this portion of the survey, which included touching suspect to materials to determine if they were friable.

The ACM survey included both visual inspection and representative sampling of suspect building materials for ACM. All ACM inspection and bulk sampling procedures described herein were performed in accordance with the following regulations:

- United States Environmental Protection Agency (USEPA) National Emission Standard for Asbestos – Standard for demolition and renovation 40 CFR Part 61.145;
- USEPA Guidance for Controlling Asbestos-Containing Materials in Buildings (EPA Purple Book);
- USEPA Guidance effective June 4, 2013 titled, “Bulk Sampling for Asbestos”;

- USEPA, 40 Code of Federal Regulations (CFR), Part 763, Asbestos; and
- Part 56 of Title 12 of the Official Compilation of Codes, Rules, and Regulations of the State of New York (CR 56).

The exterior of the affected portions of the building(s) was inspected to identify the presence and location(s) of asbestos-containing materials (ACM's) throughout the structures. Limited localized penetration of building surfaces was performed, as part of this survey, to access concealed surfaces.

The Subject Property consists of an approximately 0.5-acre lot and is located at 498 Broadway, with 500 Broadway to the west and 490 Broadway to the east. The main building consists of three businesses, Broadway Theatre and two vacant retail spaces, one on each side of the theater entrance between the adjacent buildings. According to the Sullivan County Tax Web App, the former theater building has an approximate gross floor area of 6,450-square feet. Based on an estimate derived using aerial imagery, the footprint of this structure is approximately 10,000-square feet. The building was built circa 1950s. The approximate location of the Subject Property is shown in **Figure 1**.

The building was vacant and in poor condition, having been neglected for many years, water damage including extensive mold growth was evident within the basement level. The flooring in several areas throughout the first floor were structurally unsound. The roofing presumably consisted of a flat asphalt coating, however it was not inspected nor sampled due to safety concerns. An upper platform/catwalk in the rear of the building (immediately adjacent to the front of the building along Broadway) was accessible and led to the front office/lobby lower roof. The front of the movie theatre/stage area was inspected, and no suspect materials identified. The curtain was regular clothe, did not appear fire rated. The heating units were uninsulated and no suspect materials notes/observed. The exterior was brick and mortar.

Interior materials mainly consisted of wall plaster/brown coat, flooring (front entry retail/concession area), ceiling plaster and ceramic in bathrooms. Within the movie theatre, soundproofing tiles were affixed to the walls with glue/mastic that was sampled. All representative materials were sampled. Documentation of accessible and inaccessible areas, including presumed materials, are included as **Appendix I**.

4.2 ACM Bulk Sample Collection Methods

The activities described in the preceding sub-sections served as the basis for the selection of locations for the collection of ACM bulk samples. Sample locations were chosen in the field based on identified homogenous areas and the physical characteristics and condition of the materials. Sample locations are detailed in **Appendix III**.

Bulk samples were collected from suspect materials using intrusive methods and were collected in a manner that caused minimal fiber release. Each sample collected was placed and sealed in an airtight container and recorded on the chain of custody. Furthermore, a sample collection inventory was documented which included:

- Date of collection;
- Description of locations inspected, including an estimation of the linear or square footage of each material sampled;
- Type of material; and
- Sample locations were notated on the figures mentioned above.

Suspect ACM were classified into one of three categories: surfacing materials, thermal system insulation (TSI), or miscellaneous materials. All samples were collected in substantial accordance with the guidelines and regulations detailed in Sub-Section 4.1, above.

5.0 ACM BULK SAMPLE LABORATORY ANALYSIS

Bulk samples were delivered following standard chain of custody protocol to Metro Analytical Laboratories (Metro), a New York State Department of Health (NYSDOH) Environmental Laboratory Accreditation Program (ELAP) approved laboratory located in Manhattan, New York.

Analysis was performed on each homogenous group sampled. When a positive result was found, analysis for that group was stopped. Bulk samples were analyzed for asbestos fiber content using polarized light microscopy (PLM) following NYELAP method 198.1 for friable materials. Non-friable Organically Bound (NOB) materials (i.e. floor tile, mastic, caulk, roofing material, etc.) were analyzed using PLM following NYELAP method 198.6. In the event that PLM analysis showed that a material contained < 1% asbestos by weight, confirmation analysis using Transmission Electron Microscopy (TEM) was performed following NYELAP method 198.4.

Laboratory data packages are provided as **Appendix III** and **IV**.

6.0 FINDINGS – ACM

Based upon the inspection, sample collection and subsequent analytical data following laboratory analysis, the wall mastic associated with the sound proofing wall tiles, the lower front roofing, mastic/flashing materials along with the upper roofing (assumed) was determined/presumed to contain asbestos and must be abated prior to disturbance. There was no evidence of any thermal system pipe insulation, and the HVAC equipment was rooftop units with forced air. It is unlikely that pipe insulation will be identified during any renovation activities. Abatement of all ACM must be performed if these materials are to be disturbed during any renovation or demolition activities. If any additional suspect materials are encountered during the renovation or demotion, a stop work order shall be issued until the newly identified materials are confirmed to contain asbestos. Results of our ACM survey and laboratory analysis are detailed in **Table 1**, below. Select photographs of the Subject Property and materials sampled are provided as **Appendix V**.

Please note, friable and non-friable-organically bound (NOB) materials were analyzed via PLM. If a NOB sample was not found to be positive with PLM techniques, subsequent analysis via Transmission Electron Microscopy (TEM) was performed. Some NOB samples may not have been found to be negative but were intimately associated with materials that were found to be positive (i.e., mastic adhered to a floor tile that was negative). In this case, the sample may not have been further analyzed via TEM. However, all such materials and their associated materials should be deemed “Positive” and treated accordingly.

Table 1: Confirmed ACM

Material	Sample Location	Approximate Quantity Observed*	Figure ID #	% ACM & Type	Description / Locations / Friability
Mastic to Wall Sound Tiles	1 st Floor, Theatre Walls	± 1,200 ft ²	6-10	5.0% Chrysotile	The mastic to the soundproofing wall tiles was observed to be located beneath the tiles of the first-floor walls within the theatre building. This material was observed to be in black and yellow in color, in poor condition and is non-friable. While the associated wall tiles were not deemed positive, they should be treated as ACM due to their intimate association with the confirmed positive mastic.
Black Roofing	2 nd Floor, Front Lobby Roof	± 2,500 ft ²	27,28	3.9% Chrysotile	The front lobby roofing located above the second floor was observed to be in poor condition and is non-friable.
Black Roofing Mastic/Flashing	2 nd Floor, Front Lobby Roof	Up to ± 490 linear feet	29,30	3.9% Chrysotile	The grey-black flashing tar appears to be sporadically used on the roof along the edges, including the edge between the upper and lower roof sections. This material was observed to be in good condition and is non-friable.

The following building materials were not sampled due to safety concerns/inaccessibility and are presumed to contain asbestos:

- Exterior Wall Mastic (side parking lot upper wall)
- Roofing, Main Upper Roof, 15,000 sq. ft.

7.0 LEAD BASED PAINT (LBP) REGULATORY DEFINITIONS

24 CFR 35.110 defines lead-based paint as, “paint or other surface coatings that contain lead equal to or exceeding 1.0 milligram per square centimeter or 0.5 percent by weight or 5,000 parts per million (ppm) by weight.”

40 CFR 745.103 defines lead-based paint as, “paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square centimeter or 0.5 percent by weight.”

41 CFR 102-40.30 defines lead containing paint as, “paint or other similar surface coating material containing lead or lead compounds in excess of 0.06 percent of the weight of the total nonvolatile content of the paint or the weight of the dried paint film.”

8.0 LBP SURVEY AND PROCEDURES

On September 26, 2023, Tectonic mobilized Marc Rutstein of Environmental Consulting and Management Services (ECMS) to collect paint chip samples from areas that will potentially be disturbed during proposed improvements.

Paint chip samples were collected by removing layers of paint from a measured surface area without removing substrate. Layers of paint down to the substrate were collected from selected sampling locations, not just the peeling layers, for the following reasons: (1) multiple layers may be removed during the scraping involved in preparing the surface for repainting (repair process); and (2) the result of the paint chip analysis should be comparable to an X-ray fluorescence (XRF) reading, which reads multiple layers.

All collected paint-chip samples contained the present layers of paint at the time of sampling. Paint-chip samples were sealed into air-tight containers and delivered via standard chain of custody protocol to Metro, a NYSDOH ELAP approved laboratory for analysis. The NYSDOH ELAP certification for Metro is provided in **Appendix IV**.

9.0 FINDINGS - LBP

Samples of suspect paint were observed, sampled, and submitted for laboratory analysis. The front entry lobby and the entry molding paint were reported as > 0.5% lead (Positive) while the samples of paint from interior walls were < 0.5% lead (Negative).

Based upon the findings, the impact to lead containing surfaces can be handled during construction work, however these materials should not be sanded, burned, or heated to avoid creating vapor/airborne dust particles. TCLP testing is recommended for disposal characterization.

Table 2, below, includes the painted surfaces that were determined to be positive for LBP laboratory analysis within the Broadway Theatre Building. Detailed locations of the building components at the Site that were determined to be positive for LBP, including a copy of the full set of LBP results is provided in **Appendix VI**.

Table 2: Confirmed LBP in Old Town Hall Building

Sample ID	Location	Object	Color	Lead Concentration (% by weight)
1	1 st Floor Entry Lobby	Wall	Red	2.93%
2	1 st Floor Entry Lobby	Wall	Red	2.94%
3	1 st Floor Entry Lobby	Molding	Black	2.11%
4	1 st Floor Entry Lobby	Molding	Black	2.13%
5	1 st Floor Theatre, Throughout	Wall	White	0.14%
6	1 st Floor Theatre, Throughout	Wall	White	0.15%
7	1 st Floor Theatre, Throughout	Wall	White	0.14%
8	1 st Floor Theatre, Throughout	Wall	White	0.15%
9	1 st Floor Entry Lobby	Wall	White	0.14%

10.0 REPORT LIMITATIONS AND CERTIFICATIONS

This ACM and LBP Survey Report, including all supporting data, findings, conclusions, opinions, or recommendations compiles the results of Tectonic's investigation. This report is not intended to act as a specification for remediation and/or abatement and should not be used for bidding purposes or for specifying abatement techniques or methods. All quantities of ACM or other regulated materials identified, and all dimensions listed within this report are approximate. It is the responsibility of any abatement contractor to perform a site walk to verify quantities and conditions specified herein.

This report is a representation of the actual conditions encountered and observed in the field during the dates of our ACM and LBP survey. These observations and results are time dependent, subject to changing site conditions and revisions to Federal, State and Local regulations. Tectonic assumes no liability for any changes in conditions or updates to regulations occurring after the investigation dates. Observations were made of the structures at the Site as indicated in this report. The survey was limited to exposed, accessible building materials and where access to portions of the structure was unavailable or limited, and no direct observation made, further investigation and bulk sampling may be necessary.

Please note, per NYSDOL CR 56, the completed asbestos survey for controlled or pre-demolition asbestos projects should be submitted to the appropriate Asbestos Control Bureau district office by the building owner.


FIGURE I



*Please note that the inferred groundwater flow direction is based on information provided by standard United States Geologic Survey topographic mapping and is not based on actual groundwater conditions.

Legend

1:1,500

 Subject Property (Broadway Theatre)

0 90 180 360 Feet

Broadway Theater
498 Broadway
Monticello, NY 12701

Approximate Site Location

Tectonic

Date: 10/30/2023
Project #: 9294.01
Location: Monticello, New York 12701

PO Box 37, 70 Pleasant Hill Rd.
Mountainville, New York 10953
Phone: (845) 534-5959

Figure: 1

APPENDIX I



Mountainville
 70 Pleasant Hill Rd.
 Mountainville, NY 10953
 Phone:(845) 534-5959 Fax:(845) 534-5999

ASBESTOS & LEAD-BASED PAINTSURVEY BROADWAY THEATRE BUILDING - 242 BROADWAY MONTICELLO, SULLIVAN COUNTY, NY 12701						
Date	Level	Sample #'s	Pos/Neg	SECTION OF FLOOR	BUILDING COMPONENT	COMMENTS
9/26/2023	1st	5	Neg	Walls	Wall Tiles	Pos, attached to mastic
9/26/2023	1st	5	Pos	Walls	Wall Tile Mastic	10K sq. ft. (est)
9/26/2023	1st	5	Neg	Walls	Wall Plaster Parging	
9/26/2023	1st	3	Neg	Ceiling, Entire Floor	Ceiling Plaster	
9/26/2023	1st	2	Neg	Bathroom Walls	Ceramic Tiles	
9/26/2023	1st	2	Neg	Front Left Store Area	Fl. Tile	12x12, no mastic
9/26/2023	2nd	2	Neg	Ext, Front Roof/Window	Window Caulk	
9/26/2023	2nd	4	Neg	Exterior, Front Roof	Brick/Mortar	
9/26/2023	2nd	2	Pos	Exterior, Front Roof	Roofing	1,200 sq. ft.
9/26/2023	2nd	NS	Pos	Exterior, Front Roof	Mastic/Flashing	200 sq. ft.
9/26/2023	2nd	NS	Assumed	Exterior, Front Roof	Transite Cement Piping	Observed from catwalk, 2 L.F.
9/26/2023	Roof	NS	Assumed	Main Roof	Main Roofing	Unsafe, 15,000 sq. ft.
9/26/2023	Wall	NS	Assumed	Side Wall	Flashing/Mastic Cement	< 10 sq. ft.
Paint:						
9/26/2023	1st	2	Pos	Front Entry Lobby, Red Paint	Paint	> 0.5%
9/26/2023	1st	2	Pos	Front Entry Molding, Black Paint	Paint	> 0.5%
9/26/2023	1st	5	Neg	Theatre, Throughout, White/Beige	Paint	< 0.5%

Note: Front is located directly adjacent to Broadway; Left is directly adjacent to Landfield Ave;
 Rear is facing North St.
 NS= Not Sampled

APPENDIX II

STATE OF NEW YORK - DEPARTMENT OF LABOR
ASBESTOS CERTIFICATE



MARC E RUTSTEIN
CLASS(EXPIRES)
D INSP(05/24)

CERT# 88-08731
DMV# 331153666

MUST BE CARRIED ON ASBESTOS PROJECTS



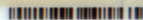
NYC DEP ASBESTOS CONTROL PROGRAM
ASBESTOS CERTIFICATE



RUTSTEIN,
MARC
INVESTIGATOR
115092

EXPIRES: 05/14/2025
DOB:05/14/1963 M 6' 01"

MUST BE CARRIED ON ALL ASBESTOS PROJECTS



WE ARE YOUR DOL



**Department
of Labor**

DIVISION OF SAFETY & HEALTH LICENSE AND CERTIFICATE UNIT, STATE OFFICE CAMPUS, BLDG. 12, ALBANY, NY 12226

ASBESTOS HANDLING LICENSE

Environmental Consulting & Management Services, Inc.
10 Filmont Drive, New City, NY, 10956

License Number: 28505

License Class: RESTRICTED

Date of Issue: 03/09/2023

Expiration Date: 03/31/2024

Duly Authorized Representative: Marc Rutstein

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

A handwritten signature in black ink, appearing to read "Amy Phillips".

Amy Phillips, Director
For the Commissioner of Labor

EXCELSIOR

APPENDIX III

ASBESTOS ANALYSIS of BULK SAMPLE by POLARIZED LIGHT MICROSCOPY and TRANSMISSION ELECTRON MICROSCOPY

Client: **Environmental Consulting & Management Services Ir**
Address: 10 Filmont Rd
New City NY 10956
P: (845) 638-0640 F:
Contact: **Marc Rutstein**
M:
E: Marc.Rutstein@ecmsny.com

Contract: **Tectonic Eng - Broadway Theater**
Client Job #:
Location: **Broadway
Renovation / Demo
Monticello NY**
Sampled By: M.R.
Sampled Date: 09/26/2023
Turnaround Time: 3-5 days

Metro Lab ID #: **B23090952**
Sample Received: 09/28/2023
PLM Analysis Date: 09/29/2023
TEM Analysis Date: 10/01/2023
Reported By: Turiana Moreira
Report Date: 10/03/2023

Summary of Analysis

LAB ID #	Client Sample #	Sample Description	Test	Fibrous Material	Non-Fibrous Material	Asbestos	Total Asbestos
1	01	Pink Homogenous Fibrous 1ST - THEATRE, WALLS - WALL SOUND TILES	NY ELAP 198.1 NY ELAP 198.6 NY ELAP 198.4	5% Cellulose 60% Fiberglass	35% Non-Fibrous	None Detected	
2	02	Pink Homogenous Fibrous 1ST - THEATRE, WALLS - WALL SOUND TILES	NY ELAP 198.1 NY ELAP 198.6 NY ELAP 198.4	5% Cellulose 80% Fiberglass	15% Non-Fibrous	None Detected	
3	03	Pink Homogenous Fibrous 1ST - THEATRE, WALLS - WALL SOUND TILES	NY ELAP 198.1 NY ELAP 198.6 NY ELAP 198.4	10% Cellulose 90% Fiberglass		None Detected	
4	04	Pink Homogenous Fibrous 1ST - THEATRE, WALLS - WALL SOUND TILES	NY ELAP 198.1 NY ELAP 198.6 NY ELAP 198.4	20% Cellulose 80% Fiberglass		None Detected	
5	05	Pink Homogenous Fibrous 1ST - THEATRE, WALLS - WALL SOUND TILES	NY ELAP 198.1 NY ELAP 198.6 NY ELAP 198.4	30% Cellulose 70% Fiberglass		None Detected	
6	06	Black / Yellow Homogenous NOB 1ST - THEATRE, WALLS - WALL TILE MASTIC	NY ELAP 198.1 NY ELAP 198.6 NY ELAP 198.4			5.0% Chrysotile Not Analyzed	5.0%
7	07	Black / Yellow Homogenous NOB 1ST - THEATRE, WALLS - WALL TILE MASTIC	NY ELAP 198.1 NY ELAP 198.6 NY ELAP 198.4			Positive Stop Not Analyzed Not Analyzed	
8	08	Black / Yellow Homogenous NOB 1ST - THEATRE, WALLS - WALL TILE MASTIC	NY ELAP 198.1 NY ELAP 198.6 NY ELAP 198.4			Positive Stop Not Analyzed Not Analyzed	
9	09	Black / Yellow Homogenous NOB 1ST - THEATRE, WALLS - WALL TILE MASTIC	NY ELAP 198.1 NY ELAP 198.6 NY ELAP 198.4			Positive Stop Not Analyzed Not Analyzed	
10	10	Black / Yellow Homogenous NOB 1ST - THEATRE, WALLS - WALL TILE MASTIC	NY ELAP 198.1 NY ELAP 198.6 NY ELAP 198.4			Positive Stop Not Analyzed Not Analyzed	
Comments					Equipment	PLM SCOPE Nikon Optiphot-2 TEM SCOPE #2 - Hitachi H-7000	

Zlatan Dimitrijevic
Laboratory Director

Jose Perez
PLM Analyst

Atef Guirguis
TEM Analyst

NYS ELAP ID # 12003

NVLAP Lab Code 500081-0

ASBESTOS ANALYSIS of BULK SAMPLE
by POLARIZED LIGHT MICROSCOPY and
TRANSMISSION ELECTRON MICROSCOPY

Client: **Environmental Consulting & Management Services Ir**
Address: 10 Filmont Rd
New City NY 10956
P: (845) 638-0640 F:
Contact: **Marc Rutstein**
M:
E: Marc.Rutstein@ecmsny.com

Contract: **Tectonic Eng - Broadway Theater**
Client Job #:
Location: **Broadway
Renovation / Demo
Monticello NY**
Sampled By: M.R.
Sampled Date: 09/26/2023
Turnaround Time: 3-5 days

Metro Lab ID #: **B23090952**
Sample Received: 09/28/2023
PLM Analysis Date: 09/29/2023
TEM Analysis Date: 10/01/2023
Reported By: Turiana Moreira
Report Date: 10/03/2023

Summary of Analysis

LAB ID #	Client Sample #	Sample Description	Test	Fibrous Material	Non-Fibrous Material	Asbestos	Total Asbestos
11	11	Grey Homogenous Granular 1ST - THEATRE - WALL BROWN COAT / PARGING	NY ELAP 198.1 NY ELAP 198.6 NY ELAP 198.4		100% Non-Fibrous	None Detected	
12	12	Grey Homogenous Granular 1ST - THEATRE - WALL BROWN COAT / PARGING	NY ELAP 198.1 NY ELAP 198.6 NY ELAP 198.4	1% Cellulose	99% Non-Fibrous	None Detected	
13	13	Grey Homogenous Granular 1ST - THEATRE - WALL BROWN COAT / PARGING	NY ELAP 198.1 NY ELAP 198.6 NY ELAP 198.4	4% Cellulose	96% Non-Fibrous	None Detected	
14	14	Grey Homogenous Granular 1ST - THEATRE - WALL BROWN COAT / PARGING	NY ELAP 198.1 NY ELAP 198.6 NY ELAP 198.4	2% Cellulose	98% Non-Fibrous	None Detected	
15	15	Grey Homogenous Granular 1ST - THEATRE - WALL BROWN COAT / PARGING	NY ELAP 198.1 NY ELAP 198.6 NY ELAP 198.4	3% Cellulose	97% Non-Fibrous	None Detected	
16	16	Grey Homogenous Granular 1ST - THEATRE FRONT RAISED - CEILING PLASTER	NY ELAP 198.1 NY ELAP 198.6 NY ELAP 198.4	1% Cellulose	99% Non-Fibrous	None Detected	
17	17	Grey Homogenous Granular 1ST - THEATRE FRONT RAISED - CEILING PLASTER	NY ELAP 198.1 NY ELAP 198.6 NY ELAP 198.4	2% Cellulose	98% Non-Fibrous	None Detected	
18	18	Grey Homogenous Granular 1ST - THEATRE FRONT RAISED - CEILING PLASTER	NY ELAP 198.1 NY ELAP 198.6 NY ELAP 198.4	4% Cellulose	96% Non-Fibrous	None Detected	
19	19	White Homogenous Cementitious 1ST - LOBBY AREA BATHROOM - CERAMIC TILES	NY ELAP 198.1 NY ELAP 198.6 NY ELAP 198.4		100% Non-Fibrous	None Detected	
20	20	White Homogenous Cementitious 1ST - LOBBY AREA BATHROOM - CERAMIC TILES	NY ELAP 198.1 NY ELAP 198.6 NY ELAP 198.4		100% Non-Fibrous	None Detected	
Comments					Equipment	PLM SCOPE Nikon Optiphot-2 TEM SCOPE #2 - Hitachi H-7000	

Zlatan Dimitrijevic
Laboratory Director

Jose Perez
PLM Analyst

Atef Guirguis
TEM Analyst

NYS ELAP ID # 12003

NVLAP Lab Code 500081-0

ASBESTOS ANALYSIS of BULK SAMPLE
by POLARIZED LIGHT MICROSCOPY and
TRANSMISSION ELECTRON MICROSCOPY

Client: **Environmental Consulting & Management Services Ir**
Address: 10 Filmont Rd
New City NY 10956
P: (845) 638-0640 F:
Contact: **Marc Rutstein**
M:
E: Marc.Rutstein@ecmsny.com

Contract: **Tectonic Eng - Broadway Theater**
Client Job #:
Location: **Broadway
Renovation / Demo
Monticello NY**
Sampled By:
Sampled Date: 09/26/2023
Turnaround Time: 3-5 days

Metro Lab ID #: **B23090952**
Sample Received: 09/28/2023
PLM Analysis Date: 09/29/2023
TEM Analysis Date: 10/01/2023
Reported By: Turiana Moreira
Report Date: 10/03/2023

Summary of Analysis

LAB ID #	Client Sample #	Sample Description	Test	Fibrous Material	Non-Fibrous Material	Asbestos	Total Asbestos
21	21	Beige Homogenous NOB 1ST - FRONT LEFT STORE - FL TILE 12X12 BEIGE	NY ELAP 198.1			Inconclusive	None Detected
			NY ELAP 198.6				
			NY ELAP 198.4				
22	22	Beige Homogenous NOB 1ST - FRONT LEFT STORE - FL TILE 12X12 BEIGE	NY ELAP 198.1			Inconclusive	None Detected
			NY ELAP 198.6				
			NY ELAP 198.4				
23	23	Grey Homogenous NOB 2ND - FRONT LOBBY ROOF WINDOW - WINDOW CAULKING	NY ELAP 198.1			Inconclusive	None Detected
			NY ELAP 198.6				
			NY ELAP 198.4				
24	24	Grey Homogenous NOB 2ND - FRONT LOBBY ROOF WINDOW - WINDOW CAULKING	NY ELAP 198.1			Inconclusive	None Detected
			NY ELAP 198.6				
			NY ELAP 198.4				
25	25A	Grey Homogenous Granular 2ND - FRONT LOBBY ROOF - WALL - BRICK & MORTAR	NY ELAP 198.1		100% Non-Fibrous		None Detected
			NY ELAP 198.6				
			NY ELAP 198.4				
26	26A	Grey Homogenous Granular 2ND - FRONT LOBBY ROOF - WALL - BRICK & MORTAR	NY ELAP 198.1		100% Non-Fibrous		None Detected
			NY ELAP 198.6				
			NY ELAP 198.4				
27	25B	Red Homogenous Cementitious 2ND - FRONT LOBBY ROOF - WALL - BRICK & MORTAR	NY ELAP 198.1		100% Non-Fibrous		None Detected
			NY ELAP 198.6				
			NY ELAP 198.4				
28	26B	Red Homogenous Cementitious 2ND - FRONT LOBBY ROOF - WALL - BRICK & MORTAR	NY ELAP 198.1		100% Non-Fibrous		None Detected
			NY ELAP 198.6				
			NY ELAP 198.4				
29	27	Black Homogenous NOB 2ND - FRONT LOBBY ROOF - ROOFING	NY ELAP 198.1			3.9% Chrysotile	3.9%
			NY ELAP 198.6				
			NY ELAP 198.4				
30	28	Black Homogenous NOB 2ND - FRONT LOBBY ROOF - ROOFING	NY ELAP 198.1			Positive Stop	Not Analyzed
			NY ELAP 198.6				
			NY ELAP 198.4				
Comments					Equipment	PLM SCOPE Nikon Optiphot-2 TEM SCOPE #2 - Hitachi H-7000	

Zlatan Dimitrijevic
Laboratory Director

Jose Perez
PLM Analyst

Atef Guirguis
TEM Analyst

NYS ELAP ID # 12003

NVLAP Lab Code 500081-0

ASBESTOS ANALYSIS of BULK SAMPLE
by POLARIZED LIGHT MICROSCOPY and
TRANSMISSION ELECTRON MICROSCOPY

Client: **Environmental Consulting & Management Services Ir**
Address: 10 Filmont Rd
New City NY 10956
P: (845) 638-0640 F:

Contract: **Tectonic Eng - Broadway Theater**
Client Job #:
Location: **Broadway
Renovation / Demo
Monticello NY**

Metro Lab ID #: **B23090952**

Contact: **Marc Rutstein**
M:
E: Marc.Rutstein@ecmsny.com

Sampled By: **M.R.**
Sampled Date: **09/26/2023**
Turnaround Time: **3-5 days**

Sample Received: **09/28/2023**
PLM Analysis Date: **09/29/2023**
TEM Analysis Date: **10/01/2023**
Reported By: **Turiana Moreira**
Report Date: **10/03/2023**

Summary of Analysis

LAB ID #	Client Sample #	Sample Description	Test	Fibrous Material	Non-Fibrous Material	Asbestos	Total Asbestos
31	29	Black Homogenous NOB 2ND - FRONT LOBBY ROOF - MASTIC / FLASHING	NY ELAP 198.1			2.1% Chrysotile Not Analyzed	2.1%
			NY ELAP 198.6				
			NY ELAP 198.4				
32	30	Black Homogenous NOB 2ND - FRONT LOBBY ROOF - MASTIC / FLASHING	NY ELAP 198.1			Positive Stop Not Analyzed Not Analyzed	
			NY ELAP 198.6				
			NY ELAP 198.4				
Comments						Equipment	PLM SCOPE Nikon Optiphot-2 TEM SCOPE #2 - Hitachi H-7000

Zlatan Dimitrijevic
Laboratory Director

Jose Perez
PLM Analyst

Atef Guirguis
TEM Analyst

NYS ELAP ID # 12003

NVLAP Lab Code 500081-0

General Notes and Disclaimers

- The samples analyzed in this report were not collected by this laboratory - they were received from the client, or an agent of the client, in good condition, unless otherwise noted.
- All results are calculated based on client-provided samples and / or measurements and fall within the acceptable Quality Control limits, unless otherwise noted.
- The report shall not be reproduced, except in full, without the written approval of the laboratory.
- This report relates only to the samples tested. It may not be used by the client to claim project endorsement by NVLAP, NYS ELAP, or any other government agency.
- All samples will be properly disposed of after 60 days.
- Quality Control data (including 95% confidence limits, laboratory / analysis accuracy and precision) is available upon request.

Notes Regarding Asbestos Testing

- Air Sample Analysis by Phase Contrast Microscopy (PCM) adheres to Method NIOSH-7400. Results < 7 fibers / mm² are statistically insignificant.
- Percentages are calculated using the EPA equivalent Stratified Point-Count Method.
- Bulk Sample Analysis by Polarized Light Microscopy (PLM) Friable adheres to EPA/600/M4-082-20 or NYS ELAP 198.1.
- Bulk Sample Analysis by Polarized Light Microscopy (PLM) NOB adheres to NYS ELAP 198.6. This method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite.
- All inhomogeneous layers of the bulk samples were analyzed separately.
- Analytical results are sometimes based on the residue percentage(s) provided by the client along with the filters. Trace denotes asbestos detected at $< 1\%$. Similarly, samples below quantitation limit (RL) are reported with a less than sign ($<$).
- Polarized Light Microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.
- Bulk Sample Analysis by Transmission Electron Microscopy (TEM) NOB adheres to NYS ELAP Method 198.4.
- Air Sample Analysis by Transmission Electron Microscopy (TEM) adheres to Method EPA CFR Part 763 Final Rule (AHERA).
- Air Sample Analysis by Transmission Electron Microscopy (TEM) Worksheets are available upon request.



Environmental Consulting
and Management Services

B220910952

Tel: 845-638-0640
Cell: 914-523-1523

info@ecmsny.com
www.ecmsny.com

Asbestos Inspection Bulk Sample Chain of Custody

Notes: Separate Layers, Always SFP/Type/Area. NOB/TEM = PLM; TEM if NEG by PLM

Client: Tectonic Eng
Site: Broadway Theatre Broadway, natick16 NY
Scope of Work: Renovation DEMO
Analysis Time: 5 Days ECMS Job #: _____

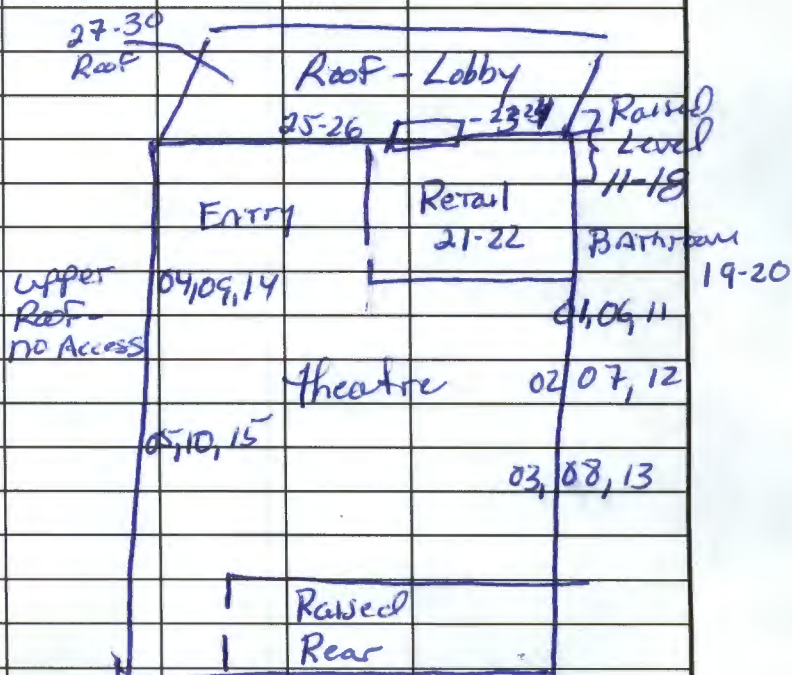
Insp. Date: 9/26/23 Start/Stop _____ / _____
Client Tel/Cel: _____
Client Email: Tectonic
Client Address: _____

Sample #	Sampled Material	Floor	Location	Requested Analysis	Est. Quantity	Gen. Condition	Field Notes
01-05	Wall Sound Tiles	1st	theatre, walls	NOB/TEM	} 12K/1	Poor	
06-10	Wall Tile Mastic	1st					
11-15	Wall Bricks Coat/Parping			PLM	< 10K		
16-18	Ceiling Plaster		Front Recessed	SP/PLM	< 10K		
19-20	Ceramic Tiles		Lobby Area- Bathroom		600/1		
21-22	Flo. Tile Blue Beige		Front Left Store	NOB/TEM	250/1		opposite lobby
23-24	Window Caulking	2nd	Front Lobby Roof Window		< 2/1		
25-26	Brick & Mortar		Front Lobby Roof-Wall	PLM	< 5K		
27-28	Roofing			NOB/TEM	2500/1		
29-30	Mastic/Flashing				1000/1		

PAINT - LEAD Analysis Only

01/02	Paint	1st	Front Entry Lobby	FAAS	N/A	Poor	Red
03/04			Entry Molding				Black
05-09			THEATRE, theatre throughout				White

PLM - 14
NOB/TEM - 18
Paint - 09



Inspected By: [Signature]
Received By: [Signature] Sept 28 2023 9:14

Released By: [Signature]
Received By: _____

APPENDIX IV

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER



Expires 12:01 AM April 01, 2024
Issued April 01, 2022
Revised March 30, 2023

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MR. ZLATAN DIMITRIJEVIC
METRO ANALYTICAL LABORATORIES, LLC.
255 WEST 36TH STREET SUITE 101
NEW YORK, NY 10018-0022

NY Lab Id No: 12003

is hereby APPROVED as an Environmental Laboratory for the category
ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE
All approved subcategories and/or analytes are listed below:

Miscellaneous

Asbestos in Friable Material	Item 198.1 of Manual EPA 600/M4/82/020
Asbestos in Non-Friable Material-PLM	Item 198.6 of Manual (NOB by PLM)
Asbestos in Non-Friable Material-TEM	Item 198.4 of Manual
Lead in Dust Wipes	EPA 7000B
Lead in Paint	EPA 7000B

Sample Preparation Methods

EPA 3050B



Serial No.: 66644

Property of the New York State Department of Health. Certificates are valid only at the address shown and must be conspicuously posted by the laboratory. Continued accreditation depends on the laboratory's successful ongoing participation in the Program. Consumers may verify a laboratory's accreditation status online at <https://apps.health.ny.gov/pubdoh/applinks/wc/elappublicweb/>, by phone (518) 485-5570 or by email to elap@health.ny.gov.

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER



Expires 12:01 AM April 01, 2024
Issued April 01, 2022
Revised March 30, 2023

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MR. ZLATAN DIMITRIJEVIC
METRO ANALYTICAL LABORATORIES, LLC.
255 WEST 36TH STREET SUITE 101
NEW YORK, NY 10018-0022

NY Lab Id No: 12003

is hereby APPROVED as an Environmental Laboratory for the category
ENVIRONMENTAL ANALYSES AIR AND EMISSIONS
All approved subcategories and/or analytes are listed below:

Metals I

Lead, Total NIOSH 7082

Miscellaneous

Asbestos 40 CFR 763 APX A No. III

Fibers NIOSH 7400 A RULES



Serial No.: 66645

Property of the New York State Department of Health. Certificates are valid only at the address shown and must be conspicuously posted by the laboratory. Continued accreditation depends on the laboratory's successful ongoing participation in the Program. Consumers may verify a laboratory's accreditation status online at <https://apps.health.ny.gov/pubdoh/applinks/wc/elappublicweb/>, by phone (518) 485-5570 or by email to elap@health.ny.gov.

APPENDIX V



HISTORIC PHOTO OF THE BROADWAY THEATRE ENTRANCE



WALL MASTIC EXTERIOR



MAIN ROOF, POOR CONDITION; ASSUME ALL ROOF/MASTICS TO BE ACM



**ROOF
MATERIAL**

LOBBY ROOF (LEFT) & FRONT ENTRY ROOF (RIGHT)

W.O.# 9294.01 SULLIVAN COUNTY BROWNFIELDS: BROADWAY THEATRE

APPENDIX V – SITE PHOTOGRAPHS



THEATRE, WALL MASTIC SIDE WALLS



FRONT CONCESSION TILES

W.O.# 9294.01 SULLIVAN COUNTY BROWNFIELDS: BROADWAY THEATRE
APPENDIX V – SITE PHOTOGRAPHS



REAR STAGE AREAS



FRONT LOBBY

APPENDIX VI

Client: **Environmental Consulting & Management Services Ir**
Address: 10 Filmont Rd
New City NY 10956
P: (845) 638-0640 F:

Contract: **TecTonic Eng.**
Client Job #:
Location: **Broadway Theatre
Renovation/Demo - 1st Floor
NY**

Metro Lab ID #: **L23090192**

Sample Received: 09/28/2023
Lead Analysis Date: 09/29/2023

Contact: **Marc Rutstein**
M:
E: Marc.Rutstein@ecmsny.com

Sampled By: M.R.
Sampled Date: 09/26/2023
Turnaround Time: 3-5 days

Reported By: Sharye Bethancourt
Report Date: 10/01/2023

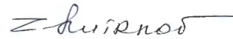
Summary of Analysis

LAB ID #	Client Sample #	Sample Description	Area (cm ²)	Lead Reading (µg Pb / ml)	Lead Concentration	
					(mg/cm ²)	% wt
1	01	1ST FLOOR - FRONT ENTRY LOBBY - RED		6.87		2.93%
2	02	1ST FLOOR - FRONT ENTRY LOBBY - RED		6.93		2.94%
3	03	1ST FLOOR - ENTRY MOLDING - BLACK		4.59		2.11%
4	04	1ST FLOOR - ENTRY MOLDING - BLACK		4.69		2.13%
5	05	1ST FLOOR - THEATRE, THROUGHOUT - WHITE		3.32		0.14%
6	06	1ST FLOOR - THEATRE, THROUGHOUT - WHITE		3.31		0.15%
7	07	1ST FLOOR - THEATRE, THROUGHOUT - WHITE		3.32		0.14%
8	08	1ST FLOOR - THEATRE, THROUGHOUT - WHITE		3.33		0.15%
9	09	1ST FLOOR - THEATRE, THROUGHOUT - WHITE		3.31		0.14%
Comments				Equipment	Flame Atomic Absorption Spectrometer #1 - Perkin Elmer AAnalyst 400 Hotblock - Perkin Elmer SPB 50	

**Prep = EPA 3050B. Analysis = EPA 7000B. Reporting Limit (RL) - 0.03% by weight (based upon 100 mg sample) or 0.01 mg/cm² (based upon area).



Zlatan Dimitrijevic
Laboratory Director



Zoya Smirnov
Lead Analyst

NYS ELAP ID # 12003

AIHA-PAT, LLC # 220677

General Notes and Disclaimers

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Lead Exposure Limits

Matrix	Concentration	Details
Air	0.15 $\mu\text{g}/\text{m}^3$	EPA National Ambient Air Quality Standard (Quality Time - Weight Average)
	30 $\mu\text{g}/\text{m}^3$	OSHA action level (8-hour time-weighted average)
	50 $\mu\text{g}/\text{m}^3$	OSHA permissible exposure limit (General Industry)
Dust	5 $\mu\text{g}/\text{ft}^2$	NYC DOHMH Clearance Level for Floors (includes carpeted and uncarpeted interior floors)
	40 $\mu\text{g}/\text{ft}^2$	NYC DOHMH Clearance Level for Interior Window Sills
	100 $\mu\text{g}/\text{ft}^2$	NYC DOHMH Clearance Level for Window Wells / Window Troughs
	N/A	NYC DOHMH Clearance Level for Porch Floors
Paint	1.0 mg/cm^2	EPA Clearance Level of Lead Based Paint
	5000 $\mu\text{g}/\text{g}$ (5,000 ppm, 0.5% by weight)	
Soil	400 $\mu\text{g}/\text{g}$	EPA Bare Residential Soil Hazard Levels (play areas used by young children)



Asbestos Inspection Bulk Sample Chain of Custody

Notes: Separate Layers, Always SFP/Type/Area. NOB/TEM = PLM; TEM if NEG by PLM

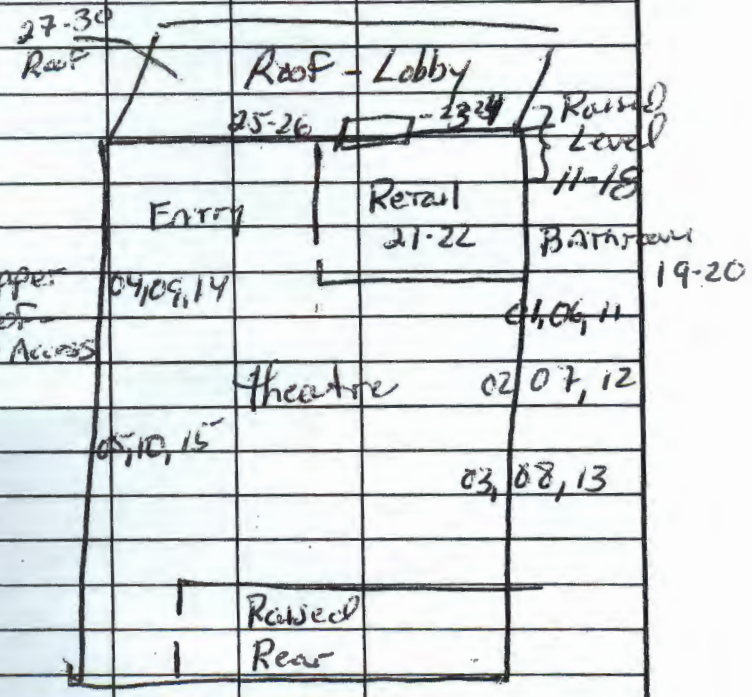
Client: Tectonic Edg Insp. Date: 9/26/23 Start/Stop 1
 Site: Broadway Theatre Broadway, NYC Client Tel/Cel: _____
 Scope of Work: Renovation ID/EMs Client Email: Tectonic
 Analysis Time: 5 Days ECMS Job #: _____ Client Address: _____

Sample #	Sampled Material	Floor	Location	Requested Analysis	Est. Quantity	Gen. Condition	Field Notes
01-05	Wall Sound Tiles	1st	theatre, walls	NOB/TEM	} 12K	Poor	
06-10	Wall Tile Mosaic	1st					
11-15	Wall Paper/Carpet			PLM	< 10K		
16-18	Ceiling Plaster		Front Recess	PLM	< 10K		
19-20	Ceramic Tiles		Lobby Area - Bathrooms		600K		
21-22	Flo. Tile (2x12 Bull)		Front Left Store	NOB/TEM	250K		opposite lobby
23-24	Window Caulking	2nd	Front Lobby Roof Window		< 2K		
25-26	Brick & Mortar		Front Lobby Roof - Wall	PLM	25K		
27-28	Roofing			NOB/TEM	250K		
29-30	Mosaic/Flashings				100K		

PAINT - LEAD Analysis Only

01/02	Paint	1st	Front Entry Lobby	FAAS	N/A	Poor	Red
03/04			Entry Molding				Black
05-09			THEATRE, theatre throughout				White

PLM - 14
 NOB/TEM - 18
 Paint - 09



Inspected By: [Signature] Released By: [Signature]
 Received By: [Signature] Sept 28 2023 9:14 AM Received By: _____